

JR

· **MERCANTILE** ·
REAL ESTATE ADVISORS INC.

FOR LEASE

ICE CREAM, BAKERY, OR
CAFÉ SPACE

3420 SARCEE ROAD SW
CALGARY, ALBERTA

jrmercantile.com · 403.770.3071



PROPERTY INFORMATION

LOCATION 3420 SARCEE ROAD SW CALGARY	TERM 5-10 YEARS	OPERATING COSTS & TAXES TBD	ZONING MU-1 (ALLOWS FOR A WIDE VARIETY OF USES INCLUDING RETAIL, RESTAURANT AND CAFÉ)
AVAILABLE FOR LEASE CRU 1 - Cond Leased CRU 2 - 892 SQ.FT. +/- CRU 3 - 1,122 SQ.FT. +/- CRU 4 - LEASED FITNESS BUILDING - LEASED	TIMING Q4 2026 Q2 2027 Gross Rentable Area	PARKING 27 DEDICATED COMMERCIAL PARKING STALLS	LEASE RATE MARKET

DEMOGRAPHICS

POPULATION	2KM	5KM	10KM
2023	42,251	214,515	540,902
2028	48,512	242,630	613,226
GROWTH 2023 - 2028	3.0%	2.6%	2.7%
AVERAGE INCOME 2023	\$142,120	\$160,237	\$144,641
MEDIAN AGE OF POP. 2023	39	39	39.7

TRAFFIC COUNTS (2018)

