



OFFICE & RESTAURANT SPACE

FOR LEASE

VISTA ON 36TH 920 – 36 STREET NE
CALGARY ALBERTA

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PROPERTY INFORMATION & TRAFFIC COUNTS

LOCATION

VISTA ON 36TH : 920 – 36 STREET NE.

AVAILABLE FOR LEASE:

UNIT 202: OFFICE
SPACE: 1,078 SQ.FT. +/-
STATE: BUILT-OUT

POWER: 100 AMP
HVAC: 4 TONS

UNIT 100: RESTAURANT
SPACE: 2,585 SQ.FT. +/-
STATE: SHELL SPACE

POWER: 200 AMP
HVAC: 12 TONS
HOOD FANS: 2

*OPERATIONAL CAPABILITIES TO
BE VERIFIED BY THE TENANT.*

LEASE RATE

MARKET

TERM:

5-10 YEARS

ZONING

C-COR2

TAXES & OPERATING
COSTS

ESTIMATED \$15.69 SQ FT.

TRAFFIC COUNTS

36 STREET & 12
AVENUE NE: 44,000

36 STREET NE &
MARLBOROUGH
DRIVE NE: 26,000

PARKING

AMPLE SURFACE
PARKING

DEMOGRAPHICS

POPULATION

2024

GROWTH

2023- 2029

AVERAGE INCOME

2024

MEDIAN AGE OF POP.

2024

3KM

74,584

5KM

176,312

10KM

486,602

12.2%

12.3%

13.3%

\$80,858

\$88,148

\$115,475

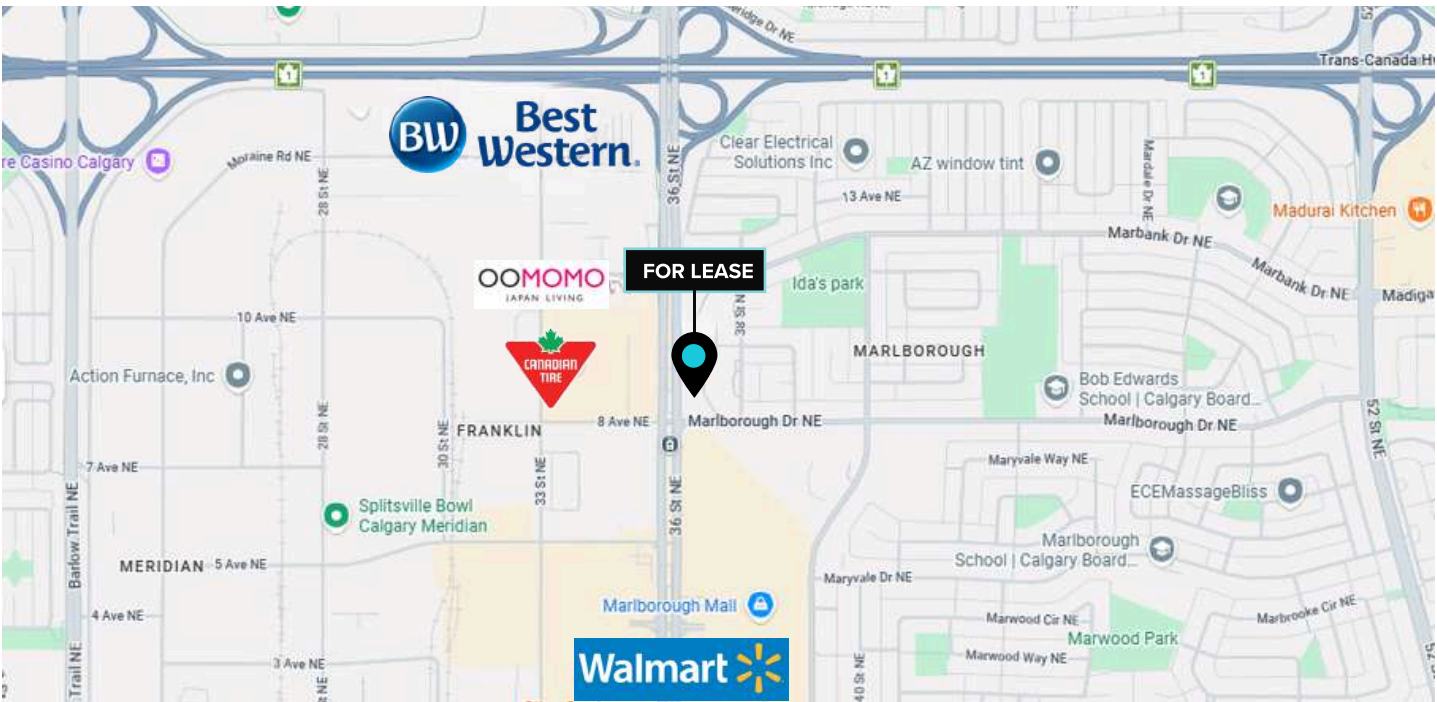
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GENERAL INFORMATION

