

Mahogany Village Market

80 MAHOGANY ROAD SE
CALGARY, AB





The Offering

CBRE's National Investment Team – Calgary ("CBRE") is pleased to present for sale an exceptional opportunity to acquire a 100% freehold interest in Mahogany Village Market, located at 80 Mahogany Road SE, Calgary, AB (the "Property"). Mahogany Village Market is a 89,455 SF retail centre servicing Calgary's fastest growing residential communities of Mahogany and Auburn Bay. The Property is centrally located with numerous multi-residential developments and is within walking distance to Mahogany Lake – Calgary's largest combined fresh water lake and beachfront area spanning 84 acres. The Property is currently 97% occupied with a diverse tenancy mix of national and local retailers, providing investors with a stable income stream with 11.5 years of WALT.

Property Details

| | |
|---|---|
| Municipal Address | Portion of 80 Mahogany Road SE, Calgary, AB |
| Legal Description^[1] | Portion of Plan 1612917; Block 43; Lot 1 |
| Property Type | Shadow-Anchored Neighbourhood Retail Centre |
| Year Built | 2020 - 2024 |
| Total NRA | 89,455 SF |
| Land Use | C-C2f0.75h18 (Commercial - Community 2) |
| Total Site Size (Est.)^[1] | +/- 10 Acres (423,000 SF) |
| Occupancy | 97% |

^[1] Existing site to be subdivided from a larger site to create the Property

Investment Highlights



Newly developed by Hopewell, Mahogany Village Market comprises a total of 89,455 SF, servicing Calgary's fastest growing residential communities of Mahogany and Auburn Bay



Surrounded by two major grocers and numerous multi-residential developments. The Property is also within walking distance to Mahogany Lake – the city's largest combined fresh water lake and beachfront area spanning 84 acres



97% occupied with a diverse tenancy mix comprising of national and local retailers, providing a stable income stream for 11.5 years





| Demographics (2023) | 3km Radius |
|--------------------------|------------|
| Population | 76,345 |
| Average Household Income | \$146,836 |
| Median Age | 36 |





SOUTH HEALTH CAMPUS

196TH AVENUE SE

RANGEVIEW

SUPERSTORE

YMCA

MAHOGANY DRIVE SE

Mahogany Waterside
~460 Units

ZEN Mahogany Townhomes
~132 Units

MAHOGANY PARADE SE

Mahogany Townhomes
~155 Units

Future Residential

MAHOGANY ROAD SE

CO-OP

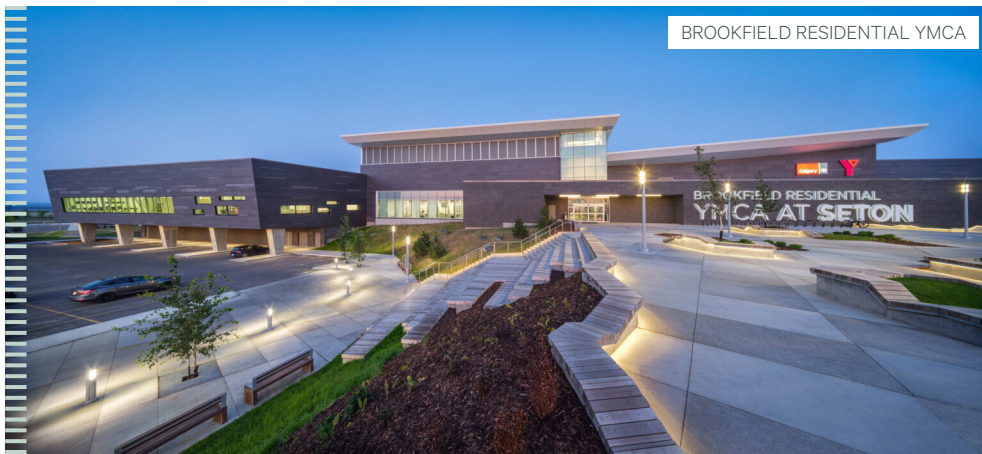
MAHOGANY AVENUE SE

52ND STREET SE

Future Development

MAHOGANY STREET SE

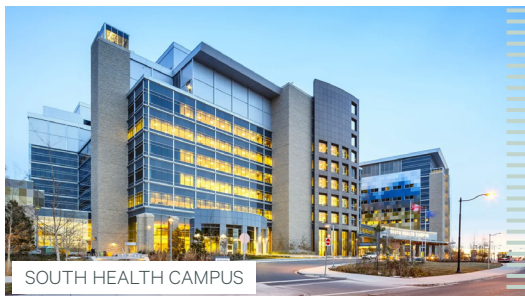




BROOKFIELD RESIDENTIAL YMCA

YMCA

Brookfield Residential YMCA at Seton is in the heart of the vibrant Seton Urban District. The approximately 330,000 sq.ft. facility is a community hub where residents can gather to play, learn, and relax. Many of the amenities at the YMCA include a fifty-metre competition pool, a dive tower, an indoor track, state-of-the-art fitness studio, NHL sized hockey rinks, a performance theatre, and a Flow Rider Surf simulator. The YMCA is a staple amenity for the people of Mahogany to come together to build the community environment.



SOUTH HEALTH CAMPUS



WESTMAN VILLAGE

South Health Campus

South Health Campus (SHC) is a full service 272-bed hospital, supporting over 19,000 inpatients, 70,000 emergency department visits, 3,000 births, 10,000 surgeries, and 400,000 outpatient visits per year. The campus sits on a 44-acre site, which is roughly the same size as the Chinook Centre Shopping Mall. The Wellness Centre at SHC connects you to information, resources, and classes to help you make decisions about your health. The Wellness Centre is a partnership between Alberta Health Services and the YMCA.



ZEN MAHOGANY TOWNHOMES BY AVALON



LOGEL HOMES WATERSIDE AT MAHOGANY

Westman Village

Westman Village is Calgary's first resort-style, lakefront community in the heart of Mahogany. The village sits on 13.6 acres. Westman Village residents have access to approximately 42,000 sq.ft. of commercial land and boutique retail space, including health and professional services. There are over 40 kilometres of walking trails with extensive outdoor seating for residents to relax among the greenery.



BROADSTREET'S MAHOGANY RIDGE

Rapidly Developing Residential Area

There are over 1,500 new multi-family units expected to be delivered within 24 months in the community of Mahogany. Some of the major developments include Logel Homes' Waterside at Mahogany and Parkside. Two of their 7 buildings coming online have been released for pre-sales of which they are 48% pre-sold. Logel Homes is adding over 650 units to the community of Mahogany. Hopewell is planning to add an additional 74 new units in the Sandgate area. Other developments in the area include Avalon's ZEN Mahogany Townhomes, Broadstreet Properties Mahogany Ridge Apartments, and Mountain Pacific Homes Celebration Townhomes.

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Offering Process

Mahogany Village Market is being offered for sale without a list price. Following the execution of the Vendor's form of confidentiality agreement, CBRE will provide qualified prospective purchasers with access to detailed information on the Property.

The Vendor is now prepared to respond to expressions of interest to purchase the Property as they are received by CBRE. The Vendor reserves the right to establish a specific date for the submission of expressions of interest to purchase the Property at any time during the marketing process without notice.

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