



1,400 sf
Unit 620 5 St SE • Main Fl.

C/L

RETAIL SPACE IN EAST VILLAGE FOR LEASE

Retail Podium in Verve
620 5th Street SE, Calgary



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LOCAL EXPERTISE MATTERS



East Village Residential

Current:

- 1 The Hat at East Village – 221 units
- 2 INK by Battistella – 119 units
- 3 George C. King Tower – 143 units
- 4 Murdoch Manor – 360 units
- 5 Rivertwin Condos – 64 units
- 6 East Village Place - 163 units
- 7 Orange Lofts – 106 units
- 8 N3 Condos - 167 units
- 9 Arris East - 190 units
- 10 Arris West - 337 units
- 11 Evolution East Village - 474 units
- 12 Verve – 288 units
- 13 FIRST – 196 units

Planned:

- 14 Vibe – 160 units (Fram & Slokker)
- 15 EV 606 – 44 units (Alston Properties)
- 16 Vita – 100 units (Minto Communities)
- 17 New development by One Properties
- 18 New development by Copez Properties

AREA DEMOGRAPHICS (1 km radius)

Population **19,251**

Median Age **36.8**

Average Household Income **\$114,000**

Current Consumption per Household

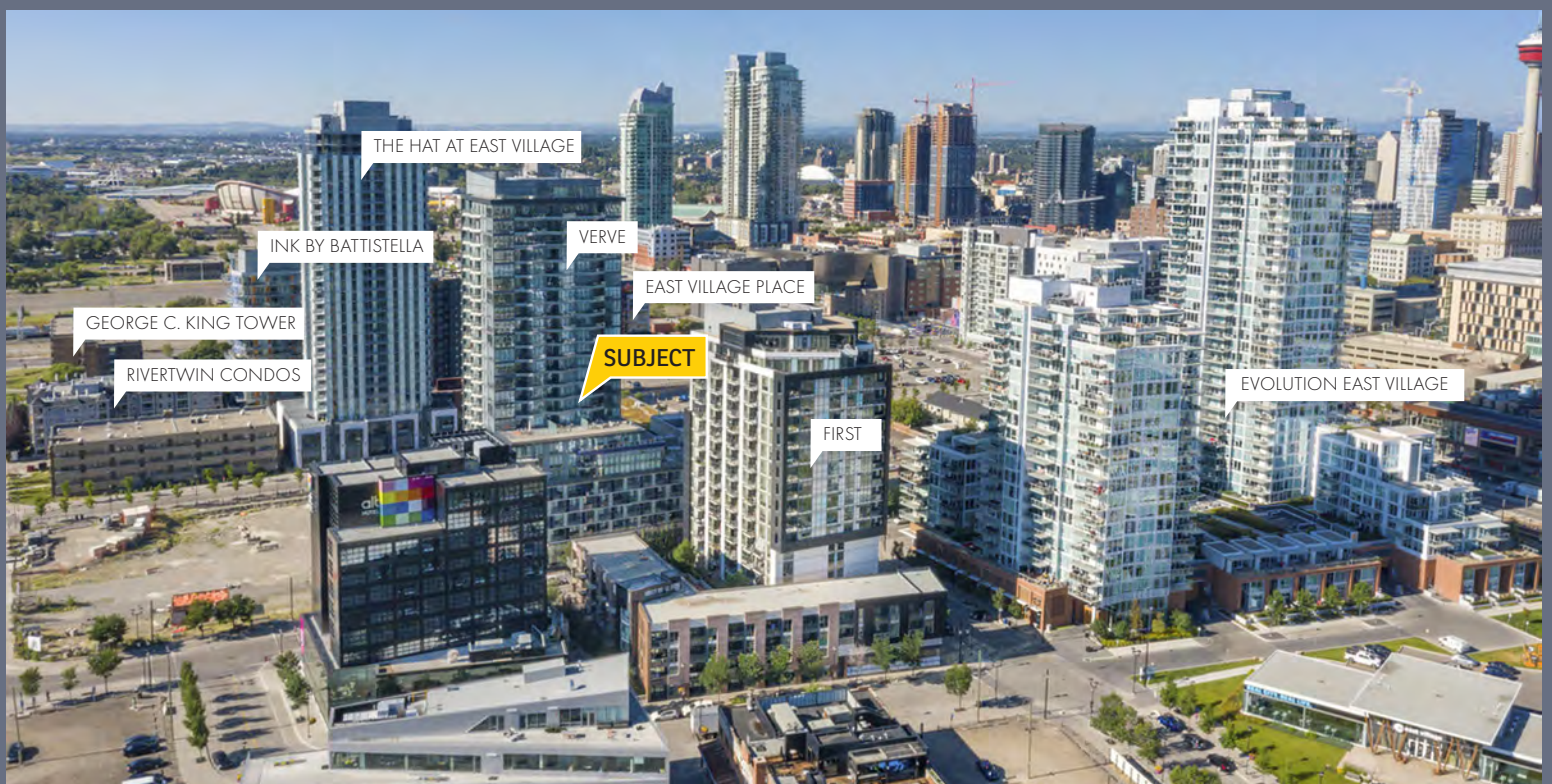
\$11,505
FOOD

\$4,202
HEALTH CARE

\$4,092
RECREATION

\$1,804
PERSONAL CARE

Source: Statistics Canada



LEASE INFORMATION

MUNICIPAL ADDRESS:
620 5 Street SE, Calgary

ZONING: Direct Control 79d207

LEGAL:
Condo. Corp. 1910157, Unit 4

YEAR OF CONSTRUCTION:
2018

AVAILABLE FOR LEASE:
1,400 sq. ft. – Unit 620 5 St SE **C/L**

PARKING:
» Underground stalls available at market rate.
» Paid and street parking in the vicinity.

OP. COSTS AND TAXES:
\$22.00 per sq. ft.
Electricity separately metered.

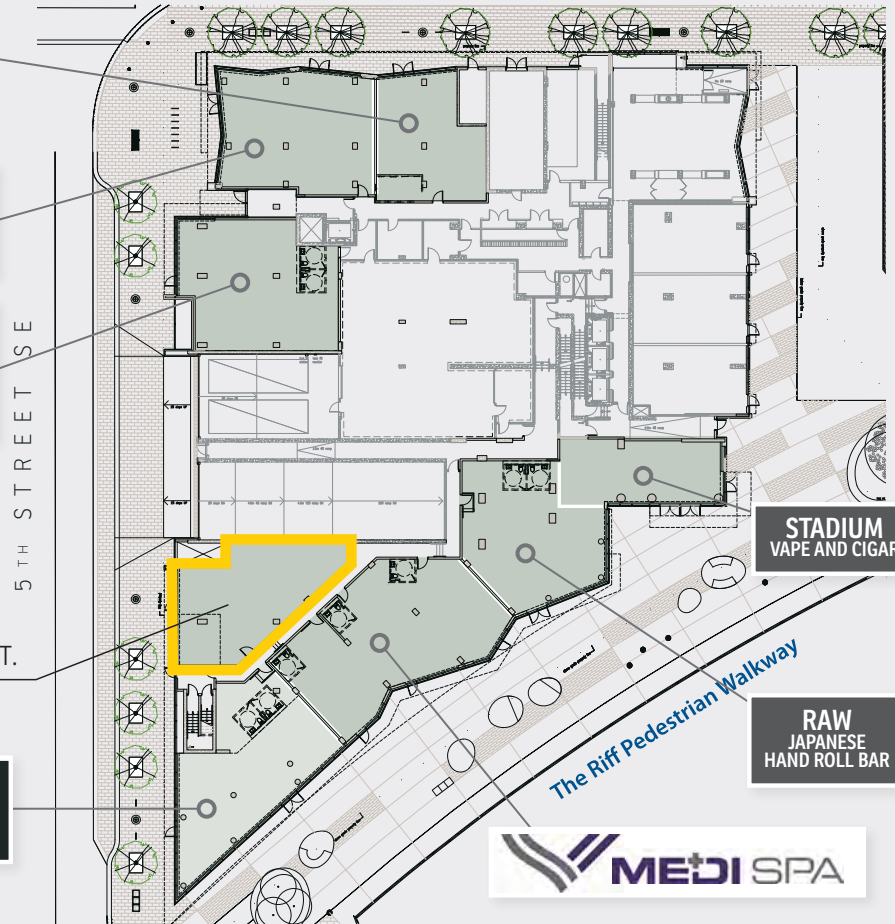
NET RENT: Market



SUBJECT UNIT
1,400 SQ.FT.



6TH AVENUE SE



5th Street SE



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LOCAL EXPERTISE MATTERS