

SIGNIFICANT RETAIL OPPORTUNITY IN SE CALGARY

UNIT #19035
1,109 SQ. FT.

UNIT #19015
1,650 SQ. FT.



SETON EXPERIENCE
- MARKET STREET

JUNCTION AT MARKET AND MAIN JUNCTION 21

3858 Market Street SE
Calgary, AB

Brookfield
Residential

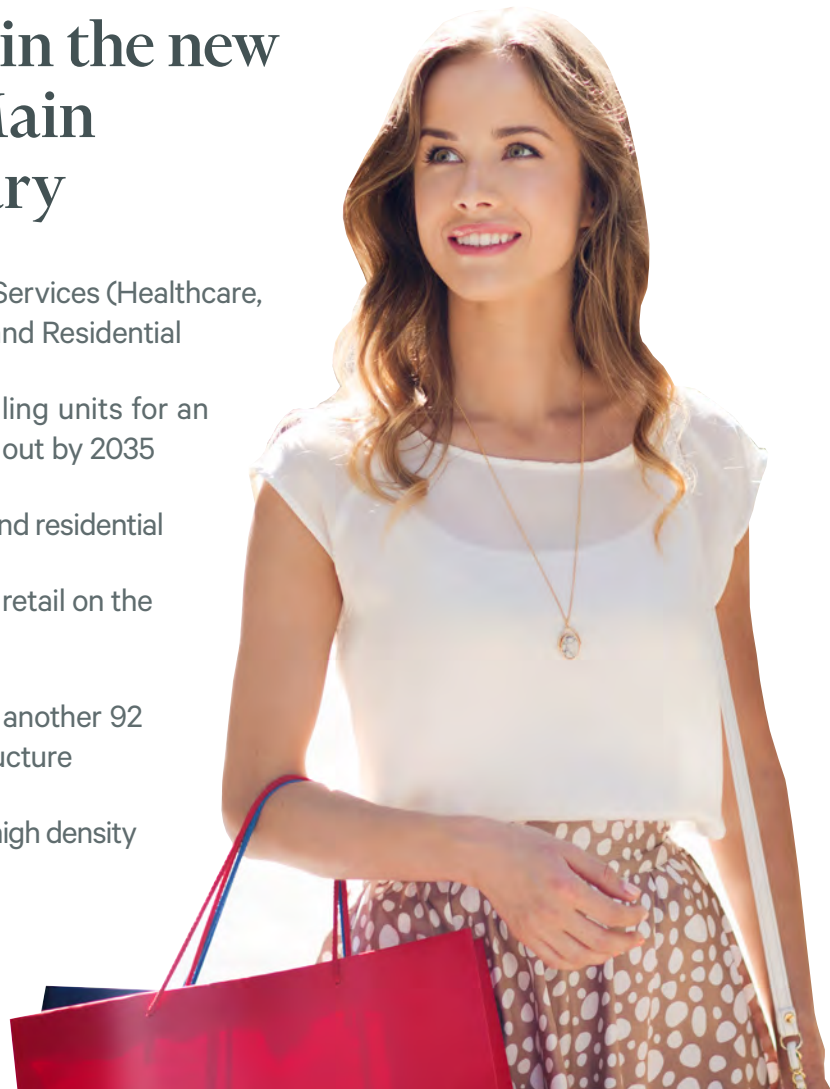
CBRE

Highlights

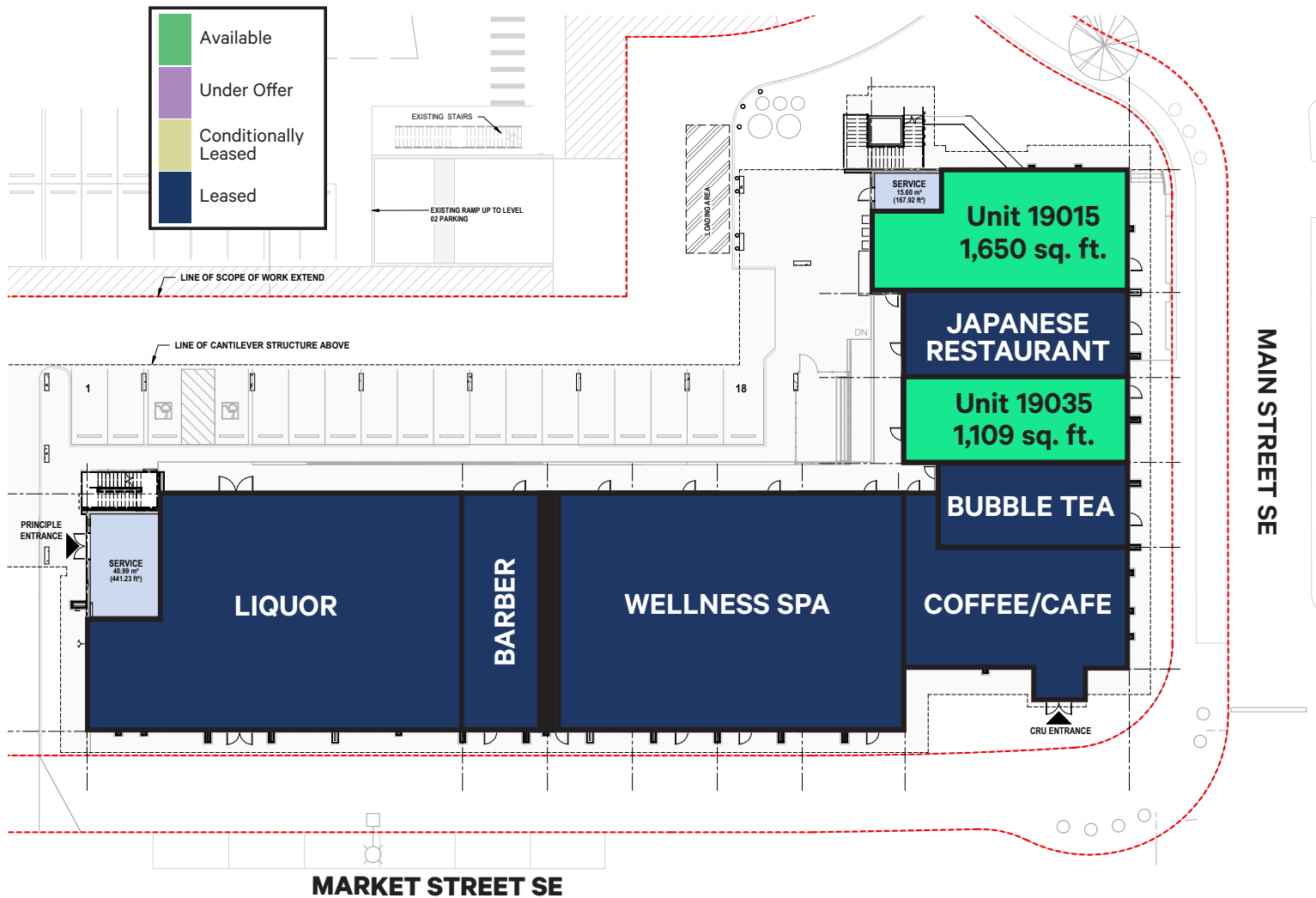


Prime retail opportunity in the new Junction at Market and Main development in SW Calgary

- Community uses include Retail, Employment, Public Services (Healthcare, Emergency Services, LRT, Education & Recreation) and Residential
- 675 acre residential community adding 8,300 dwelling units for an expected population of 17,500 with anticipated build out by 2035
- Market Street uses include grocery, retail, restaurant and residential
- Block A is a mixed used building with 16,577 sq. ft. of retail on the main floor
- 20 parking stalls allocated for retail customers, with another 92 allocated for the building in the adjacent parking structure
- 2 stories of residential above and surrounded by other high density mixed use buildings



Junction 21



Space Available

Unit 19035 - 1,109 sq. ft.

Unit 19015 - 1,650 sq. ft.

