



· MERCANTILE ·

REAL ESTATE ADVISORS INC

RETAIL SPACE

FOR LEASE

628 11TH AVENUE SW

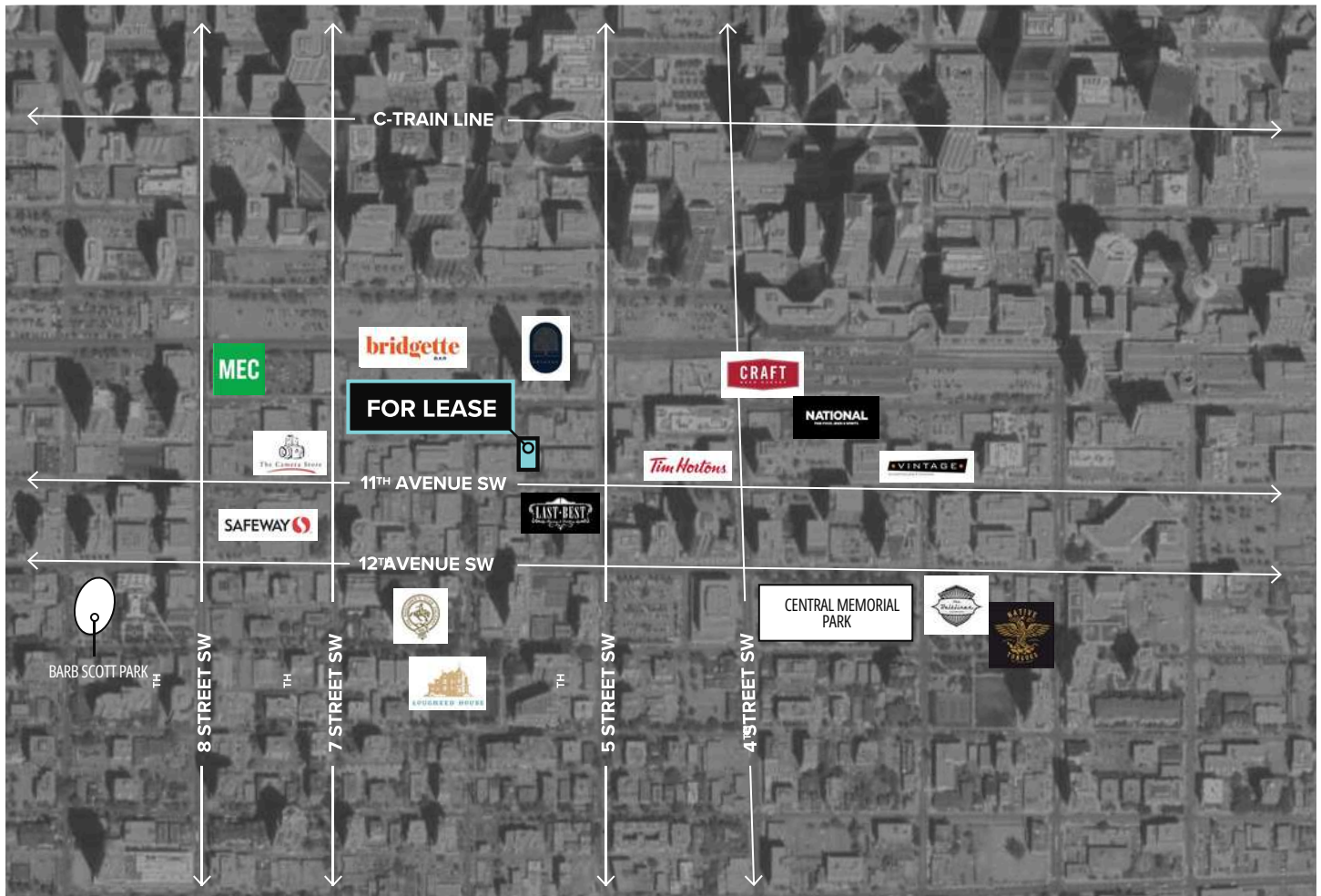
CALGARY, ALBERTA

jrmercantile.com · 403.770.3071



GENERAL INFORMATION

- LOCATED ON 11TH AVE, THIS BUILDING HAS INCREDIBLE EXPOSURE HIGH EXPOSURE SIGNAGE AVAILABLE ONTO 11TH AVENUE SW VIA SIDE OF BUILDING SURROUNDED BY NEW MULTI-STORY RESIDENTIAL BUILDINGS (PARK CENTRAL, SODO) THIS VIBRANT BELTLINE
- AREA IS PRIMED FOR A RESURGENCE
- FLEXIBLE LEASE STRUCTURE AND TERMS AND IDEALLY SUITED FOR MEDICAL AND/OR SERVICE
- DAYTIME WORKING POPULATION OF 26,500 PEOPLE IN THE BELTLINE (EST.)



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PROPERTY INFORMATION & TRAFFIC COUNTS

LOCATION 628 11 TH AVENUE SW	OPERATING COSTS \$19.69 / SQ. FT.	TRAFFIC COUNTS 11 TH AVENUE SW AND 7 TH STREET SW: 19,000 VEHICLES / DAY
AVAILABLE FOR LEASE UNIT 101: 2,443 SQ. FT. +/- UNIT 102: LEASED	TAXES \$3.90 / SQ. FT.	9 TH AVENUE SW AND 5 TH STREET SE: 28,000 VEHICLES / DAY
AVAILABLE IMMEDIATELY	LEASE RATE MARKET	PARKING SECURE PARKING AVAILABLE FOR TENANTS AT \$250 / MONTH PER STALL.
	ZONING CC-X	STREET PARKING AVAILABLE FOR CLIENTS AND CUSTOMERS.

DEMOGRAPHICS

POPULATION	2KM	5KM	10KM
2023	77,511	226,295	623,065
2033	94,326	286,495	783,985
YEARLY GROWTH			
2023-2028	2.2%	2.7%	2.6%
AVERAGE INCOME			
2023	\$124,217	\$143,799	\$132,755
MEDIAN AGE OF POP.			
2023	37.4	38.4	39.6

VIRTUAL TOUR

UNIT 101

MAIN FLOOR PLAN



MAIN FLOOR RETAIL
UNIT 101: 2,443 sf +/-



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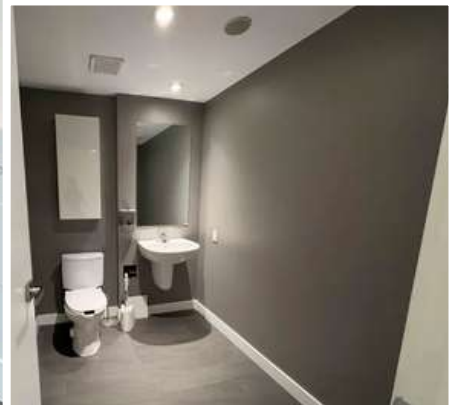
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EAST UNIT 101



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