

# ◆ FOR LEASE ◆

The Piazza, Calgary, Alberta



## PROPERTY INFORMATION

### LOCATION

903 General Avenue NE

### AVAILABLE FOR LEASE

Combined: 2,865 sq. ft. +/-  
OR

Demised: 1,390 sq. ft. +/-  
& 1,475 sq. ft. +/-

### AVAILABLE

Immediately

### TERM

5 - 10 Years

### TAXES

Under Appeal

### PARKING

\$175/stall/month

### LEASE RATE

Market

### OPERATING COSTS

\$11.72 / sq. ft.

## DEMOGRAPHICS\*

POPULATION	1KM	3KM	5KM
2018	11,483	82,093	192,451
2023	13,214	93,973	221,074
GROWTH 2018 - 2023	15.07%	14.47%	14.87%
AVERAGE INCOME	1KM	3KM	5KM
2018	\$108,620	\$115,707	\$128,231
MEDIAN AGE	1KM	3KM	5KM
2018	35.60	35.20	35.30

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## GENERAL INFORMATION

- Currently operating as a restaurant
- Located across the bow river in the heart of Bridgeland and just a few blocks away from the downtown core
- Minutes away from public parks
- Great community-oriented retail location with ample public seating and patio space for visitors
- Situated along 1st Ave public transit corridor
- Ideal for retail and consumer services
- Mixed use zoning with active frontage

## TRAFFIC COUNTS

1st Avenue NE:  
11,000 vehicles per day on average

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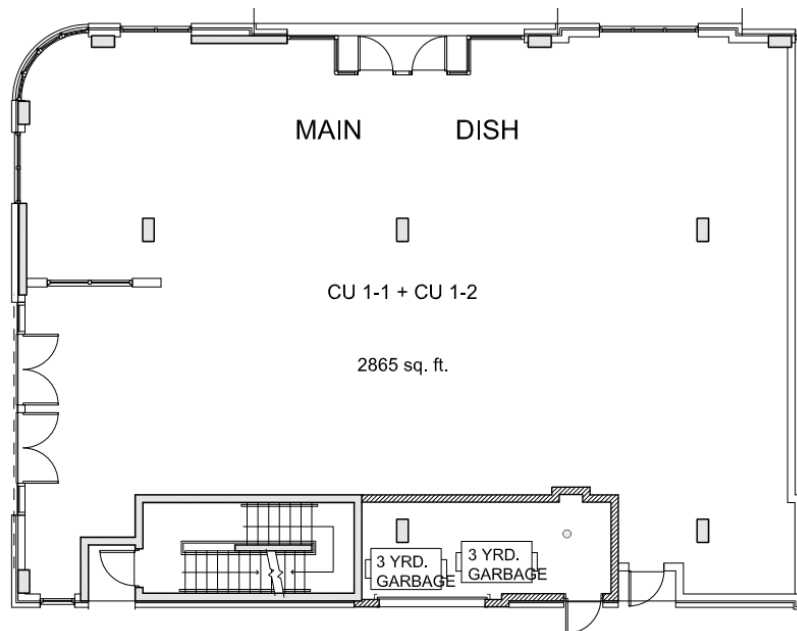
300, 525 11th Ave SW  
Calgary, Alberta, Canada  
T2R 0C9



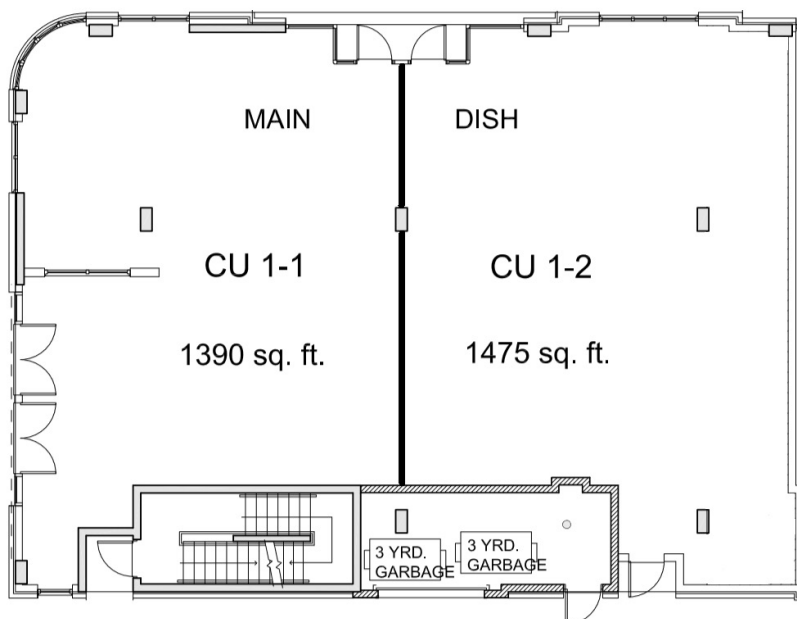
Jeff Robson • [jeff@jrmercantile.com](mailto:jeff@jrmercantile.com)  
403 770 3071 ext 200