BASIC RENT - Market

OP COSTS & TAXES - TBD

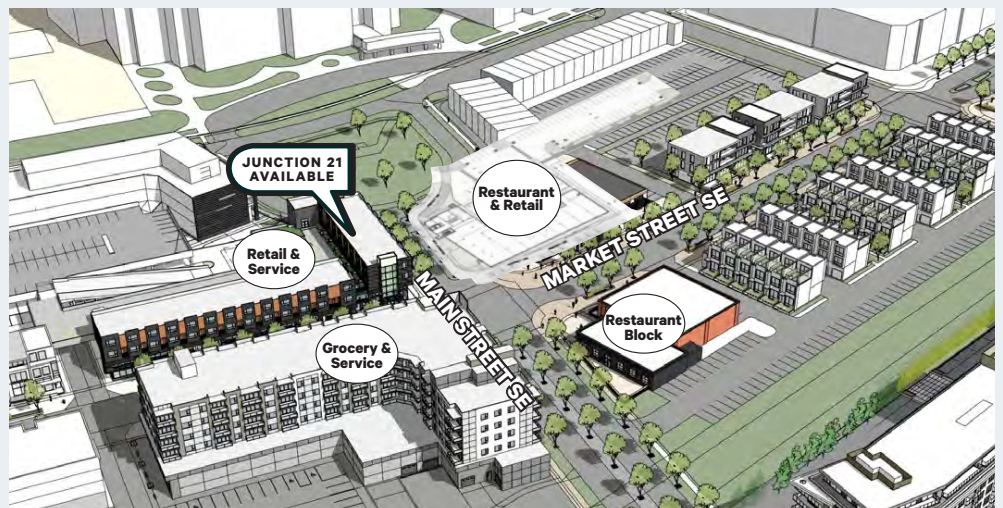
SIGNAGE - Fascia

COMMENCEMENT -

Unit 19035 - 30 days notice

Unit 19015 - 30 days notice

