



Key Information

- Only minutes from Downtown Calgary and located on a busy corner in a high traffic retail corridor,
- Marlborough Mall features ample parking and easy access by transit; the centre is adjacent to the Marlborough LRT station and community transit hub.
- Built in 1972, Marlborough Mall is a single level, medium sized community shopping centre. In addition to the mall, the property's amenities include a 50,000 sq. ft, 6 – storey office tower.
- CRU Productivity: \$393 (Jan 2023)
- Approximate GLA: 570,837 sq ft
- 140 Stores
- 2,512 Parking Stalls

Location

- 310 - 433 Marlborough Way NE Calgary AB T2A 5H5
- Located in close proximity to Deerfoot Trail, Marlborough Mall sits on the corner of the well-known location of Memorial Drive and 36th Street Northeast. Parallel to the shopping centre is the LRT station and bus transit stops, as well as a park in ride in the northwest corner of the parking lot.

Market

- 344,576 Total Trade Area Population
- 113,587 Total Trade Area Households
- \$96,565 average household income
- 52.1% of trade area population identify as a visible minority
- 36% Shoppers with income over \$100K

For a full list of retailers and hours of operation, please visit the Centre's website at www.marlboroughmall.com

MARLBOROUGH MALL IS ANCHORED BY:

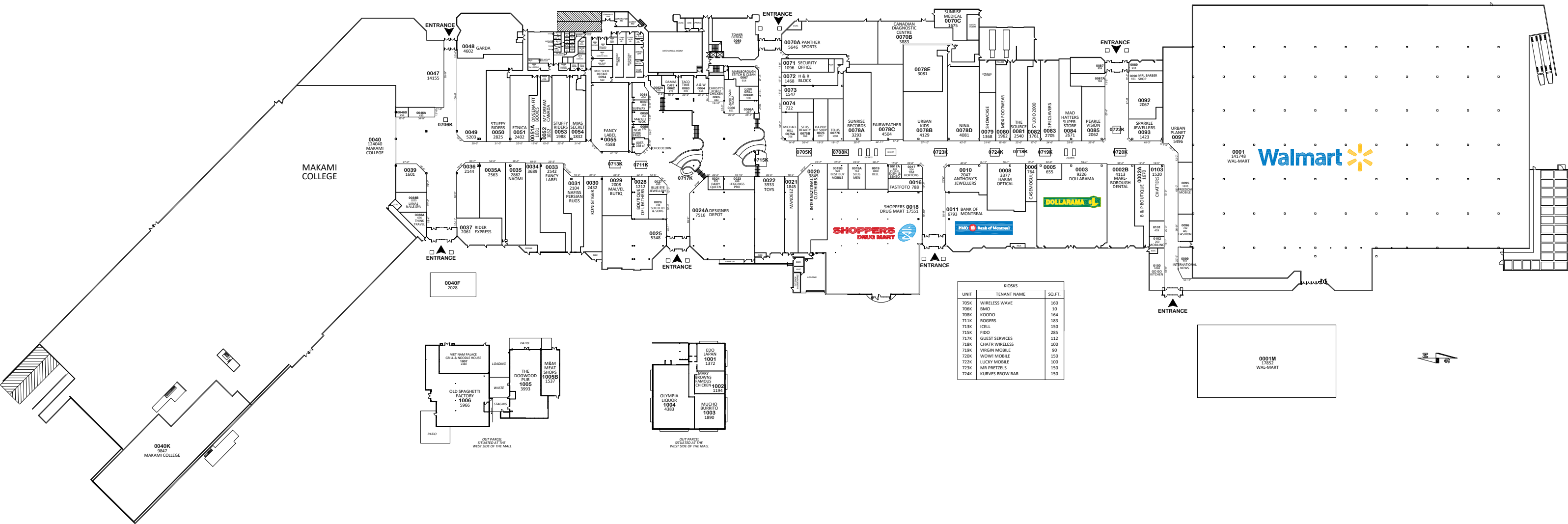


Leasing Director
Jason Wyn
403-984-1930
jwyn@primarisreit.com

Specialty Leasing Manager
Stacie Woolford
403-293-8205
swoolford@primarisreit.com

