

JR

MERCANTILE
REAL ESTATE ADVISORS INC

RETAIL SPACE
FOR LEASE

3527 18TH STREET SW
CALGARY, ALBERTA

jrmercantile.com · 403.770.3071

9 ROUND
CREATING A BUSINESS

FOR LEASE

MERCANTILE
403-770-3071

NO CLASS TIMES



TRAINER INCLUDED



101 - 3527 18 ST SW



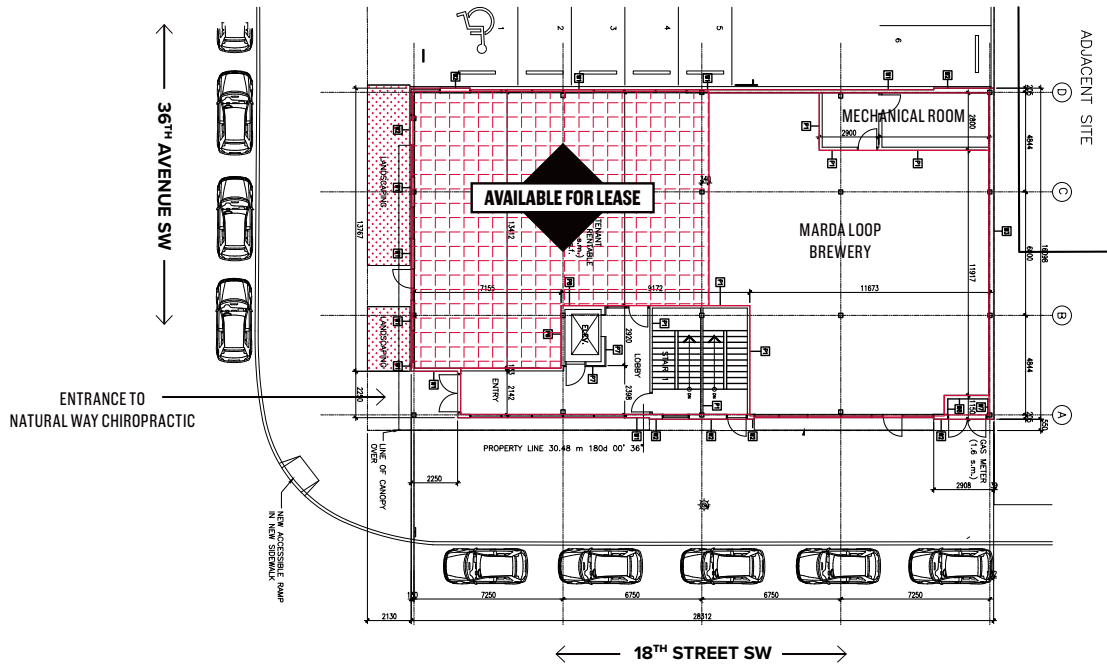
201 - 3527 18 ST SW



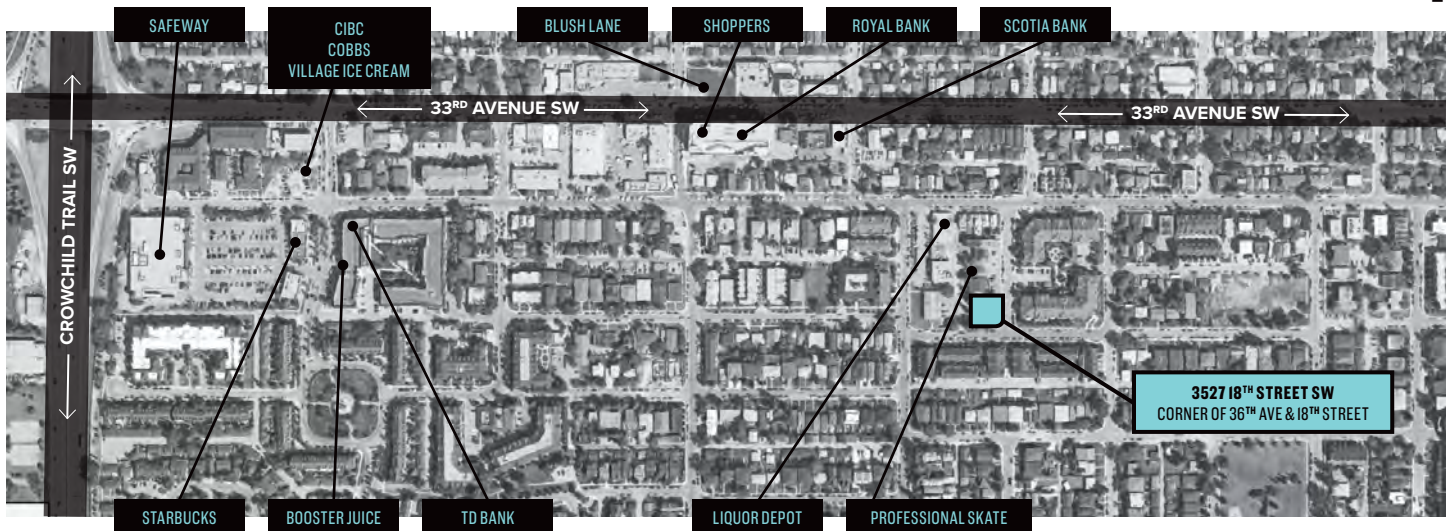
Natural Way
Chiropractic

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Chiropractic

3523 18TH STREET SW



FLOOR PLAN



CITY PLAN



PROPERTY INFORMATION

LOCATION 3527 18 TH STREET SW	OPERATING COSTS \$16.00 / SQ. FT.
AVAILABLE FOR LEASE 1,926 SQ. FT. +/-	LEASE RATE MARKET
AVAILABLE IMMEDIATELY	SIGNAGE FRONT / REAR FACIA SIGNS
TERM 5 - 10 YEARS	PARKING 19 ON-SITE STALLS PLUS AMPLE STREET PARKING

DEMOGRAPHICS

POPULATION	1KM	3KM	5KM
2020	13,983	99,935	215,923
2025	15,856	113,324	243,775
GROWTH			
2020 - 2025	13.39%	13.40%	12.90%
AVERAGE INCOME			
2020	\$200,212	\$176,218	\$161,587
MEDIAN AGE OF POP.			
2020	41.10	39.10	40.20

SURROUNDING AMENITIES / ROUTES

- BLUSH LANE
- BOOSTER JUICE
- CIBC
- COBBS
- LIQUOR DEPOT
- PROFESSIONAL SKATE
- ROYAL BANK
- SAFEWAY
- SCOTIA BANK
- SHOPPERS
- STARBUCKS
- TD BANK
- VILLAGE ICE CREAM
- 33RD AVENUE SW
- CROWCHILD TRAIL SW

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

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