



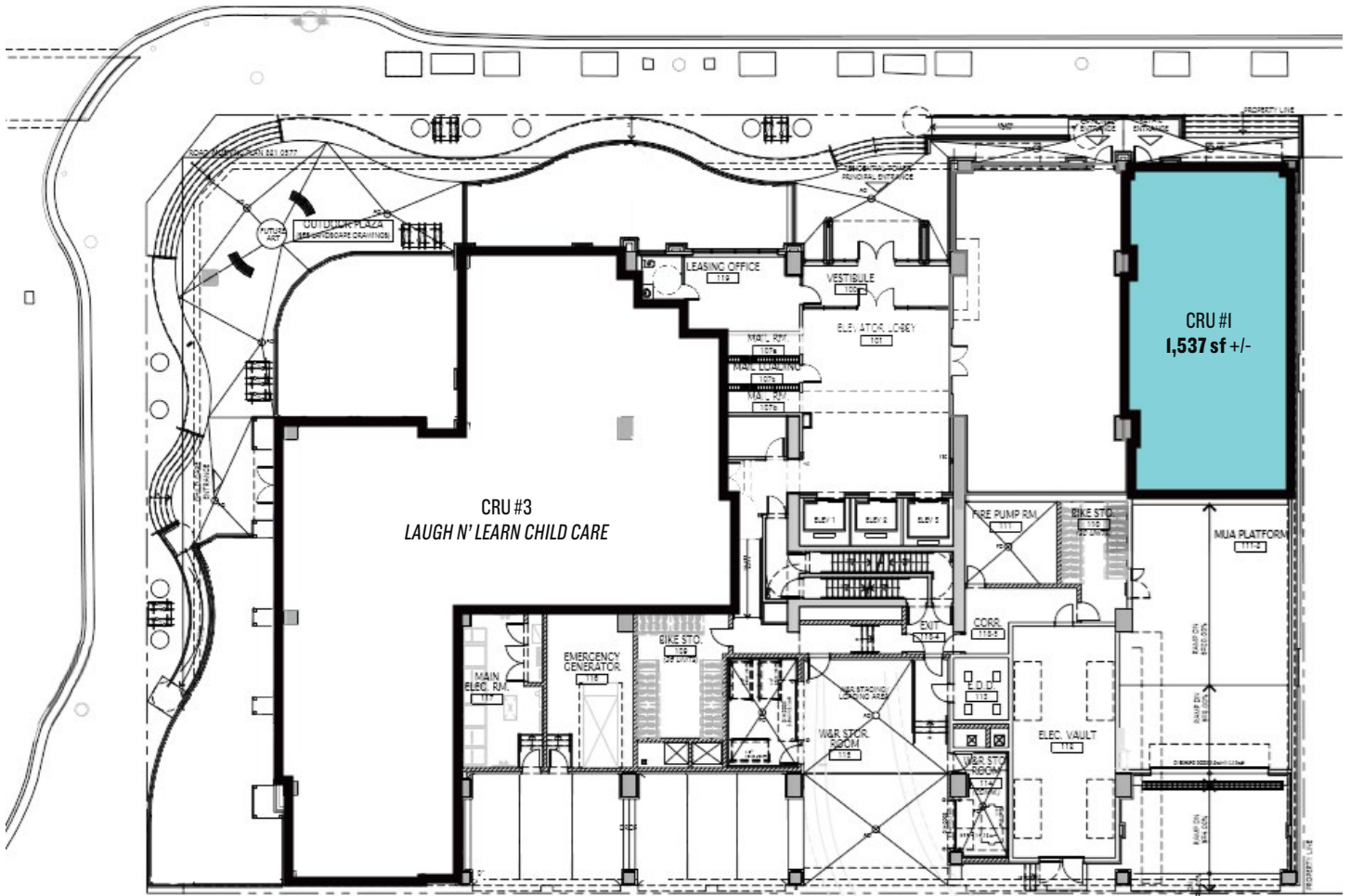
JR

· **MERCANTILE** ·
REAL ESTATE ADVISORS INC.

RETAIL SPACE
FOR LEASE

THE HAT @ EAST VILLAGE
CALGARY, ALBERTA

jrmercantile.com · 403.770.3071



PROPERTY INFORMATION

LOCATION

611 7TH AVENUE SE

TAXES

\$8.06 / SQ. FT.

AVAILABLE FOR LEASE

CRU #1: 1,537 SQ. FT. +/-
 CRU #3: LEASED TO
 LAUGH N' LEARN CHILD
 CARE

OPERATING COSTS

\$4.95 / SQ. FT.

LEASE RATE

MARKET

AVAILABLE

IMMEDIATELY

PARKING

STAFF PARKING STALLS
 EST. \$300 / STALL
 PER MONTH

TERM

5 - 10 YEARS

DEMOGRAPHICS

POPULATION

2020 48,202
 2025 53,728

2KM

48,202
 53,728

3KM

100,729
 113,329

5KM

197,841
 223,349

GROWTH

2020 - 2025 11.46% 12.51% 12.89%

AVERAGE INCOME

2020 \$116,838 \$133,410 \$145,368

MEDIAN AGE OF POP.

2020 35.10 34.80 35.60

GENERAL INFORMATION

- LOCATED IN THE HEART OF THE EAST VILLAGE DEVELOPMENT RIGHT BESIDE THE BOW RIVER
- MINUTES AWAY FROM THE CITY HALL TRAIN STATION AND FORT CALGARY
- SURROUNDED BY AMENITIES INCLUDING THE NEW CENTRAL LIBRARY, THE NATIONAL MUSIC CENTRE, AND REAL CANADIAN SUPERSTORE
- POSITIONED DIRECTLY ON THE RIFF, THE HIGHLY ANTICIPATED RETAIL FRONT OF THE DISTRICT
- IDEAL USE INCLUDES CAFÉ OR ICE CREAM SHOP

TRAFFIC COUNTS

MACLEOD TRAIL SE: 24,000 VEHICLES / DAY
 9TH AVENUE SE: 16,000 VEHICLES / DAY

VISIT US
 300, 525 11TH AVENUE SW
 CALGARY, ALBERTA T2R 0C9

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JEFF ROBSON PRESIDENT & BROKER

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THE HAT @ EAST VILLAGE
STOREFRONTS

CITY PLAN



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