



MERCANTILE
REAL ESTATE ADVISORS INC

RETAIL SPACE
FOR LEASE

630 1ST AVENUE NE
CALGARY, ALBERTA

jrmercantile.com · 403.770.3071



PROPERTY INFORMATION

LOCATION 630 1 ST AVENUE NE	TAXES TBD	UNITS AVAILABLE FOR LEASE	
AVAILABLE FOR LEASE Q3 2027	PARKING 17 COMMERCIAL STALLS	CRU #1 - 1,505 SQ.FT. +/-	CRU #4 - 1,967 SQ.FT. +/-
ZONING MU-2	TERM 5-10 YEARS	CRU #2 - 855 SQ.FT. +/-	CRU #5 - 1,562 SQ.FT. +/-
LEASE RATE MARKET	OPERATING COSTS TBD	CRU #3 - 1,541 SQ.FT. +/-	CRU #6 - 1,505 SQ.FT. +/-
		CRU #7 - 3,057 SQ.FT. +/-	
		CRU #8 - 2,472 SQ.FT. +/-	
		CRU #9 - 2,085 SQ.FT. +/-	

DEMOGRAPHICS

POPULATION	1 KM	3 KM	5 KM
2023	17,058	102,650	193,043
GROWTH			
2023 - 2028	13.72%	13.10%	13.05%
AVERAGE INCOME	\$99,287	\$118,899	\$132,217
MEDIAN AGE OF POP	39.10	38.20	38.40

GENERAL INFORMATION

NEW DEVELOPMENT ON THE CORNER OF EDMONTON TRAIL NE AND FIRST AVENUE NE IN THE BUSTLING NEIGHBOURHOOD OF BRIDGELAND AND SURROUNDED BY OTHER THRIVING AREAS OF CALGARY INCLUDING; INGLEWOOD, RENFREW, CRESCENT HEIGHTS AND EAST VILLAGE. WITH ITS LOCATION ON EDMONTON TRAIL, THIS RETAIL OPPORTUNITY IS EASILY ACCESSIBLE AND HIGHLY VISIBLE

MULTIPLE RETAIL SPACES AVAILABLE AT THE BASE OF 128 RESIDENTIAL UNIT DEVELOPMENT FEATURING 17 FOOT, 8 INCH CEILINGS SLAB TO SLAB

IDEAL USES INCLUDE: RESTAURANT, FITNESS, MEDICAL, HEALTH AND WELLNESS, COFFEE OR RETAIL



CITY PLAN

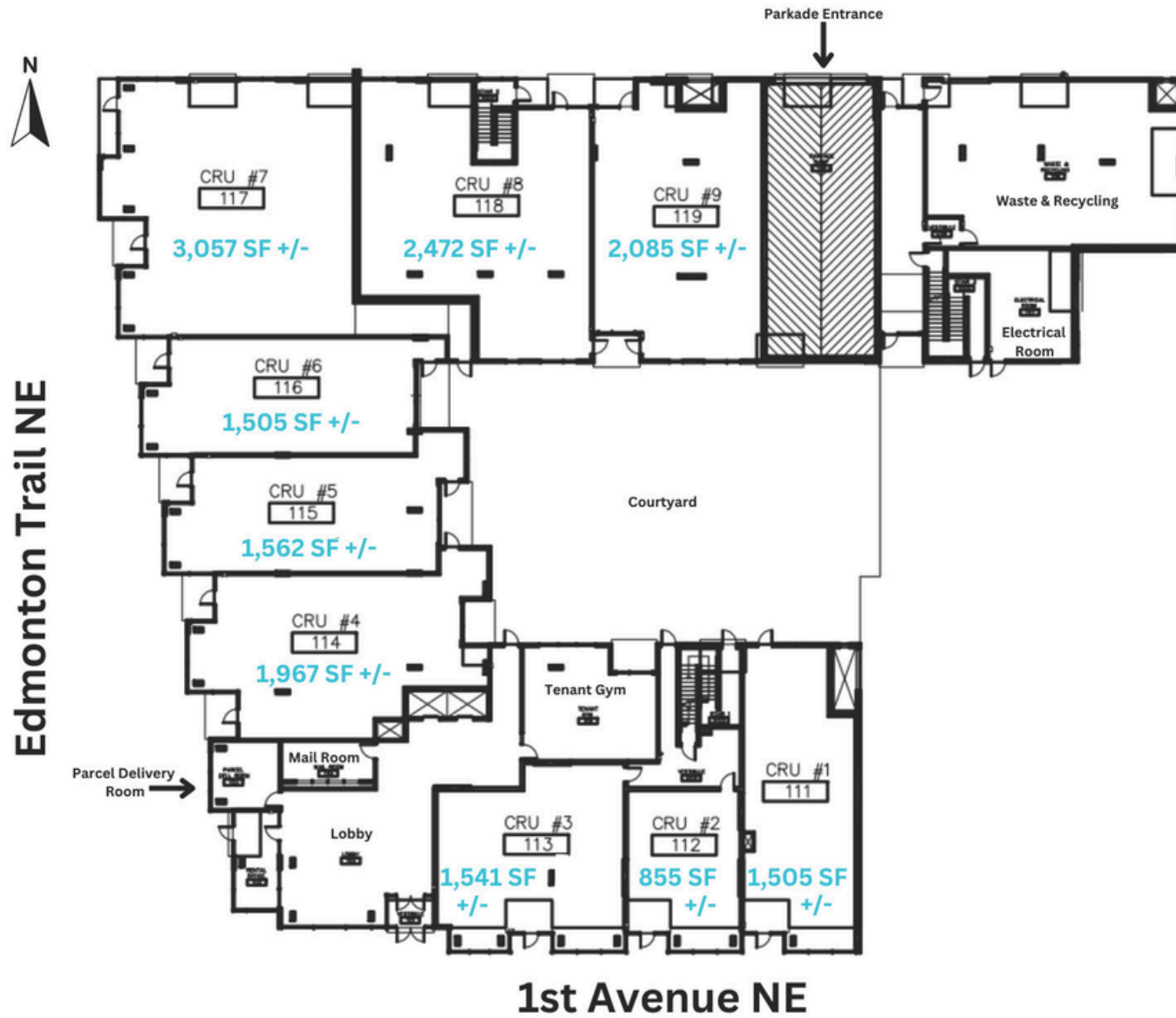


VISIT US
202, 7710 5TH STREET SE
CALGARY, ALBERTA T2H 2L9

jrmercantile.com

JEFF ROBSON PRESIDENT & BROKER
jeff@jrmercantile.com
403.770.3071 ext 200

FLOOR PLAN



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

jrmercantile.com

JEFF ROBSON PRESIDENT & BROKER
jeff@jrmercantile.com
403.770.3071 ext 200