

THE EAGLE BLOCK EST. 1905

JR

MERCANTILE

REAL ESTATE ADVISORS INC

RETAIL SPACE  
FOR LEASE

1209 1<sup>ST</sup> STREET SW  
CALGARY, ALBERTA

[jrmercantile.com](http://jrmercantile.com) · 403.770.3071

13673

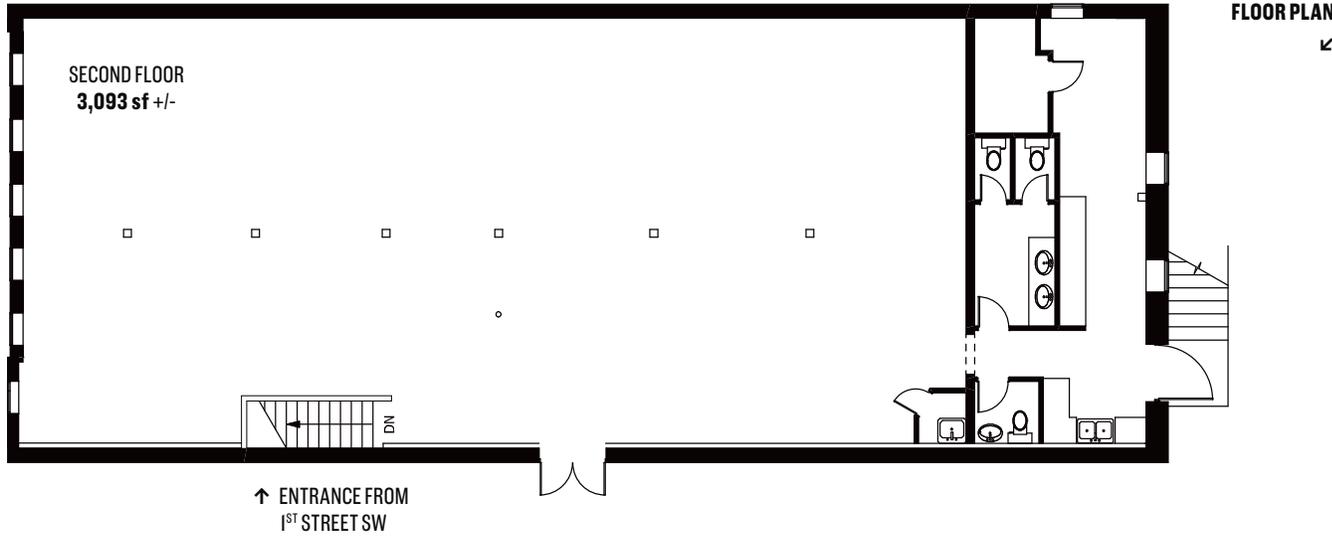
STREET SW

1209 1<sup>ST</sup> STREET SW  
SCAN FOR VIRTUAL  
TOUR ↘

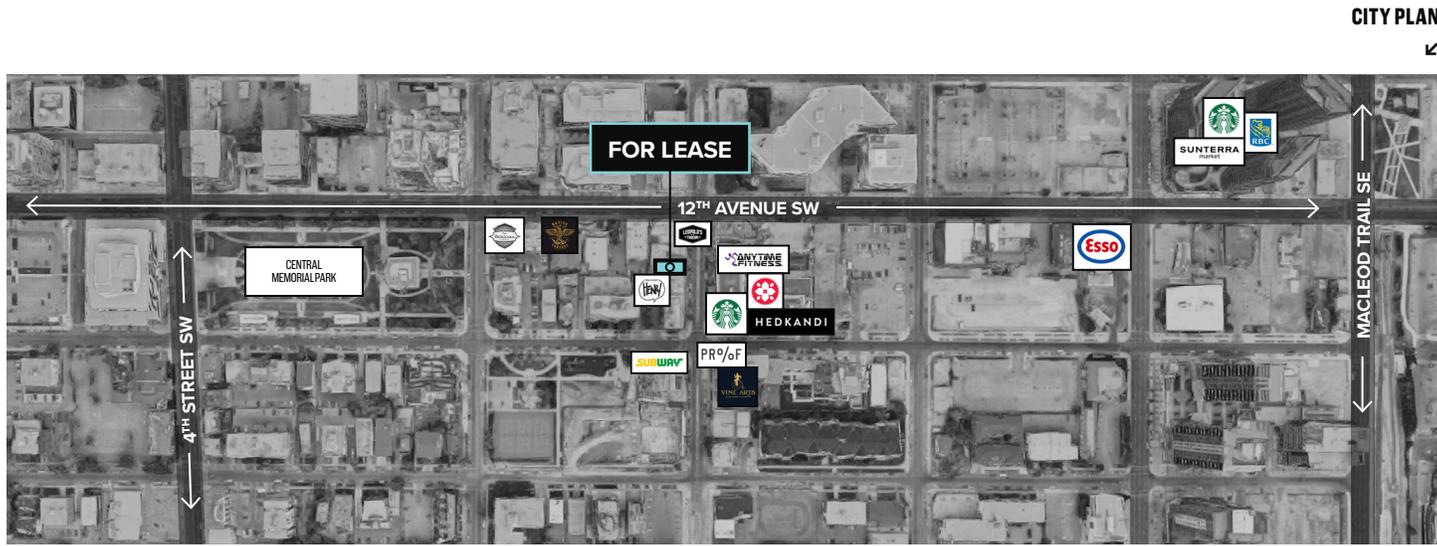


TAKE OUT  
11am - 9pm  
EVERY DAY

RESTA  
11am  
EVER



**FLOOR PLAN**



**CITY PLAN**

**PROPERTY INFORMATION**

<b>LOCATION</b>	<b>TAXES &amp; OPERATING COSTS</b>
1209 1 <sup>ST</sup> STREET SW	\$10.00 / SQ. FT.
<b>AVAILABLE FOR LEASE</b>	<b>LEASE RATE</b>
TOTAL: 3,093 SQ. FT. +/-	MARKET
<b>AVAILABLE</b>	<b>ZONING</b>
IMMEDIATELY	CC — COR
<b>TERM</b>	
FLEXIBLE TERM LENGTHS	

**DEMOGRAPHICS**

POPULATION	2KM	3KM	5KM
2020	71,202	116,525	214,359
2025	79,939	131,406	242,817
<b>GROWTH</b>			
2020 - 2025	12.27%	12.77%	13.28%
<b>AVERAGE INCOME</b>			
2020	\$131,487	\$144,581	\$154,168