- WELL ESTABLISHED SHOPPING CENTER (126,000 SQ FT) IN NORTH EAST CALGARY WITH AMPLE PARKING
- HIGH TRAFFIC VOLUMES ALONG 36TH STREET
- SURROUNDED BY LARGE SCALE RETAIL CENTERS; PACIFIC PLACE MALL, MALBOROUGH MALL, T&T SUPERMARKET, CANADIAN TIRE, WALMART SUPERCENTRE



CITY MAP



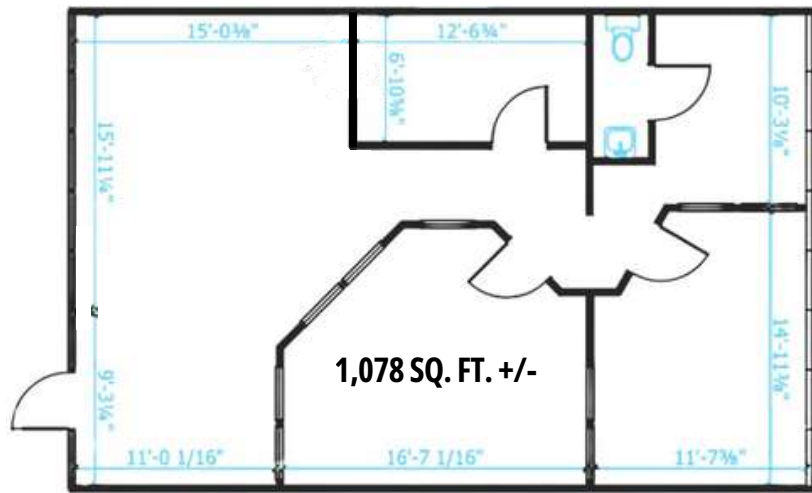
VISIT US
202, 7710 5TH STREET SE
CALGARY, ALBERTA T2H 2L9

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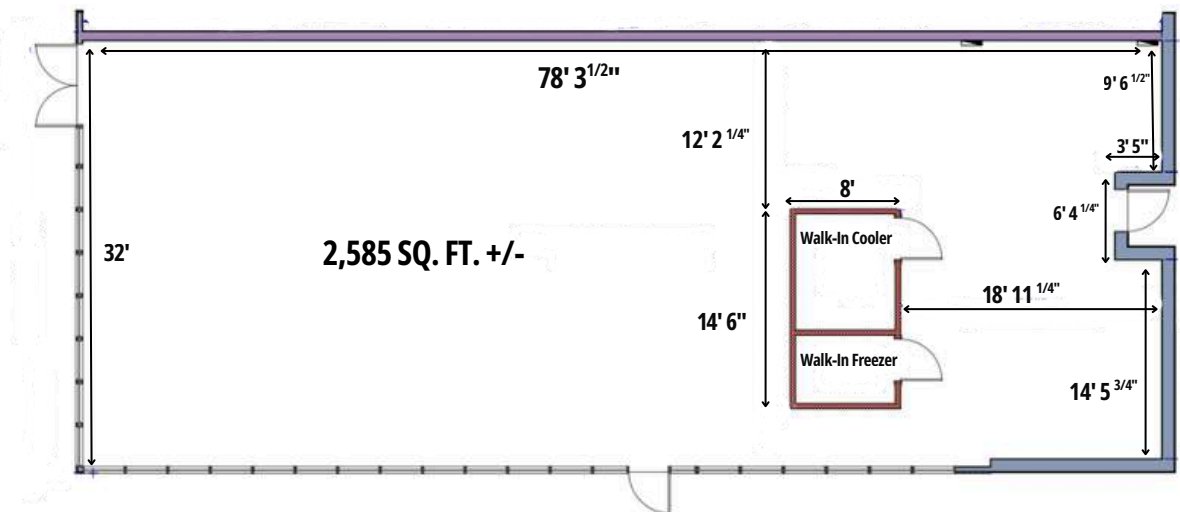
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UNIT 202 - OFFICE SPACE



UNIT 100 - RESTAURANT SPACE



VISITUS
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