



**MERCANTILE**  
REAL ESTATE ADVISORS INC



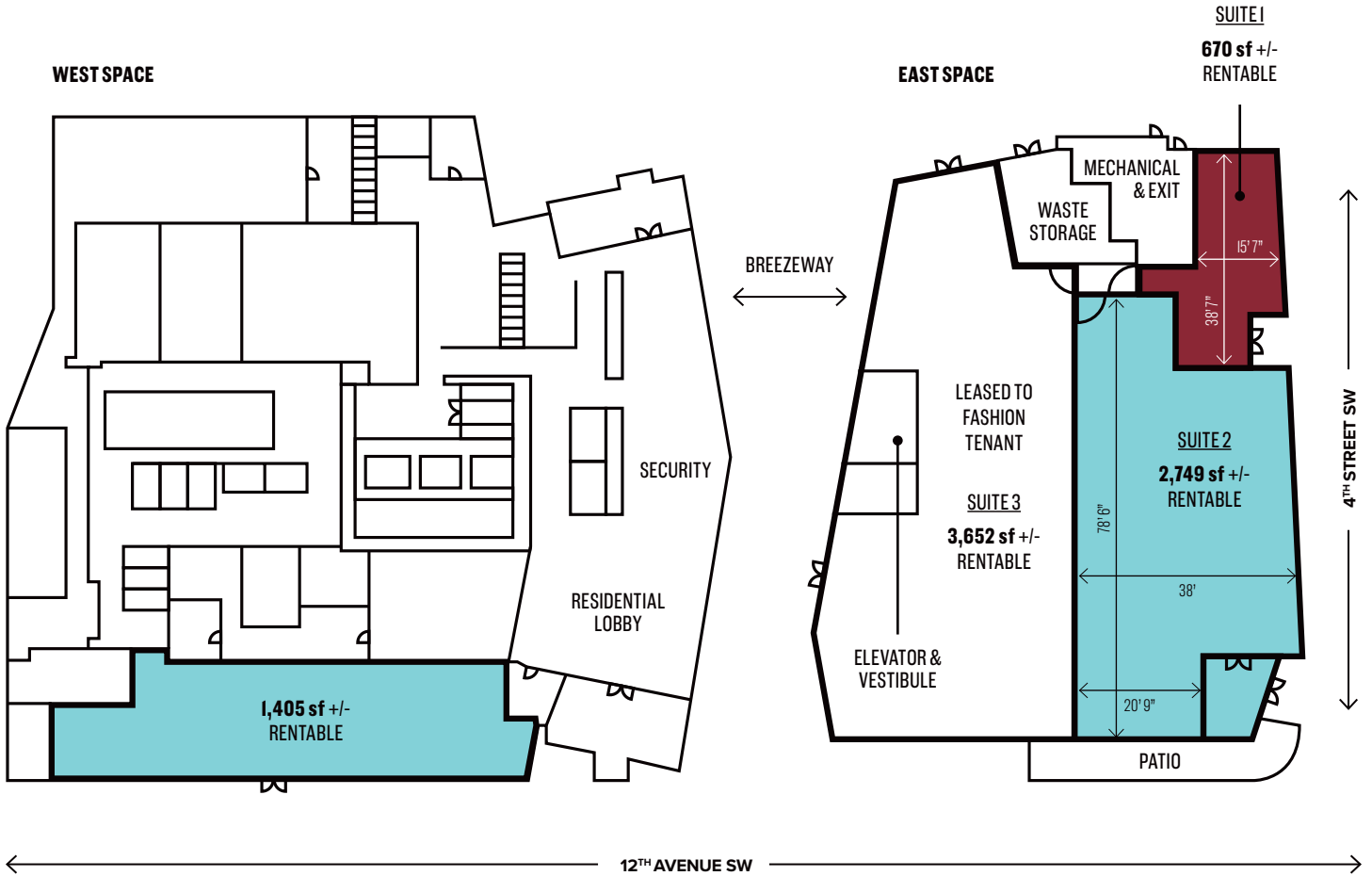
PARK CENTRAL

Hines

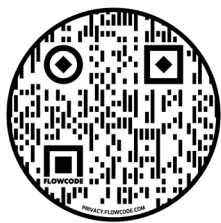
RETAIL SPACE  
**FOR LEASE**

520 12<sup>TH</sup> AVENUE SW / 1125 4<sup>TH</sup> STREET SW  
CALGARY, ALBERTA

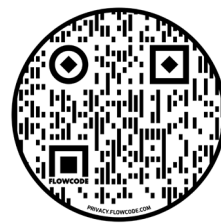
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**WEST SPACE**  
SCAN FOR  
VIRTUAL TOUR →