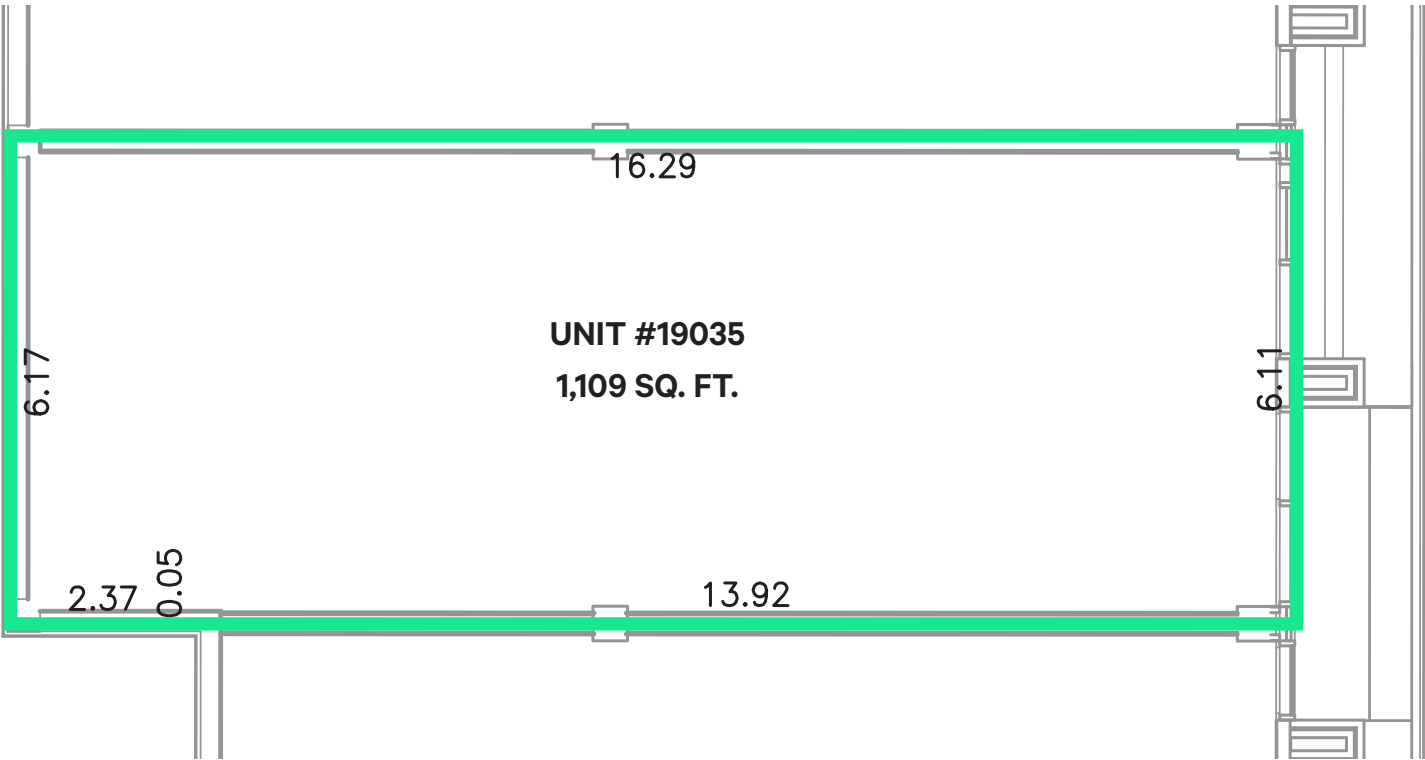
TERM - 10 years



Junction 21 Photo



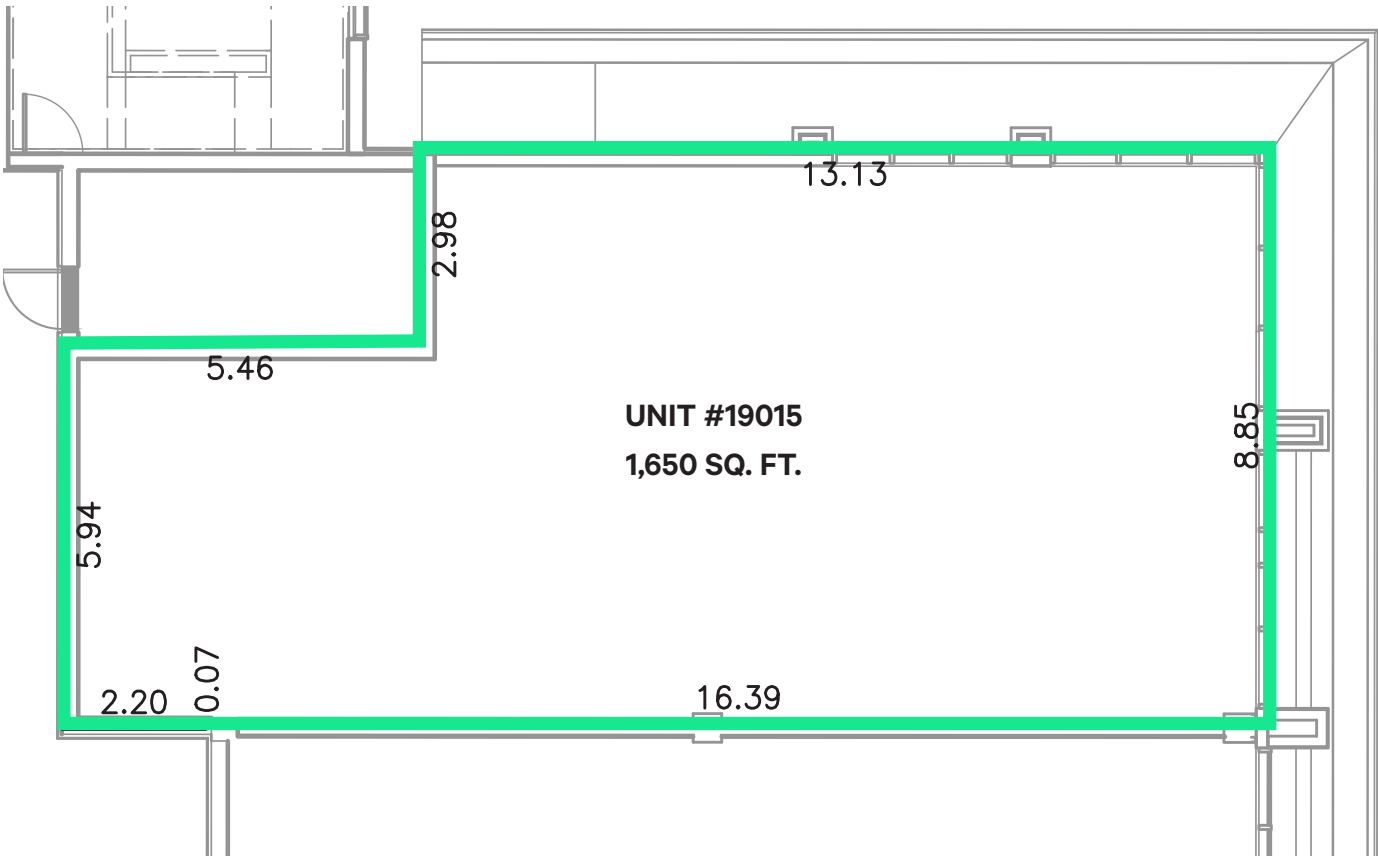
Unit 19035 - Floor Plan



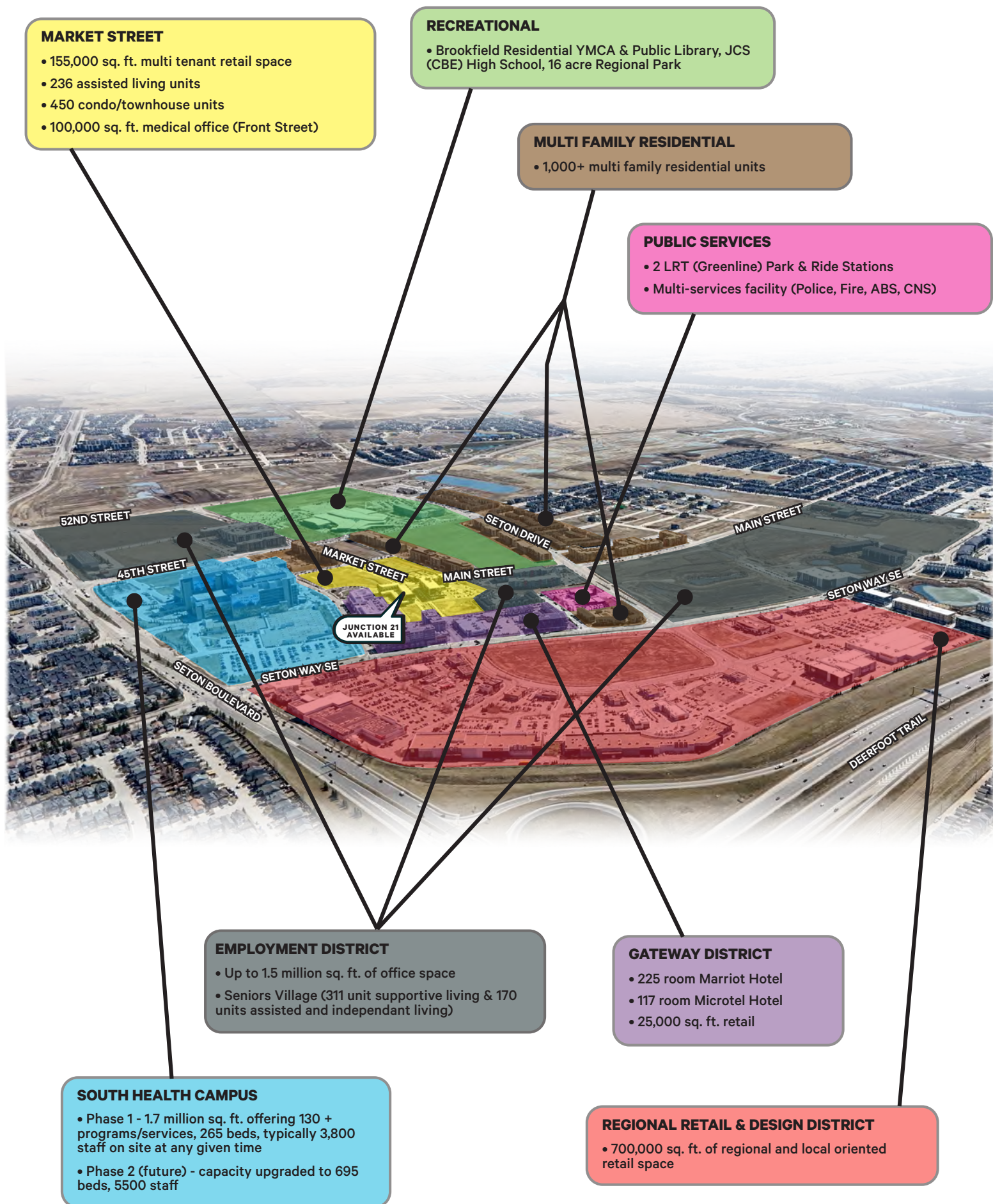