INTERSECTION BETWEEN RICHMOND ROAD & 33RD STREET SW: 17,000 VEHICLES / DAY

INTERSECTION BETWEEN 33RD & 32ND AVENUE SW: 34,000 VEHICLES / DAY

SARCEE ROAD SW (ESTIMATED): 7,000 VEHICLES / DAY

34,000 VEHICLES / DAY

17,000 VEHICLES / DAY

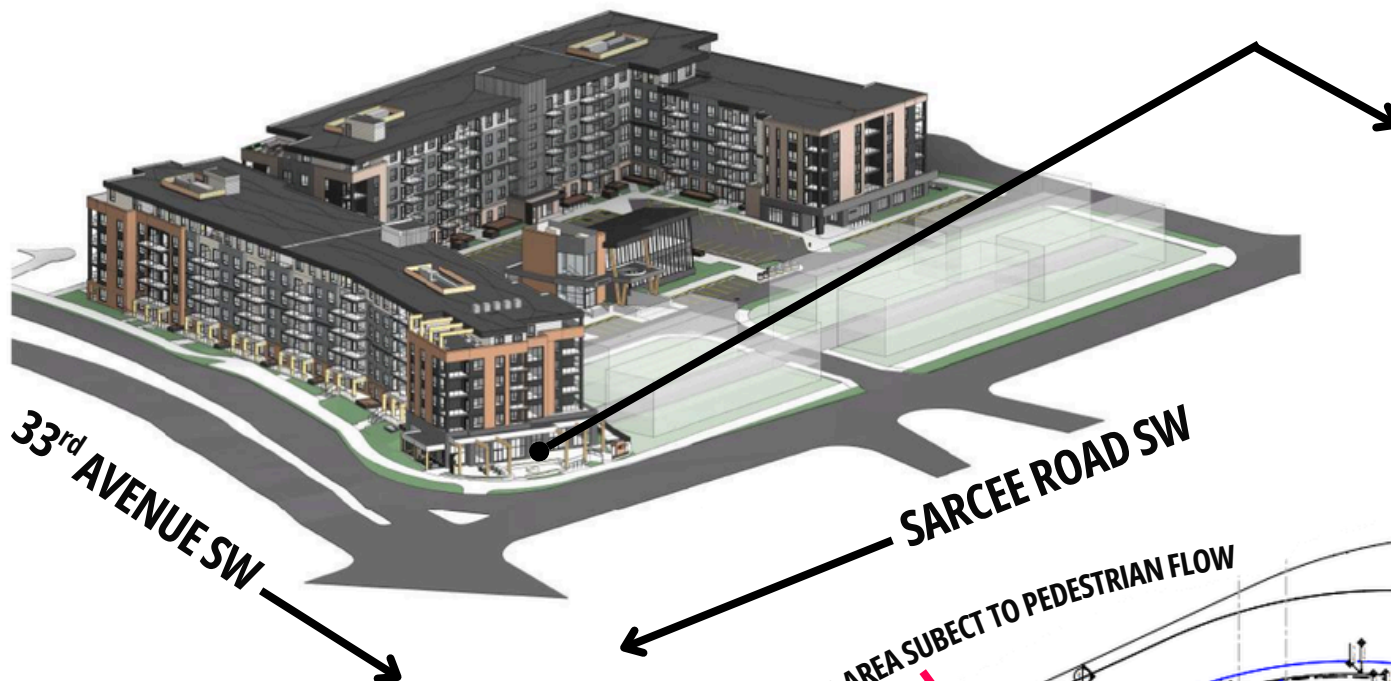
~7,000 VEHICLES / DAY

GENERAL INFORMATION

RICHMOND GREEN IS AN EXCITING NEW COMMERCIAL REAL ESTATE DEVELOPMENT OFFERING THREE PRIME RETAIL UNITS FOR LEASE, DESIGNED TO ANCHOR A VIBRANT, EXPERIENCE-FOCUSED DESTINATION IN THE HEART OF THE COMMUNITY. WITH A STRONG EMPHASIS ON PLACEMAKING, THE DEVELOPERS AIM TO CREATE MORE THAN JUST A RETAIL HUB—RICHMOND GREEN IS ENVISIONED AS A DYNAMIC GATHERING SPACE WHERE BUSINESS, LEISURE, AND COMMUNITY INTERSECT. FUTURE PLANS FOR THE SURROUNDING GREEN SPACE—CURRENTLY UNDER DISCUSSION—INCLUDE THE POTENTIAL REDEVELOPMENT INTO A BASEBALL DIAMOND, PARKS, AND EVEN A TOBOGGAN HILL, FURTHER ENHANCING THE AREA'S APPEAL AS A YEAR-ROUND DESTINATION (SUBJECT TO CHANGE). THIS IS A UNIQUE OPPORTUNITY TO BE PART OF A THOUGHTFULLY CURATED ENVIRONMENT POISED TO ATTRACT BOTH RESIDENTS AND VISITORS ALIKE.

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202, 7710 5TH STREET SE
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33rd AVENUE SW

