



RETAIL SPACE FOR LEASE

SOLA — 211-221 14TH STREET NW
CALGARY, ALBERTA

jrmercantile.com • 403.770.3071

SOLA

SOLA Tech

 amazon alexa


OCGROW
www.ocgrowgroup.com



PROPERTY INFORMATION & TRAFFIC COUNTS

LOCATION

211-221 14TH STREET NW

AVAILABLE FOR LEASE

UNIT #101:
1,123 SQ. FT. +/-
UNIT #102:
916 SQ. FT. +/-
UNIT #103:
1,078 SQ. FT. +/-
UNIT #104:
1,234 SQ. FT. +/-
UNIT #105:
1,234 SQ. FT. +/-
UNIT #106:
1,132 SQ. FT. +/-

UNIT #107:

1,132 SQ. FT. +/-

TOTAL SQ. FT. ON SITE:
7,854 SQ. FT. +/-

AVAILABLE

NOVEMBER 2023

TERM

5-10 YEARS

LEASE RATE

MARKET

TAXES & OPERATING COSTS

TBD

PARKING

10 SURFACE STALLS

ZONING

DC WITH A WIDE RANGE
OF POSSIBLE USES

TRAFFIC COUNTS

14TH STREET NW AND 2ND AVENUE NW:
34,000 VEHICLES / DAY
KENSINGTON ROAD AND 14TH STREET NW:
11,000 VEHICLES / DAY
KENSINGTON ROAD AND 12TH STREET NW:
10,000 VEHICLES / DAY

DEMOGRAPHICS

POPULATION

	1KM	5KM	10KM
2021	13,531	246,797	630,410

GROWTH

	1KM	5KM	10KM
2021 - 2026	12.80%	11.55%	11.11%

AVERAGE INCOME

	1KM	5KM	10KM
2021	\$154,444	\$148,512	\$143,512

MEDIAN AGE OF POP.

	1KM	5KM	10KM
2021	37.00	37.30	38.40

GENERAL INFORMATION

A NEW ERA OF 14TH STREET NW, SPURRED ON BY THE SOLA, AN NINE-STOREY PREMIUM CONDOMINIUM WITH 172 RESIDENTIAL UNITS OVER 7,854 SQ.FT. OF RETAIL SPACE

OCGROW GROUP OF COMPANIES WILL DELIVER THE MOST SIGNIFICANT TECHNOLOGICALLY INTEGRATED BUILDING OF ITS KIND IN CALGARY WHICH WILL WELCOME THE MOST DISCERNING RESIDENT SEEKING BEST IN CLASS RETAIL, HOSPITALITY AND PERSONAL SERVICES

PROMINENT STOREFRONTS ARE IDEAL FOR WHAT WILL BECOME A CURATED TENANT MIX OF COMPLIMENTARY USES FOR NOT ONLY SOLA BUT ALSO THE TREMENDOUSLY POPULAR KENSINGTON RETAIL DISTRICT

SOLA OFFERS A RICH COLLECTION OF LUXURY CONDO FINISHES & AMENITIES WHICH INCLUDE A STATE OF ART ROOFTOP FITNESS CENTRE, PENTHOUSE TERRACE LOUNGE, A PET SPA FOR ALL RESIDENTS & SO MUCH MORE. VISIT SOLACALGARY.COM FOR MORE DETAILS.

PARKING

10 SURFACE STALLS



VISIT US

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

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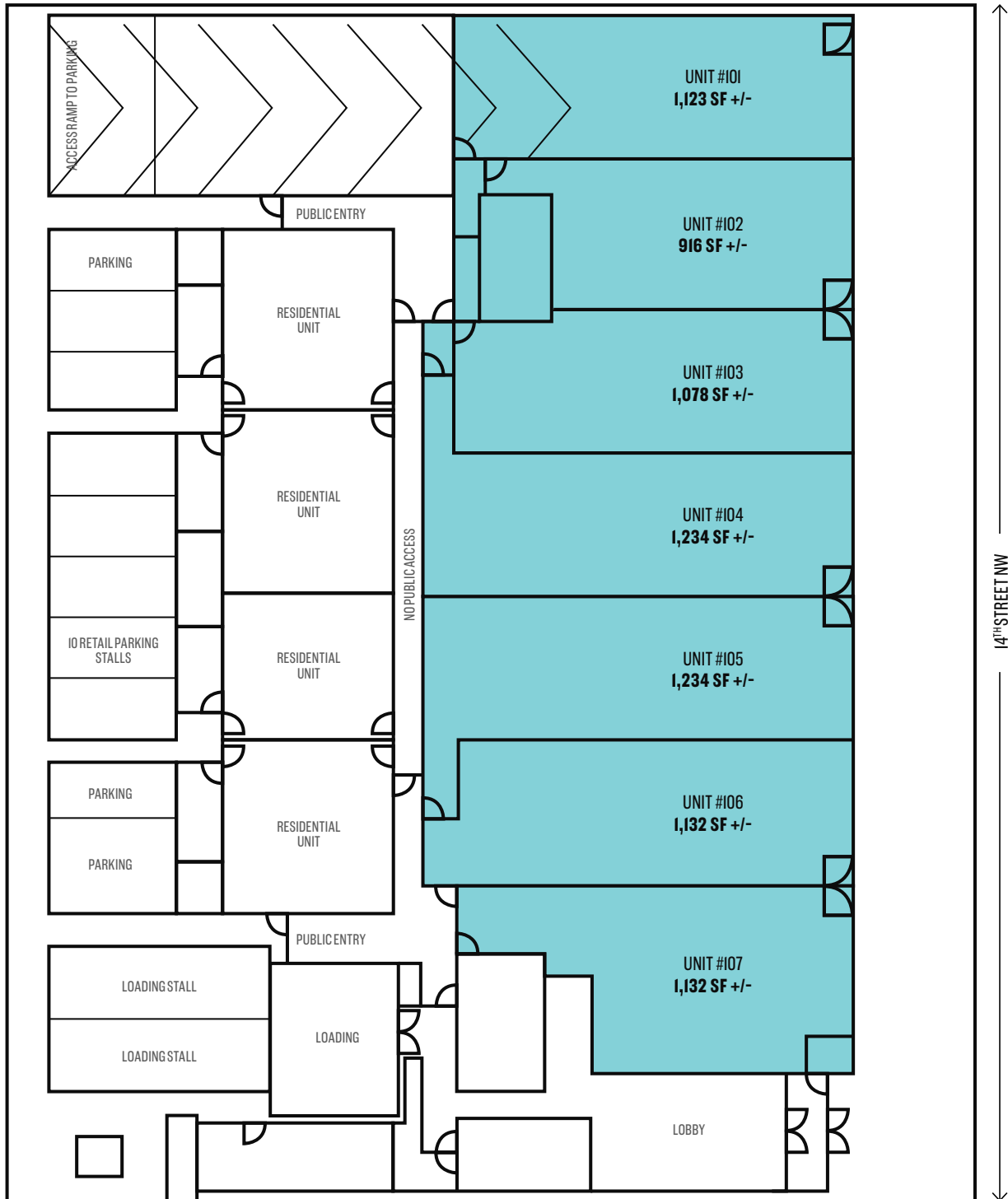
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FLOOR PLAN



VISIT US
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