

RETAIL SPACE FOR LEASE

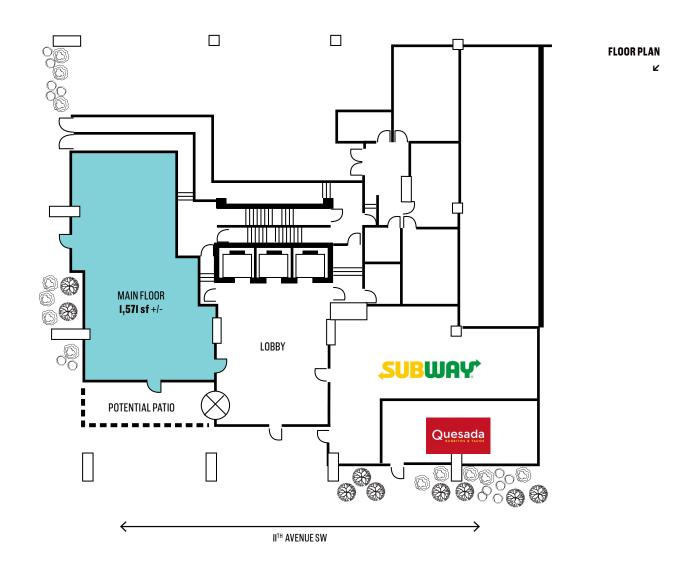
396 11[™] AVENUE SW CALGARY, ALBERTA

jrmercantile.com · 403.770.3071

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PROPERTY INFORMATION

LOCATION 100, 396 II™ AVENUE SW AVAILABLE FOR LEASE	OPERATING COSTS & Taxes \$18.06 / Sq. ft. (2021)
MAIN: 1,571 SQ. FT. +/-	LEASE RATE
AVAILABLE	MARKET
IMMEDIATELY	ZONING
TERM 5 - 10 YEARS	CC-X

WALK SCORE

WALKERS PARADISE (96)

TRANSIT SCORE EXCELLENT TRANSIT (87)

DEMOGRAPHICS

POPULATION	2KM	ЗКМ	5KM
2020 2025	75,385 84,635	121,856 137,544	219,985 249,345
	84,055	157,544	249,345
GROWTH			
2020 - 2025	12.27%	12.87%	13.35%
AVERAGE INCOME			
2020	\$130,051	\$145,300	\$153,887
MEDIAN AGE OF POP.			
2020	34.00	34.60	35.60

VISIT US

300, 525 II[™] AVENUE SW CALGARY, ALBERTA T2R 0C9 ANDREW KAY ASSOCIATE andrew@jrmercantile.com 403.770.307l ext 201 ALEX MORRISON ASSOCIATE alex@jrmercantile.com 403.770.3071 ext 204

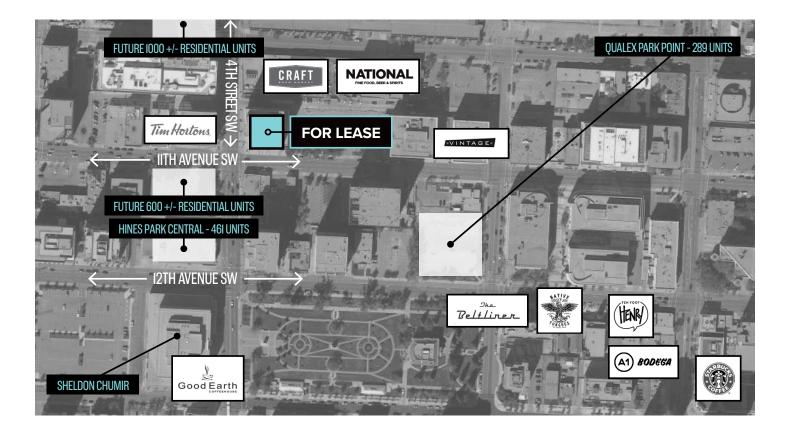
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CITY PLAN

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SURROUNDING AMENITIES

IO FOOT HENRY AI BODEGA CRAFT GOOD EARTH MÉLO EATERY NATIONAL

NATIVE TONGUES QUESADA SHELDON CHUMIR SIDEWALK CITIZEN STARBUCKS SUBWAY

THE BELTLINER TIM HORTONS VINTAGE STEAKHOUSE

GENERAL INFORMATION

+ CONVENIENTLY LOCATED ON THE PROMINENT CORNER OF II^TH AVENUE AND 4^TH STREET SW

TRAFFIC COUNTS

II[™] AVENUE SW: 19,000 VEHICLES/DAY ON AVERAGE 4[™] STREET SW: 15,000 VEHICLES/DAY ON AVERAGE

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