SARCEE ROAD SW



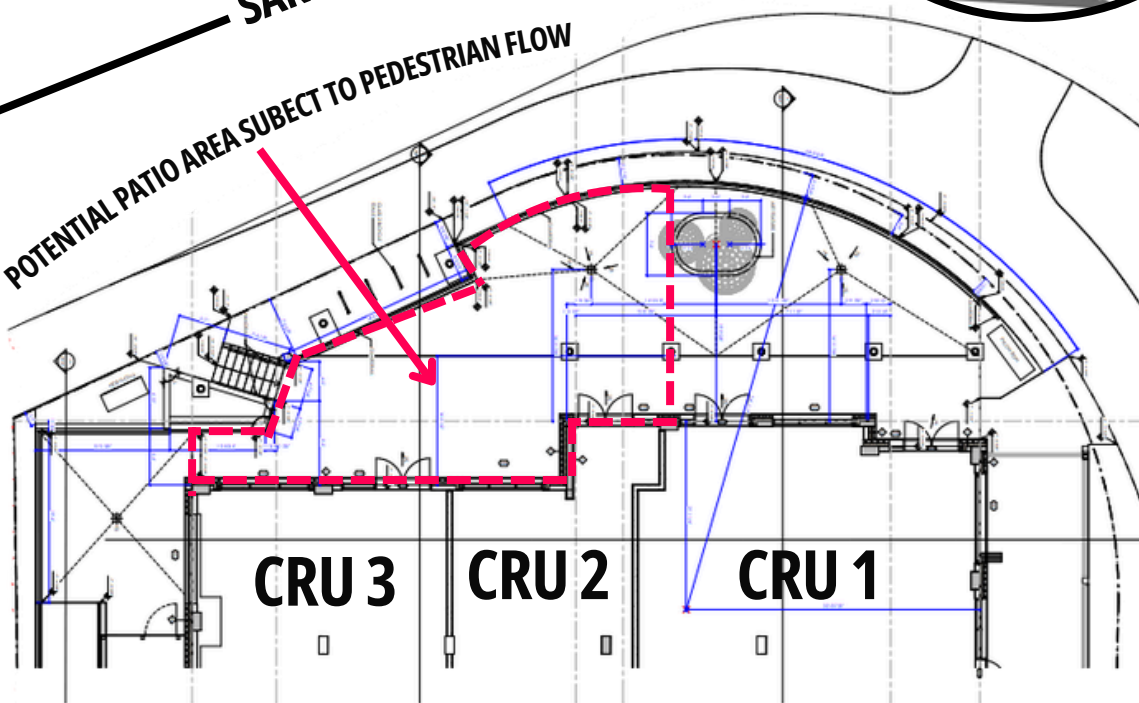
IDEAL USES

IDEAL USES INCLUDE ICE CREAM SHOPS, CAFÉS, BAKERIES, JUICE BARS, SMOOTHIE SHOPS, DONUT SHOPS, SPECIALTY DESSERT SHOPS, GELATO BARS, FROZEN YOGURT SHOPS, SANDWICH SHOPS, TEA ROOMS, PATISseries, CANDY STORES, CUPCAKE SHOPS, OR CAKE SHOPS.

ABOUT THE BUILDING

THE RICHMOND GREEN DEVELOPMENT ENVISIONS THREE GROUND-FLOOR COMMERCIAL RETAIL UNITS INTEGRATED INTO A MIXED-USE BUILDING FEATURING 400 RESIDENTIAL UNITS. DESIGNED WITH A STRONG FOCUS ON COMMUNITY AND FAMILY LIVING, THE PROJECT AIMS TO BECOME A VIBRANT DESTINATION WHERE RETAIL AND RECREATION SEAMLESSLY COME TOGETHER IN A DYNAMIC, NEIGHBORHOOD-ORIENTED SETTING.