CURRENTLY:



DEMISED:



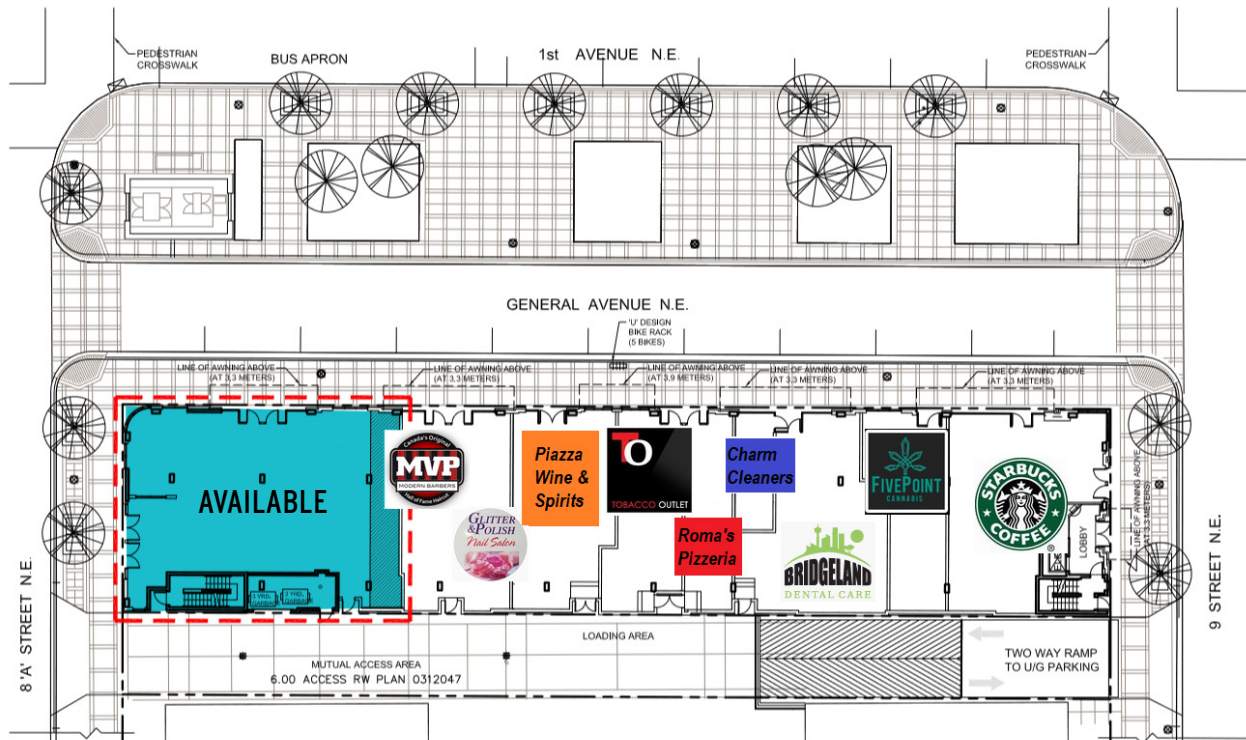
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## Legend

- |   |   |  |
|---|---|--|
|  The Piazza              |  7-Eleven            |  La Brezza Ristorante                   |
|  Luke's Drug Mart        |  Blue Star Diner     |  CBI Health Centre                      |
|  Villa Firenze           |  Baya Rica Cafe      |  Bridgeland Denture Centre              |
|  Sonia's Bridal Studio   |  Shiki Menya         |  Bridgeland Market                      |
|  Bridgeland Liquor Store |  Leela Eco Spa       |  Tazza Deli & Grill                     |
|  Japanese Cuisine Daruma |  Molson Coors Canada |  St. Mathew Square                      |
|  Langevin School         |  LDV Pizza Bar       |  Murdoch Park                           |
|  Calvary Grace Church    |  The Ave Barbershop  |  Bridgeland Riverside<br>Off-Leash Area |

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