

1,534 sf

Second floor unit



## RETAIL / OFFICE SPACE IN BRIDGELAND FOR LEASE

811 1st Avenue NE  
Calgary

» Located amid established residential developments  
and trendy eateries, cafes, and boutiques.



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**TCN**  
WORLDWIDE  
REAL ESTATE SERVICES

LOCAL  
EXPERTISE  
MATTERS





## AREA DEMOGRAPHICS

(1 km radius)

 Population  
**16,140**

 Median Age  
**38.5**

 Average Household Income **\$148,833**

### Current Consumption / Household


 **\$15,720**  
FOOD


 **\$5,807**  
HEALTH CARE

 **\$5,075**  
RECREATION

 **\$2,326**  
PERSONAL CARE

 **\$5,373**  
LIQUOR/TOBACCO

 **\$3,739**  
CLOTHING

 Daytime Employment  
**3,842** EMPLOYEES

**439** BUSINESSES

 Traffic Count **9,000** VEHICLES DAILY  
2018 ON 11 AVENUE NE

Sources: Statistics Canada, City of Calgary, CoStar

- » Prime Bridgeland Location – nestled in one of Calgary's most vibrant inner-city communities, just minutes from downtown.
- » Excellent exposure along 1 Avenue NE.
- » Ideal for retail, office or service-oriented uses.

1 S T A V E N U E N E

## LEASE INFORMATION

ADDRESS: 811 1st Avenue NE, Calgary

AVAILABLE FOR LEASE:  
1,534 sq. ft. – 2nd floor unit

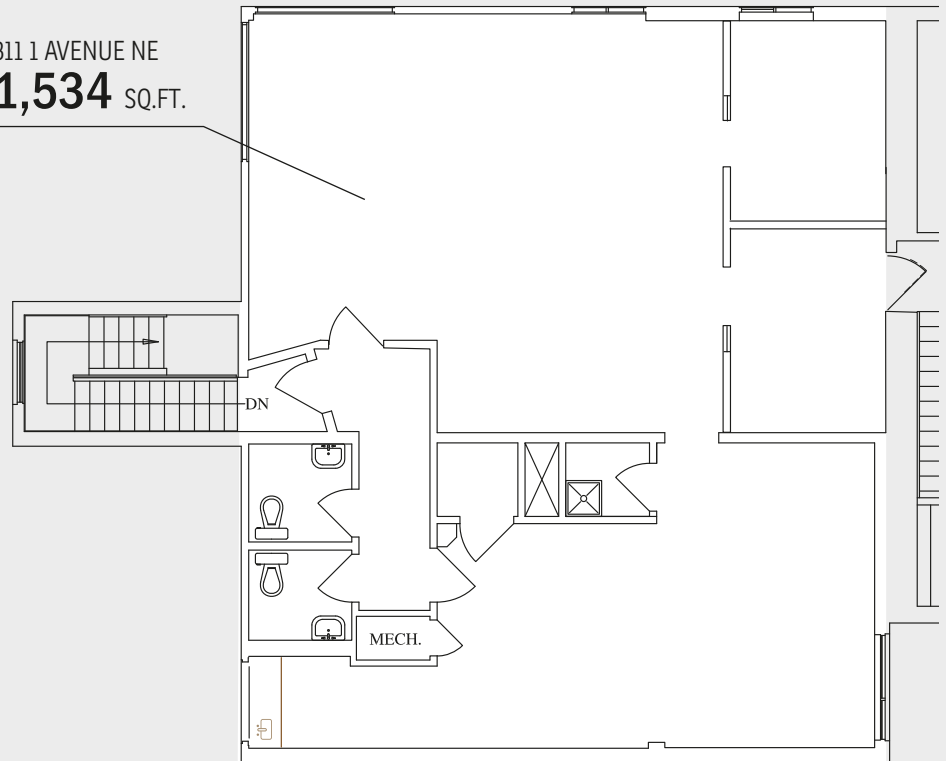
AVAILABILITY: Available on 60-90 days notice

PARKING:  
1 surface stall at \$145/mo rate

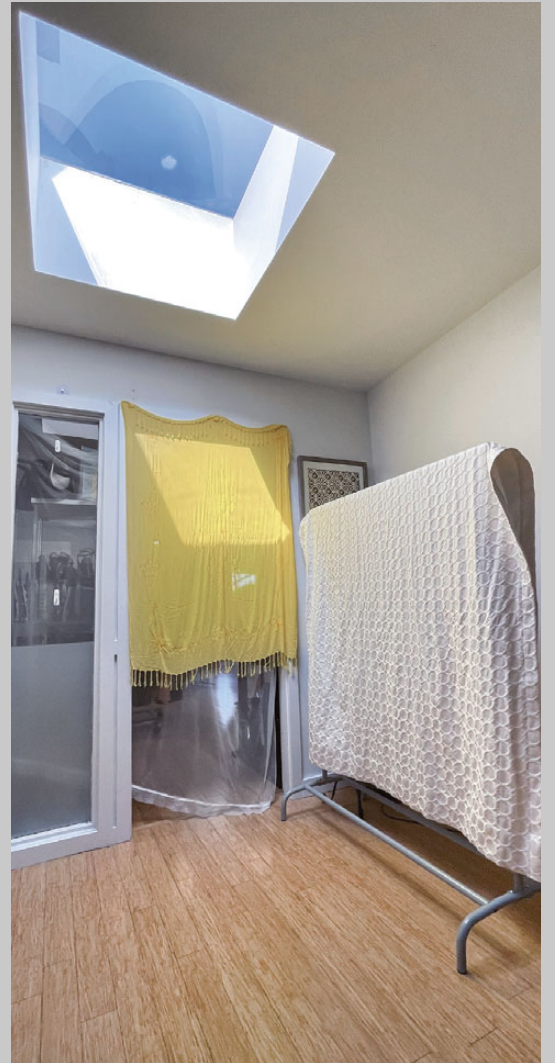
OP. COSTS AND TAXES:  
\$17.00 per sq. ft. (est.)

NET RENT: Market rates

811 1 AVENUE NE  
**1,534** SQ.FT.











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LOCAL EXPERTISE MATTERS