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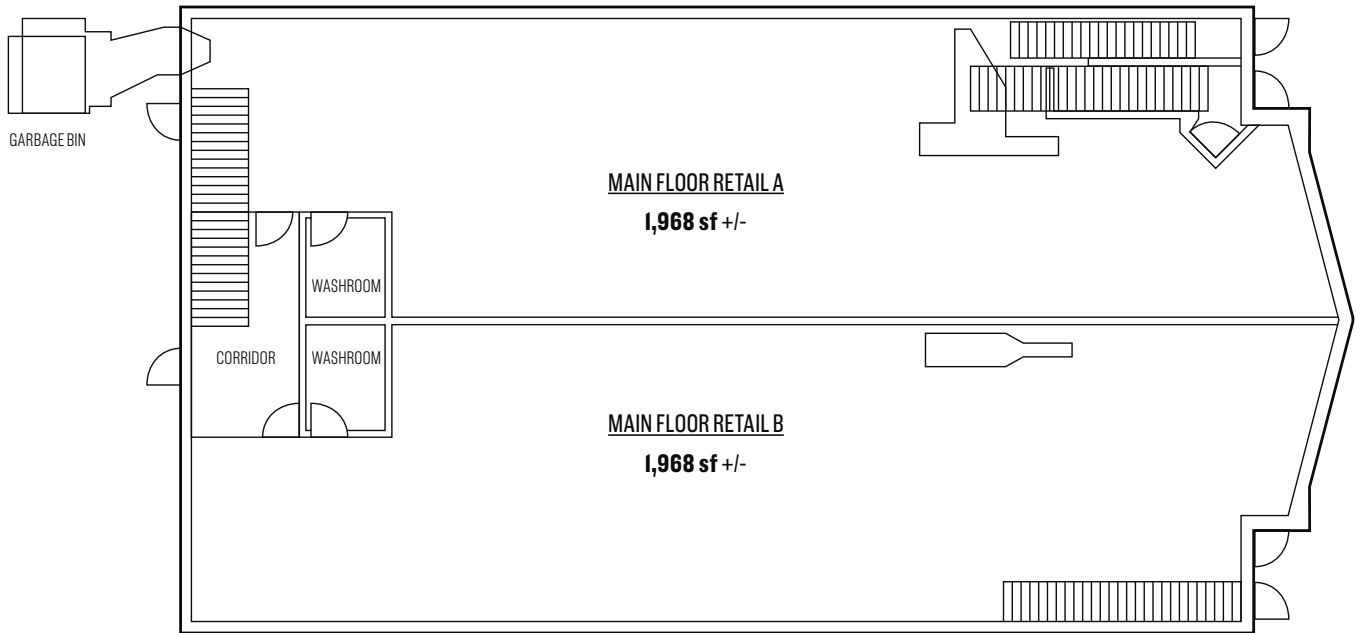
· **MERCANTILE** ·

REAL ESTATE ADVISORS INC.

RETAIL SPACE  
**FOR LEASE**

628 11<sup>TH</sup> AVENUE SW  
CALGARY, ALBERTA

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

**MAIN FLOOR PLAN****PROPERTY INFORMATION & TRAFFIC COUNTS**

LOCATION	TERM	PARKING	TRAFFIC COUNTS	POPULATION	3KM	5KM	10KM
628 11 <sup>TH</sup> AVENUE SW	5 – 10 YEARS	3 COVERED & 9 UNDERGROUND — \$250.00 / STALL	11 <sup>TH</sup> AVENUE SW: 18,000 VEHICLES / DAY	2021	125,736	225,876	625,141
<b>AVAILABLE FOR LEASE</b>	<b>OPERATING COSTS</b>	<b>ZONING</b>	11 <sup>TH</sup> AVENUE SW AND 6 <sup>TH</sup> STREET SW: 16,000 VEHICLES / DAY	2026	139,725	252,077	694,824
MAIN FLOOR RETAIL A: 1,968 SQ. FT.	\$14.00 / SQ. FT. INCLUDING TAXES	CC-X	11 <sup>TH</sup> AVENUE SW AND 5 <sup>TH</sup> STREET SW: 14,000 VEHICLES / DAY	<b>GROWTH</b>			
MAIN FLOOR RETAIL B: 1,968 SQ. FT.	<b>LEASE RATE</b>	<b>TOTAL SQ. FT. ON SITE</b>		2021 - 2026	11.13%	11.60%	11.50%
<b>AVAILABLE</b>	MARKET	15,290 SQ. FT. ON 0.15 ACRES		<b>AVERAGE INCOME</b>			
IMMEDIATELY				2021	\$145,152	\$150,852	\$139,112
				<b>MEDIAN AGE OF POP.</b>			
				2021	36.70	37.30	38.50

VISIT US

300, 525 11<sup>TH</sup> AVENUE SW

CALGARY, ALBERTA T2R 0C9

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## GENERAL INFORMATION

LOCATED ON 11<sup>TH</sup> AVE WITH INCREDIBLE EXPOSURE

SURROUNDED BY NEW MULTI-STORY RESIDENTIAL BUILDINGS (PARK CENTRAL, SODO) THIS VIBRANT BELTLINE AREA IS PRIMED FOR A RESURGENCE

EXISTING SPA INFRASTRUCTURE IN PLACE FOR TURN-KEY SALON/SPA OPPORTUNITY

DAYTIME WORKING POPULATION OF 26,500 PEOPLE IN THE BELTLINE (EST.)

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