Property Manager
Nisha Gahir
403-207-6201
ngahir@primarisreit.com



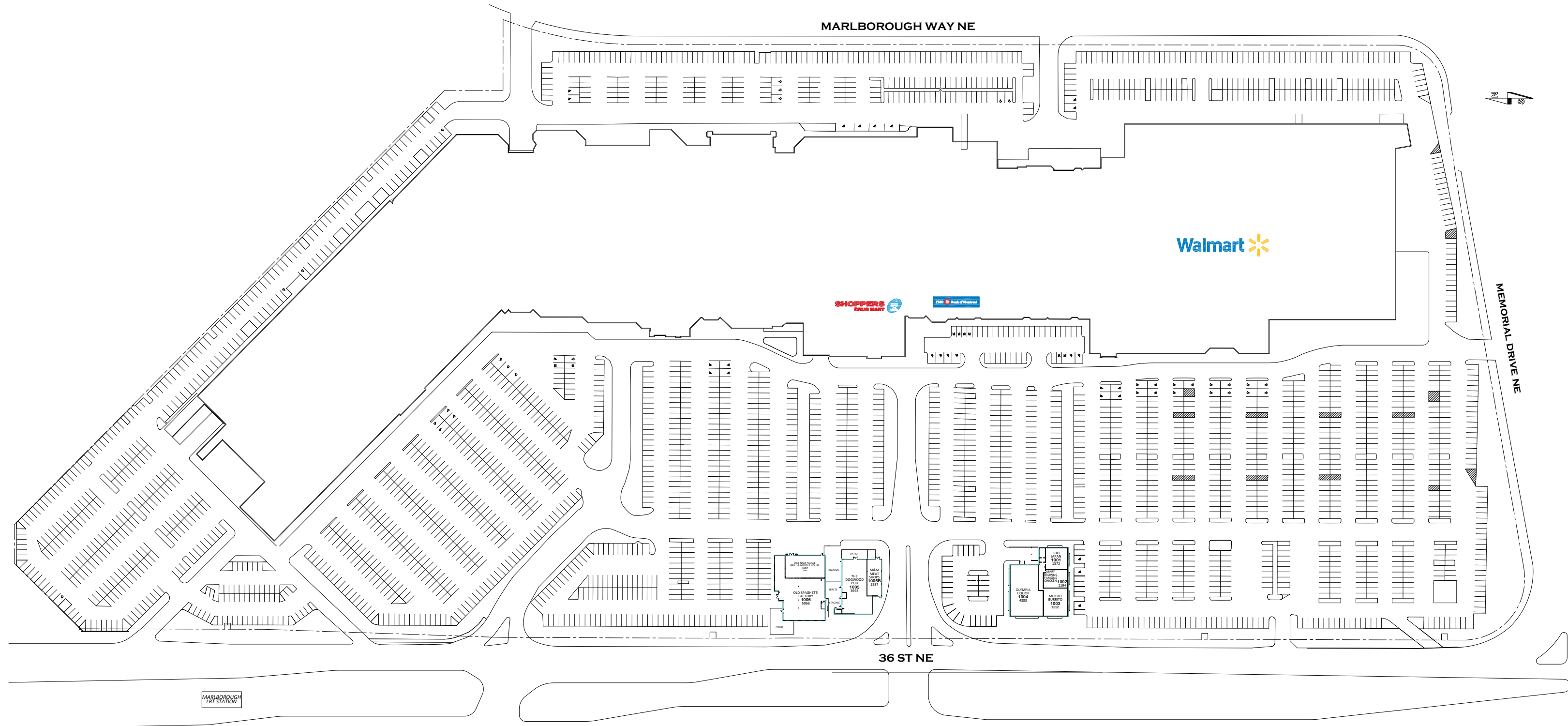


KIOSKS		
UNIT	TENANT NAME	SQ.FT.
705K	WIRELESS WAVE	160
706K	BMO	10
708K	KODOO	164
711K	ROGERS	183
713K	ICELL	150
715K	FIDO	285
717K	GUEST SERVICES	112
718K	CHATR WIRELESS	100
719K	VIRGIN MOBILE	90
720K	WOW! MOBILE	150
722K	LUCKY MOBILE	100
723K	MR PRETZELS	150
724K	KURVES BROW BAR	150

floor plan - main level

Primaris * March 06, 2023

The Purpose of this plan is to identify the approximate location, size and dimension of the Lease premises in the Shopping Centre. The Landlord reserves the right at anytime to relocate, rearrange or alter the buildings and structures, other leased premises, and Common Area and Facilities, and the Lease Premises from that shown on the plan. All information, dimensions, sizes and areas are approximate only and are to be verified on site. In-premises washroom locations are subject to verification.



floor plan - site

Primaris * March 02, 2023

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