POTENTIAL PATIO AREA SUBJECT TO PEDESTRIAN FLOW



CRU 3

CRU 2

CRU 1

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Legend

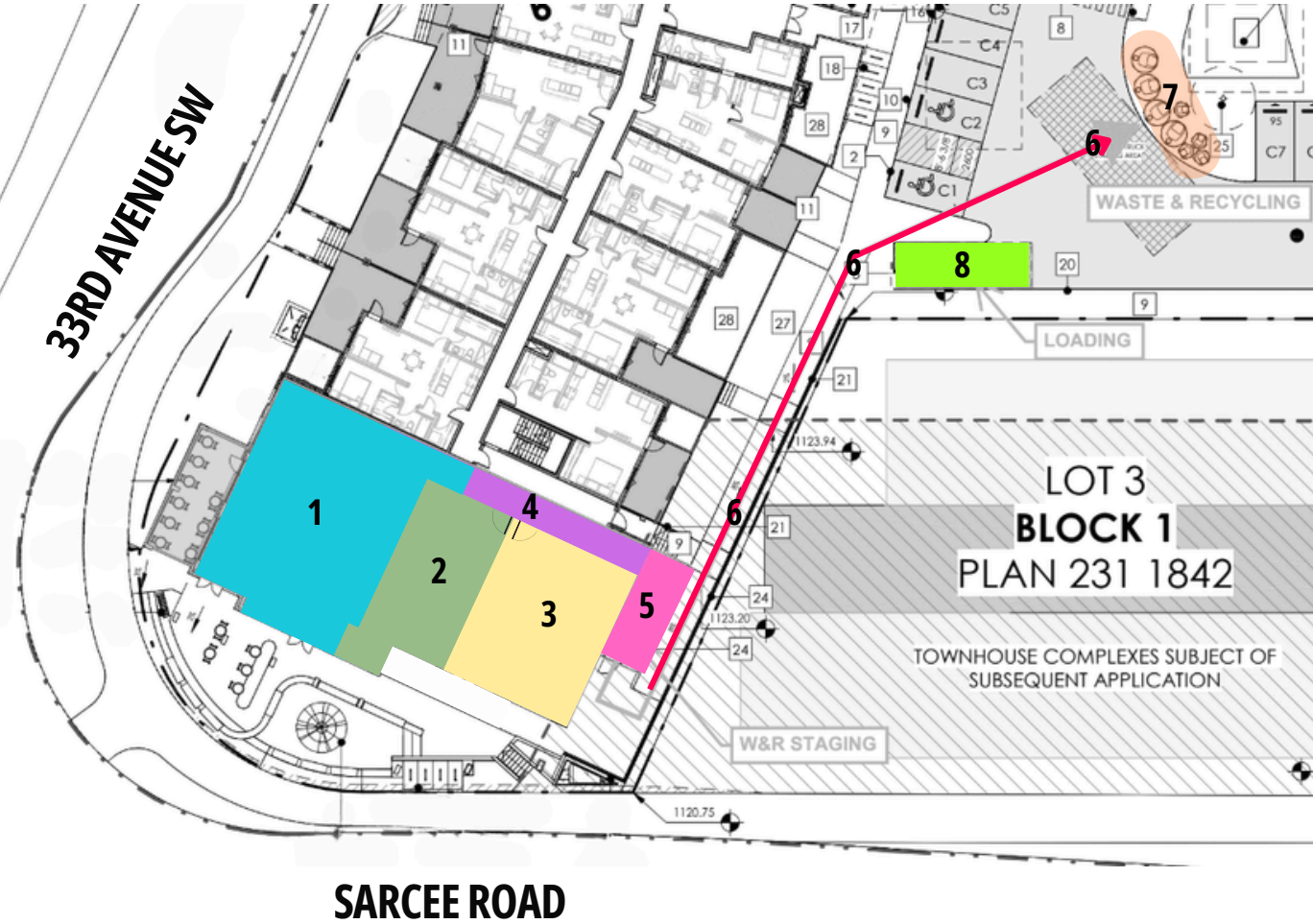
CRU 1	A	REFUSE	G
CRU 2	B	AMMENTIES BUILDING	H
CRU 3	C	DEDICATED LOADING	I
PATIO	D	DEDICATED COMMERCIAL PARKING	J
LOADING HALLWAY	E	VISITOR PARKING	L
CRU 4	F	FOR PURCHASE TOWN HOMES	M



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FLOOR PLANS / LOADING / WASTE



- CRU 1 Cond Leased 1
- CRU 2 2
- CRU 3 3
- SERVICE HALLWAY 4
- W&R STAGING 5
- PATH TO WASTE 6
- WASTE AREA 7
- LOADING STALL 8