Junction 21 Photo



Unit 19015 - Floor Plan



Land Use Overview



Aerial Views

Looking North



Looking West



Looking East



Junction at Market and Main

Junction 88 - Photo



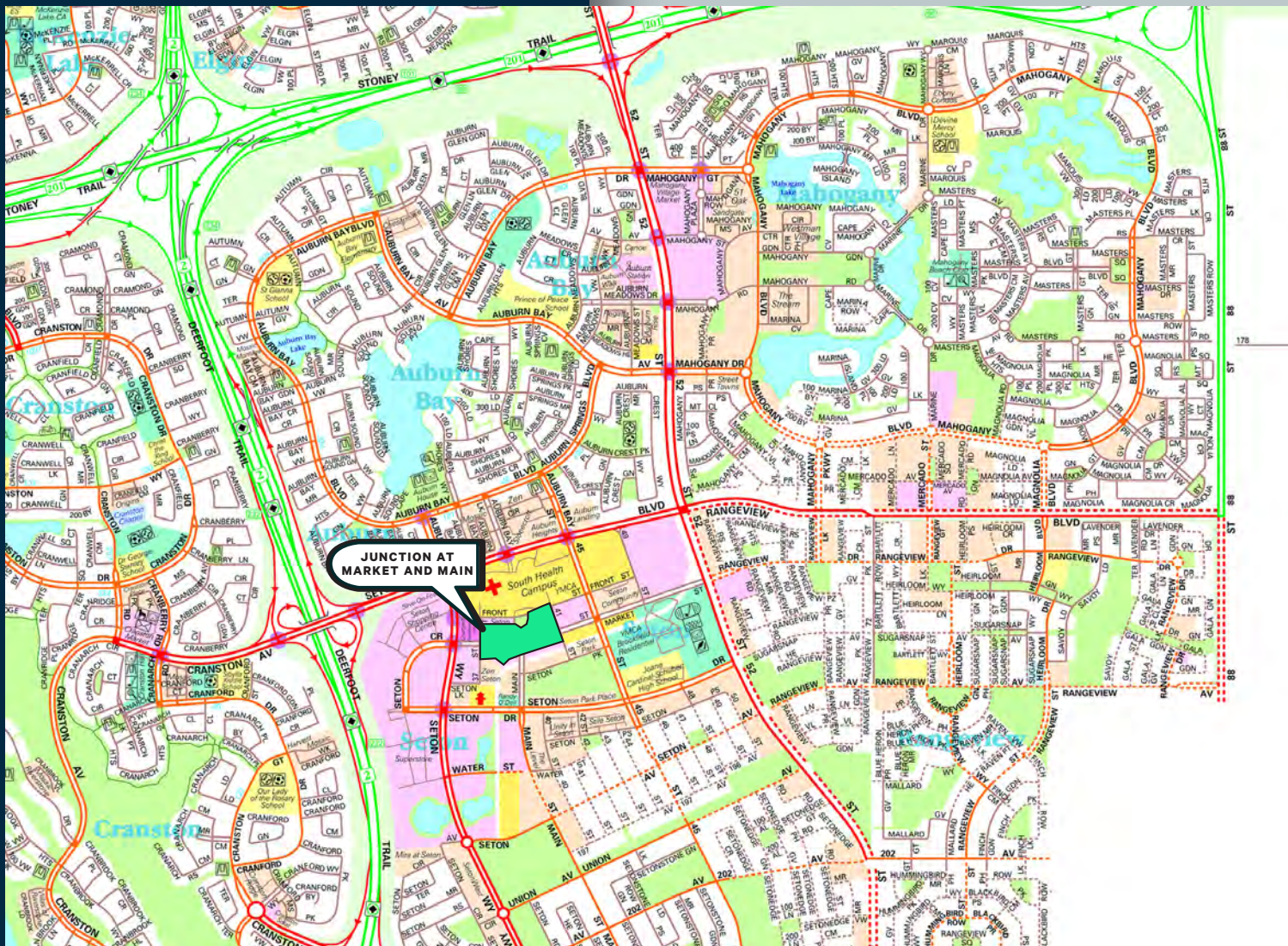
Block B - Rendering



Block C - Photo



Area & Nearby



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Brookfield
Residential