

FOR LEASE

LEGACY VILLAGE

47 LEGACY VIEW SE, CALGARY, ALBERTA

RETAIL



HIGHLIGHTS:

- 3.5 acre site with 58,000 sq. ft. of retail planned.
- First retail site for the community, two years ahead of the west site.
- Will service the communities of Legacy, Walden and Wolf Willow.
- South Calgary sector is projected to obtain 21% of new suburban population between 2016 and 2020.
- Direct access off 210th Avenue.
- There will be 4 new schools in the community the first of which being the high school set to open Fall 2018 and will have the capacity for 1,500 students. One k-9 through CCSD and an Elementary and Junior High School through CBE

SPACE AVAILABLE:	1,000 sq. ft. - 13,500 sq. ft.
BASIC RENT:	Market
OPERATING COSTS:	TBD
SIGNAGE:	Fascia and Pylon
COMMENCEMENT DATE:	2018
TERM:	5 - 10 years

 Trico
Homes™

www.cbre.com

 CBRE

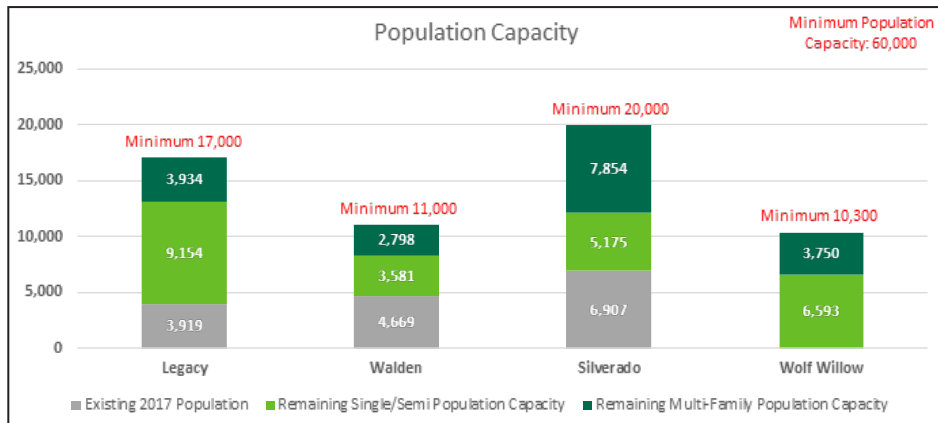
FOR LEASE

LEGACY VILLAGE

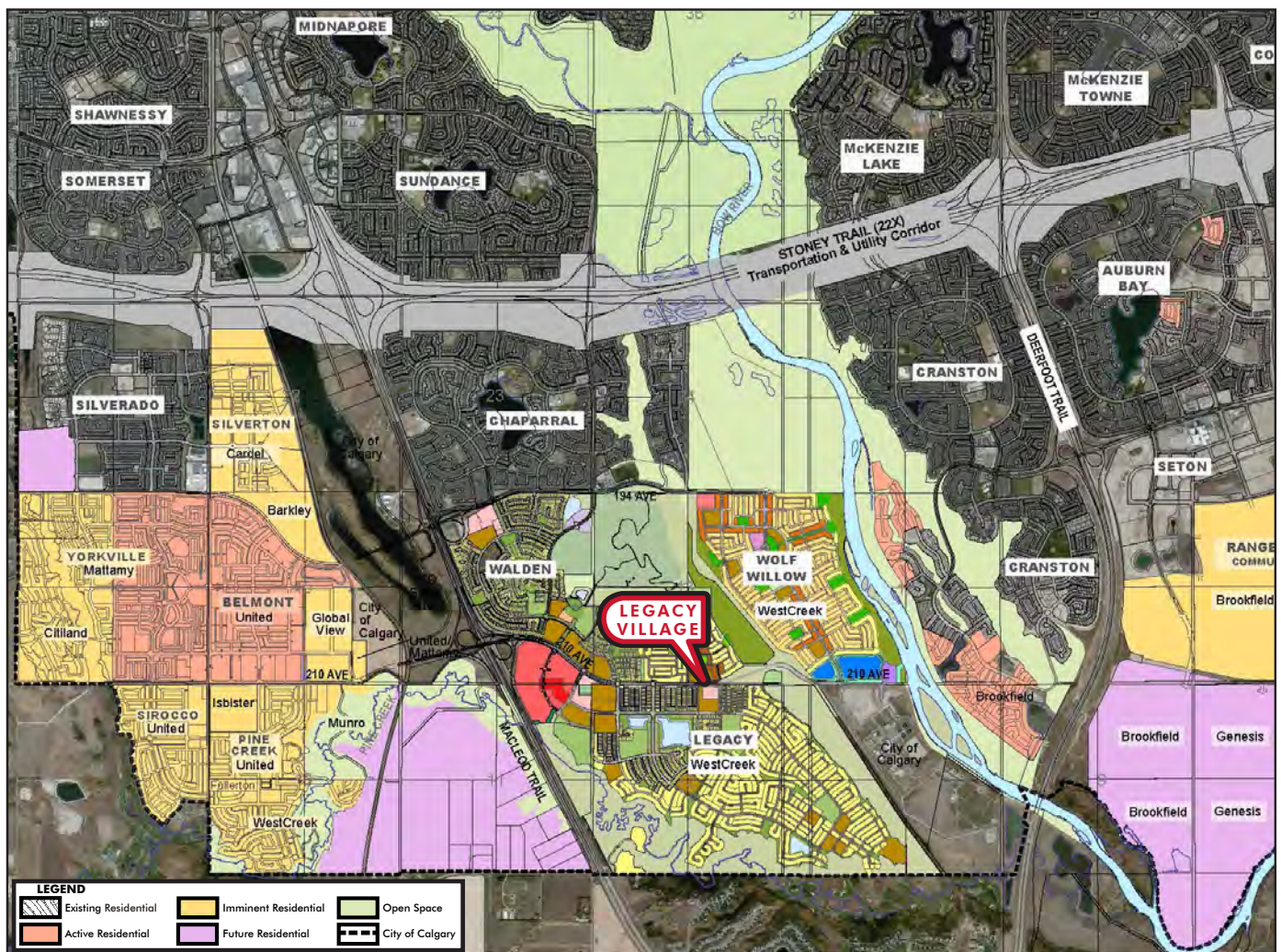
47 LEGACY VIEW SE, CALGARY, ALBERTA

DEMOGRAPHICS:

	Existing 2017		Remaining Single/Semi		Remaining Multi-Family	
	Population	Units	Population Capacity	Unit Capacity	Population Capacity	Unit Capacity
Legacy	3,919	2,114	9,154	2,774	3,934	1,788
Walden	4,669	1,925	3,581	1,085	2,798	1,272
Silverado	6,907	2,512	5,175	1,568	7,854	3,570
Wolf Willow	0	0	6,593	2,000	3,750	1,500



SOUTH CALGARY CONTEXT MAP:



FOR LEASE

LEGACY VILLAGE

47 LEGACY VIEW SE, CALGARY, ALBERTA

RETAIL



FOR MORE INFORMATION PLEASE CONTACT

Alistair Corbett

Senior Vice President

403.294.5709

alistair.corbett@cbre.com

Chris Thompson

Vice President

403.750.0533

chris.thompson@cbre.com

Sam Trafford

Sales Representative

403.303.3606

sam.trafford@cbre.com

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved.



www.cbre.com

CBRE