**EAST SPACE**  
SCAN FOR  
VIRTUAL TOUR →

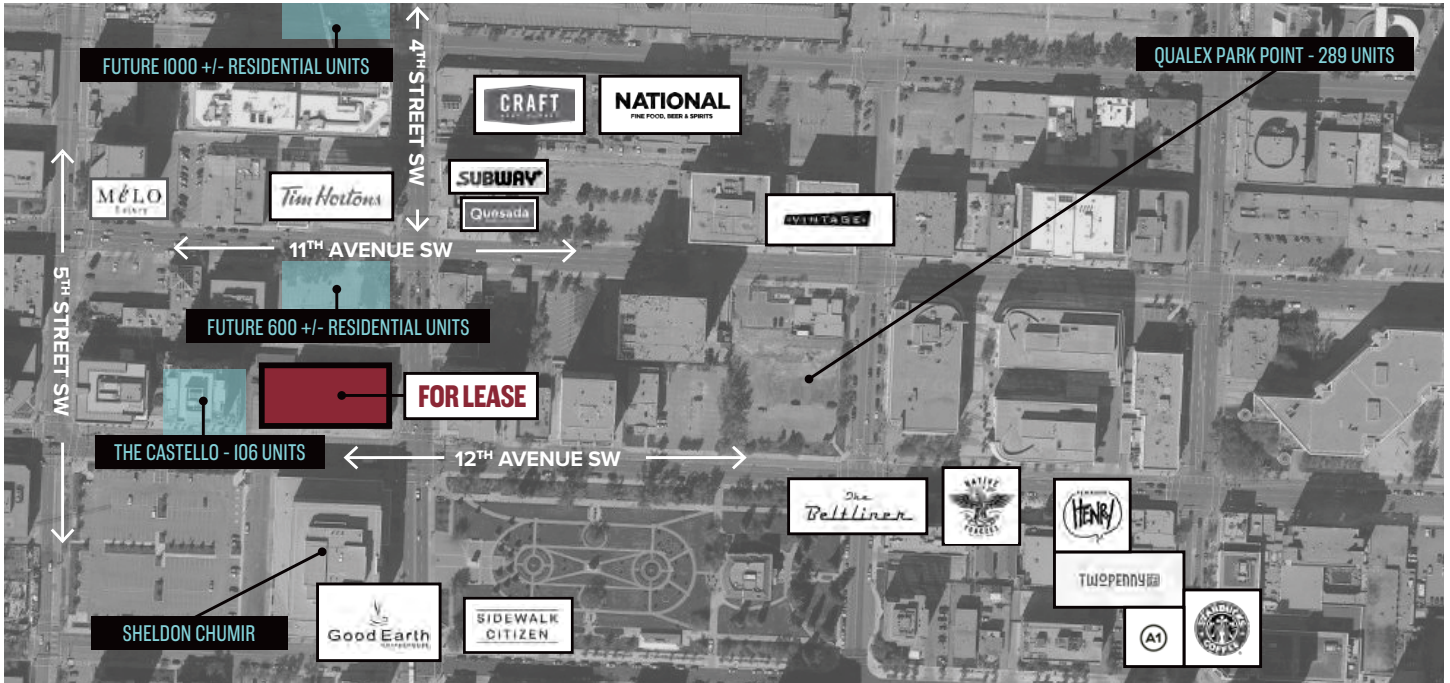


VISIT US  
300, 525 11<sup>TH</sup> AVENUE SW  
CALGARY, ALBERTA T2R 0C9

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**JEFF ROBSON** PRESIDENT & BROKER

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403.770.3071 ext 200



**SURROUNDING AMENITIES**

- |                |                    |
|----------------|--------------------|
| 10 FOOT HENRY  | QUESADA            |
| A1 BODEGA      | SIDEWALK CITIZEN   |
| CRAFT          | STARBUCKS          |
| GOOD EARTH     | SUBWAY             |
| MÉLO EATERY    | THE BELTLINER      |
| NATIONAL       | TIM HORTONS        |
| NATIVE TONGUES | VINTAGE STEAKHOUSE |

**PROPERTY INFORMATION**

<b>LOCATION</b> 520 12 <sup>TH</sup> AVENUE SW 1125 4 <sup>TH</sup> STREET SW	<b>OPERATING COSTS</b> ESTIMATED \$16.00 / SQ. FT. +/-
<b>AVAILABLE FOR LEASE</b> WEST: 1,405 SQ. FT. +/- EAST: 670 TO 3,419 SQ. FT. +/-	<b>LEASE RATE</b> MARKET
<b>AVAILABLE</b> IMMEDIATELY	<b>TRAFFIC COUNTS</b> 12 <sup>TH</sup> AVENUE SW: 20,000 VEHICLES PER DAY ON AVERAGE
<b>TERM</b> 5 - 10 YEARS	4 <sup>TH</sup> STREET SW: 15,000 VEHICLES PER DAY ON AVERAGE

**DEMOGRAPHICS**

<b>POPULATION</b>	<b>1KM</b>	<b>3KM</b>	<b>5KM</b>
2018 2023	27,238 30,542	120,589 138,676	219,214 253,602
<b>GROWTH</b>			
2018 - 2023	12.13%	15.00%	15.69%
<b>AVERAGE INCOME</b>			
2018	\$102,879	\$139,140	\$147,533
<b>MEDIAN AGE OF POP.</b>			
2018	32.50	34.40	35.30

**GENERAL INFORMATION**

- 35 STORY MULTI-FAMILY BUILDING LOCATED ON THE NORTHWEST HIGH TRAFFIC CORNER OF 12<sup>TH</sup> AVENUE AND 4<sup>TH</sup> STREET SW
- KITTY CORNER FROM THE LIVING CENTRAL MEMORIAL PARK
- TOTAL RETAIL SPACE AVAILABLE; 8,405 SQ. FT. +/-
- CONVENIENTLY LOCATED ON THE 4<sup>TH</sup> STREET PUBLIC TRANSIT CORRIDOR
- SUITABLE FOR RETAIL, CONSUMER, AND FOOD SERVICES
- CENTRE CITY MIXED USE ZONING

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