

# MAHOGANY VILLAGE MARKET



7 MAHOGANY PLAZA SE, CALGARY, AB

Voted Canada's best community for two consecutive years!

WE ARE  
THE CENTRE  
OF RETAIL



[CUSHMANWAKEFIELD.COM](https://www.cushmanwakefield.com)

# MAHOGANY VILLAGE

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## RETAIL SPACE

Unit 950: ~~1,638 sf~~ **LEASED**

Unit 1480: ~~1,932 sf~~ **LEASED**

Unit 170: 1,779 sf

## AVAILABILITY

Negotiable

## RENT

Market




## OP COST

\$19.73/sf (est. 2024)

## COMMENTS

- Located in the Community of Mahogany - Voted Canada's best community for 2 consecutive years
- Close proximity to South Health Campus - 2,500 full time employees and over 200,000 outpatients per year
- Future transit oriented development - will provide easy access to Downtown and North Calgary via the Greenline C-Train expansion
- Other Tenants include Sobeys, Shoppers Drug Mart, Canadian Brewhouse, Mayfair Diagnostics, Kinjo, State & Main, RBC, TD, ATB, Medical Clinic, Dental, Tim Horton's
- Great exposure on the corner of 52nd Street SE and Mahogany Gate SE
- All turns access from Mahogany Gate SE and Mahogany Street SE
- Right in right out access from 52nd Street SE, and Mahogany Gate SE
- 19,000 vehicles per day on Mahogany Gate SE and 44,000 vehicles per day on 52nd Street SE

## DEMOGRAPHICS

	 POPULATION	 AVERAGE HOUSEHOLD INCOME	 OCCUPIED HOUSEHOLDS
1 Km	6,410	\$155,134	2,344
3 Km	69,747	\$140,888	23,040
5 Km	114,382	\$146,211	38,579



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103	Soffritto Inc.	1,014 SF	510	Dairy Queen	2,514 SF
107	Denim & Smith	730 SF	530	Plant Life	2,351 SF
110	Momentum Health	2,932 SF	550	ATB Financial	3,730 SF
110B	Lakeside Dental of Mahogany	1,758 SF	610	Shoppers Drug Mart	16,405 SF
111	Tower Dry Cleaners	659 SF	650	Mahogany Dental Wellness	3,205 SF
115	JB Nails	1,184 SF	670A	Mahogany Clinic	4,336 SF
119	Mahogany Dance Arts	1,860 SF	670B	Mahogany Clinic	1,946 SF
120	Massage Addict	2,363 SF	670C	Mahogany Clinic	2,118 SF
120B	South Calgary Denture Clinic	895 SF	700	The Canadian Brew House	7,628 SF
123	Jung's Taekwondo	2,312 SF	800	Shell	1,539 SF
130B	Step Ahead	895 SF	910	Scotiabank	3,866 SF
137	Pinnovate	1,484 SF	930	Alberta Family Podiatry	1,167 SF
140	Mahogany Learning Centre (Preschool)	2,109 SF	940	Freshii	1,142 SF
140B	Bottoms Up Scrubs	1,482 SF	950	Chocolato	1,638 SF
140S	Taco Time	1,268 SF	1000	TD Canada Trust	4,335 SF
150B	Benjamin Moore	1,546 SF	1100	RBC	4,725 SF
160	Mahogany Learning Centre (Daycare)	6,217 SF	1200	Sobeys	52,161 SF
160B	Yi Fang Fruit Tea	912 SF	1320	Sonata Music School	1,514 SF
160S	Pho Hoan Pasteur	2,619 SF	1330	The Bone & Biscuit	1,515 SF
170	AVAILABLE	1,779 SF	1340	Pizza 73	1,144 SF
180	Kumon Math & Reading Centre	1,434 SF	1350	Cob's Bread	1,067 SF
200	Kinjo Sushi	6,310 SF	1370	Toscana Italian Grill	3,204 SF
210B	Mahogany Pediatric Dental	3,409 SF	1410	Bro'kin York	1,880 SF
230B	Mayfair Diagnostics	7,139 SF	1440	Mahogany Vet Clinic	2,205 SF
310	Mahogany Orthodontics	2,482 SF	1460	Green Chili	1,389 SF
350	South East OMFS	3,825 SF	1470	Subway	1,125 SF
380	Pizza Hut	1,312 SF	1480	Alberta Family Podiatry	1,932 SF
410	Karma Salon	2,400 SF	1510	Tim Hortons	3,068 SF
450	Face Amor	1,042 SF	1550	Sobeys Liquor	5,629 SF
470	State & Main	5,235 SF			



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## PROPERTY PHOTOS - UNIT 170



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