

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

P
PARK CENTRAL

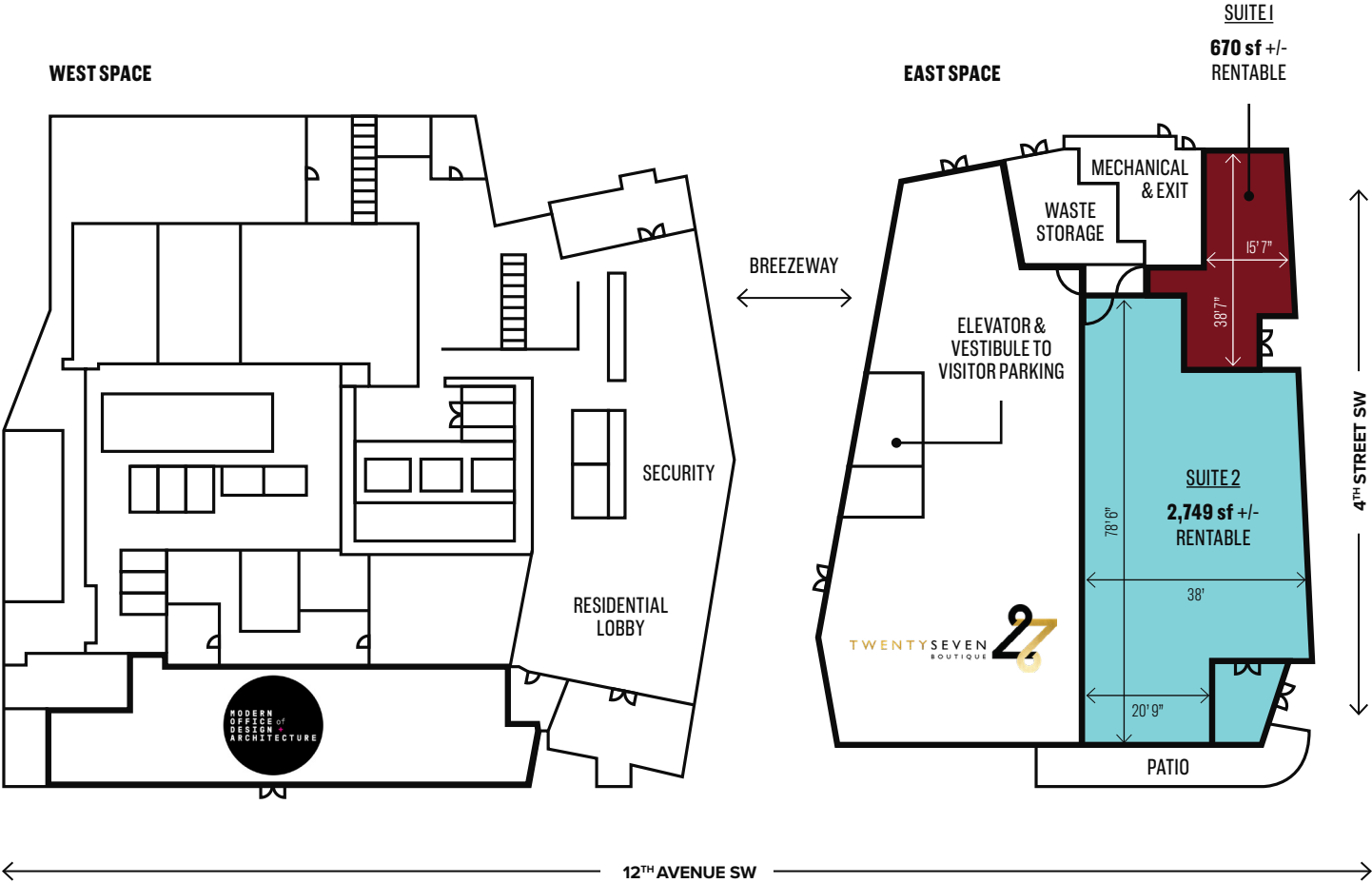
Hines

RETAIL SPACE
FOR LEASE

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

jrmercantile.com · 403.770.3071

FLOOR PLANS



WEST SPACE

SCAN FOR
VIRTUAL TOUR →



EAST SPACE

SCAN FOR
VIRTUAL TOUR →

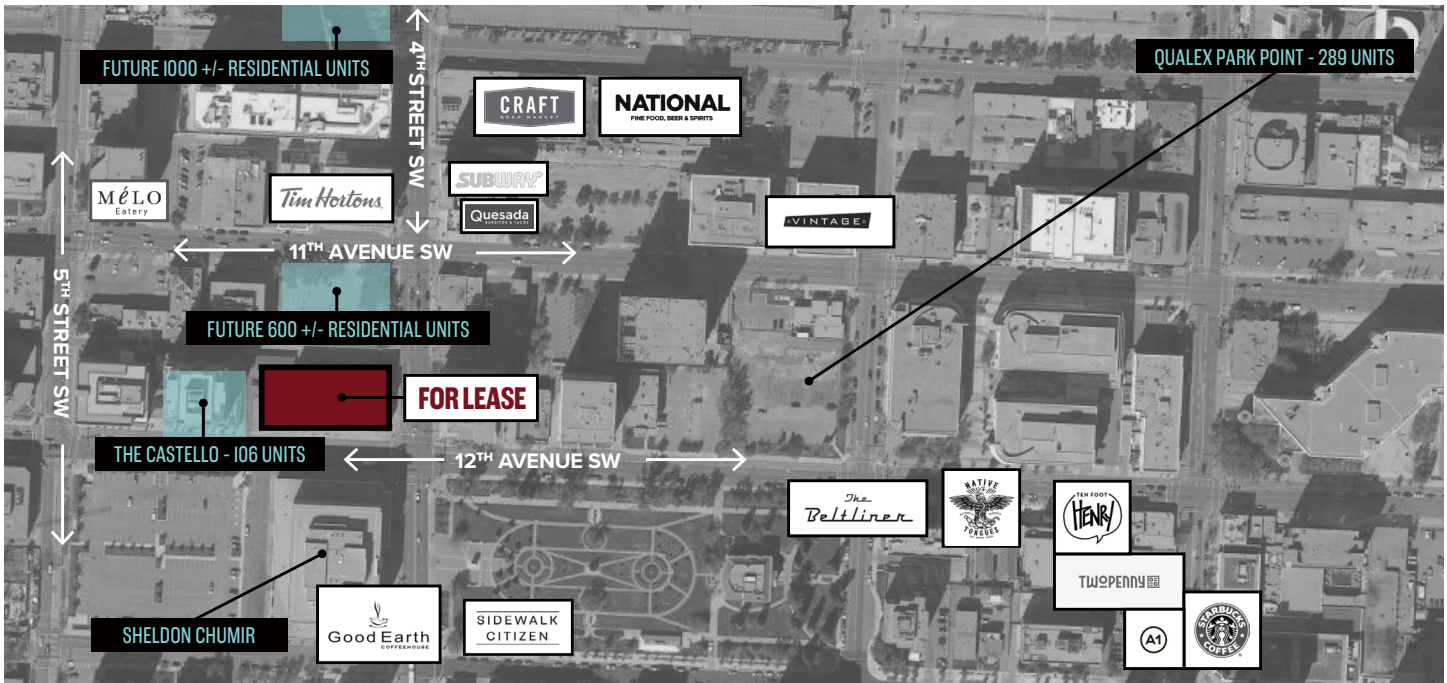


VISIT US
300, 525 11TH AVENUE SW
CALGARY, ALBERTA T2R 0C9

jrmercantile.com

JEFF ROBSON PRESIDENT & BROKER

jeff@jrmercantile.com
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

LOCATION 520 12 TH AVENUE SW 1125 4 TH STREET SW	OPERATING COSTS ESTIMATED \$16.00 / SQ. FT. +/-
AVAILABLE FOR LEASE WEST: 1,421 SQ. FT. +/- CONDITIONALLY LEASED EAST: 670 TO 3,419 SQ. FT. +/-	LEASE RATE MARKET
AVAILABLE IMMEDIATELY	TRAFFIC COUNTS 12 TH AVENUE SW: 20,000 VEHICLES PER DAY ON AVERAGE 4 TH STREET SW: 15,000 VEHICLES PER DAY ON AVERAGE
TERM 5 - 10 YEARS	

DEMOGRAPHICS

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

GENERAL INFORMATION

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

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