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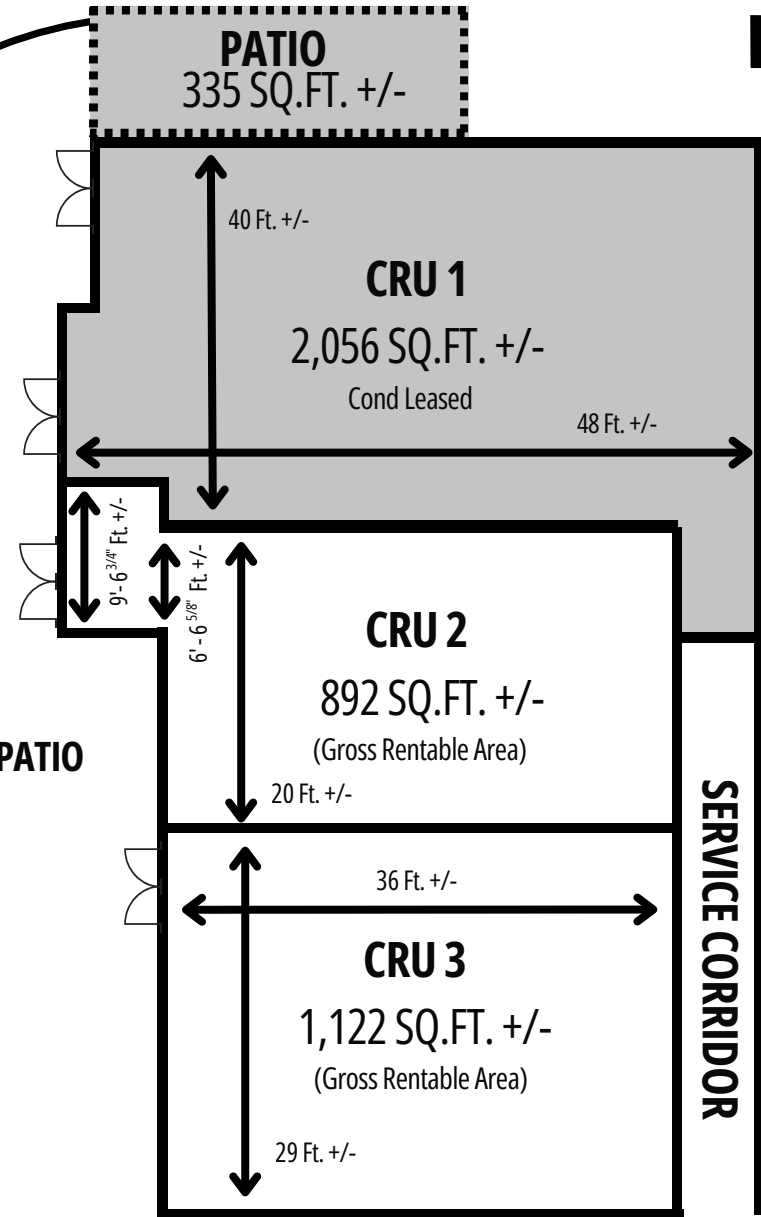
33RD AVENUE SW