<b>MEDIAN AGE OF POP.</b>			
2020	34.10	34.60	35.60

**GENERAL INFORMATION**

- BRIGHT, SPACIOUS, AND AFFORDABLE OPEN CONCEPT SPACE AVAILABLE FOR EITHER OFFICE OR RETAIL USE
- WALKING DISTANCE FROM LRT / DOWNTOWN CORE
- NEARBY TO AN EXCELLENT SELECTION OF AMENITIES INCLUDING: TEN FOOT HENRY, NATIVE TONGUES, THE BELTLINER, STARBUCKS, AND ANYTIME FITNESS
- ABUNDANCE OF PARKING OPTIONS IN THE AREA
- SITUATED IN THE BELTLINE, ONE OF THE MOST DENSELY POPULATED DISTRICTS IN CALGARY

**TRAFFIC COUNTS**

1<sup>ST</sup> STREET SW & 12<sup>TH</sup> AVENUE SW: 7,000 VEHICLES/DAY  
 12<sup>TH</sup> STREET SW & 2<sup>ND</sup> STREET SW: 14,000 VEHICLES/DAY

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

**JEFF ROBSON** PRESIDENT & BROKER  
 jeff@jrmercantile.com  
 403.770.3071 ext 200

**ALEX MORRISON** ASSOCIATE  
 alex@jrmercantile.com  
 403.770.3071 ext 204

[jrmercantile.com](http://jrmercantile.com)

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