

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

RETAIL SPACE
FOR LEASE

LANDMARK CENTRE — 506 17TH AVENUE SW
CALGARY, ALBERTA

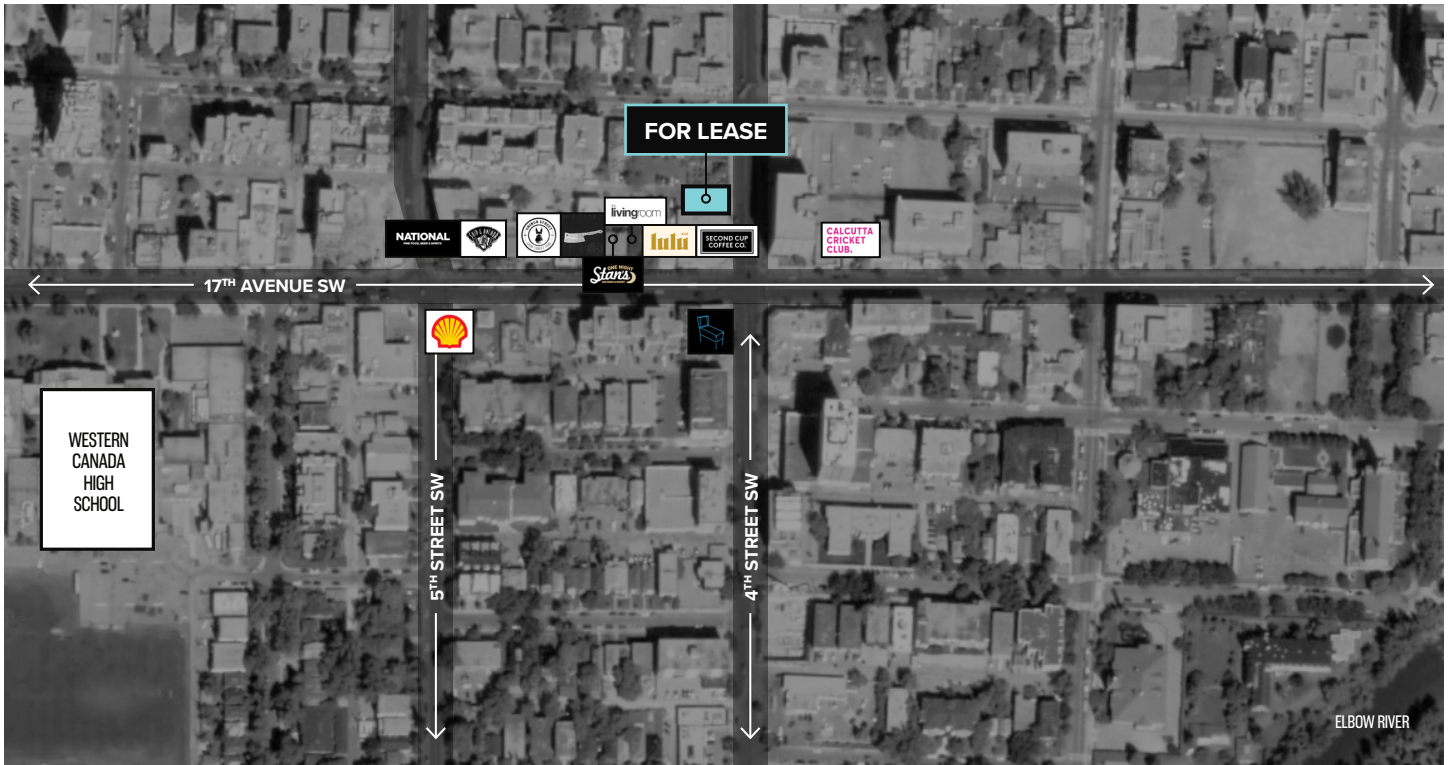
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FOR LEASE
1,776 SF

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GENERAL INFORMATION

LOCATED ON THE ICONIC CORNER OF 17TH AVE SW AND 4TH ST SW THIS UNIT HAS EXCELLENT EXPOSURE ALONG A PRIMARY ENTRANCE INTO THE INNER-CITY.

POSITIONED IN THE TRENDY AND CONTINUOUSLY GROWING BELTLINE WITH PLENTY OF RESTAURANTS, SERVICES AND RESIDENTIAL TOWERS WITHIN WALKING DISTANCE.

18FT CEILINGS AND TALL WINDOWS OFFER A BRIGHT, OPEN CONCEPT IDEAL FOR BOUTIQUE RETAIL OR FOOD USES.

PROPERTY INFORMATION & TRAFFIC COUNTS

LOCATION	LEASE RATE	TRAFFIC COUNTS
LANDMARK CENTRE 506 17 TH AVENUE SW	MARKET	17 TH AVENUE SW AND 4 TH STREET SW: 16,000 VEHICLES / DAY
AVAILABLE FOR LEASE 1,776 SQ. FT.	OPERATING COSTS \$21.58 INCLUDING TAXES	18 TH AVENUE SW AND 4 TH STREET SW: 14,000 VEHICLES / DAY
AVAILABLE IMMEDIATELY	ZONING C-CORI	17 TH AVENUE SW AND 2 ND STREET SW: 11,000 VEHICLES / DAY
TERM 5-10 YEARS	PARKING STREET PARKING ALONG 17 TH AVENUE SW & BACK ALLEY PARKING	

DEMOGRAPHICS

POPULATION	3KM	5KM	10KM
2021	116,980	217,282	679,414
GROWTH 2021 - 2026	10.92%	11.57%	11.21%
AVERAGE INCOME 2021	\$147,994	\$152,840	\$138,393
MEDIAN AGE OF POP. 2021	36.60	37.30	38.50

VISIT US
300, 525 11TH AVENUE SW
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