CRU'S FLOOR
PLANS

SARCEE ROAD

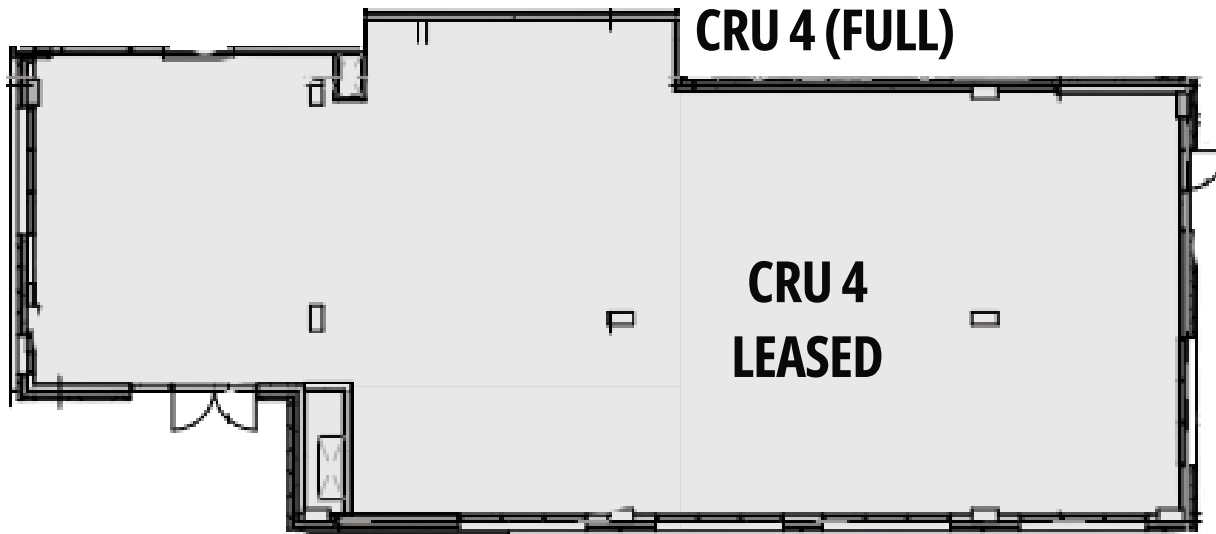


***APPROXIMATE PATIO
OUTLINE***



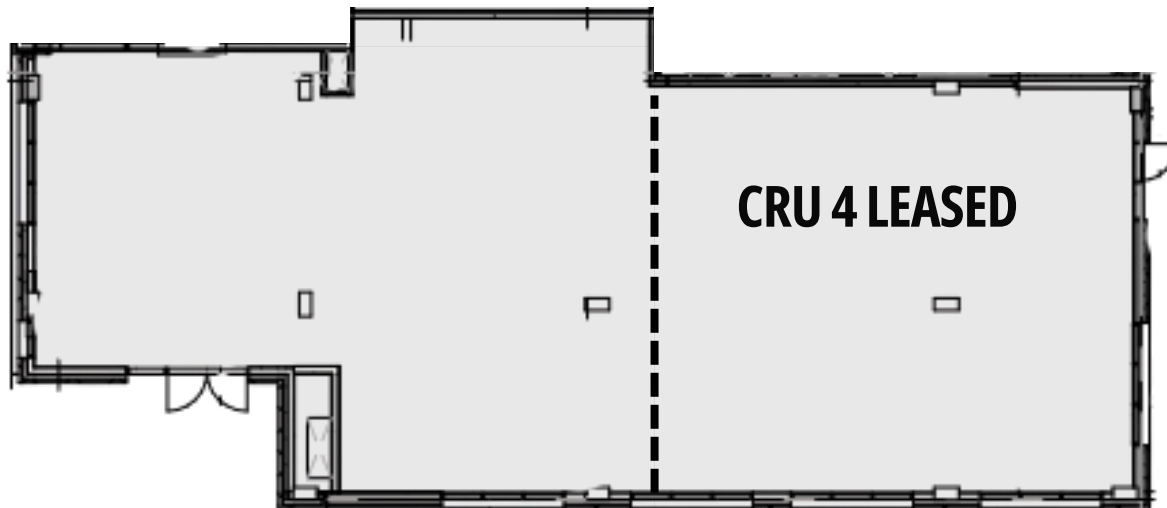
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CRU 4 DETAILS

CRU 4 IS IDEALLY SUITED FOR A VARIETY OF RETAIL OR SERVICE-BASED USES. THE SPACE OFFERS FLEXIBLE CONFIGURATION OPTIONS, INCLUDING THE FULL 2,927 SQ.FT. $\pm$ UNIT OR A COMBINED LAYOUT WITH CRU 4 (1,625 SQ.FT. $\pm$) AND CRU 5 (1,302 SQ.FT. $\pm$). MULTIPLE LAYOUT POSSIBILITIES CAN BE EXPLORED TO ACCOMMODATE THE IDEAL TENANT AND USE.



CRU 4 LOCATION



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ABOUT THE SARINA HOMES

Sarina Homes is a boutique Calgary developer renowned for creative, inner-city multi-family projects that blend modern design, energy efficiency, and community engagement. Their portfolio spans townhomes, condos, and mixed-use spaces in sought-after Calgary neighbourhoods, reflecting their commitment to smarter, sustainable urban growth.

sarinahomes

ABOUT THE JR MERCANTILE REAL ESTATE ADVISORS INC.

JR Mercantile is a Calgary-based boutique advisory firm specializing in commercial real estate—with a strong focus on inner-city retail and mixed-use properties. We provide full-service support to tenants, landlords, and developers, offering expertise in lease negotiation, market research, site acquisition, and business planning. Our approach is collaborative and creative, backed by deep local market knowledge and a reputation built on trust, integrity, and results.



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