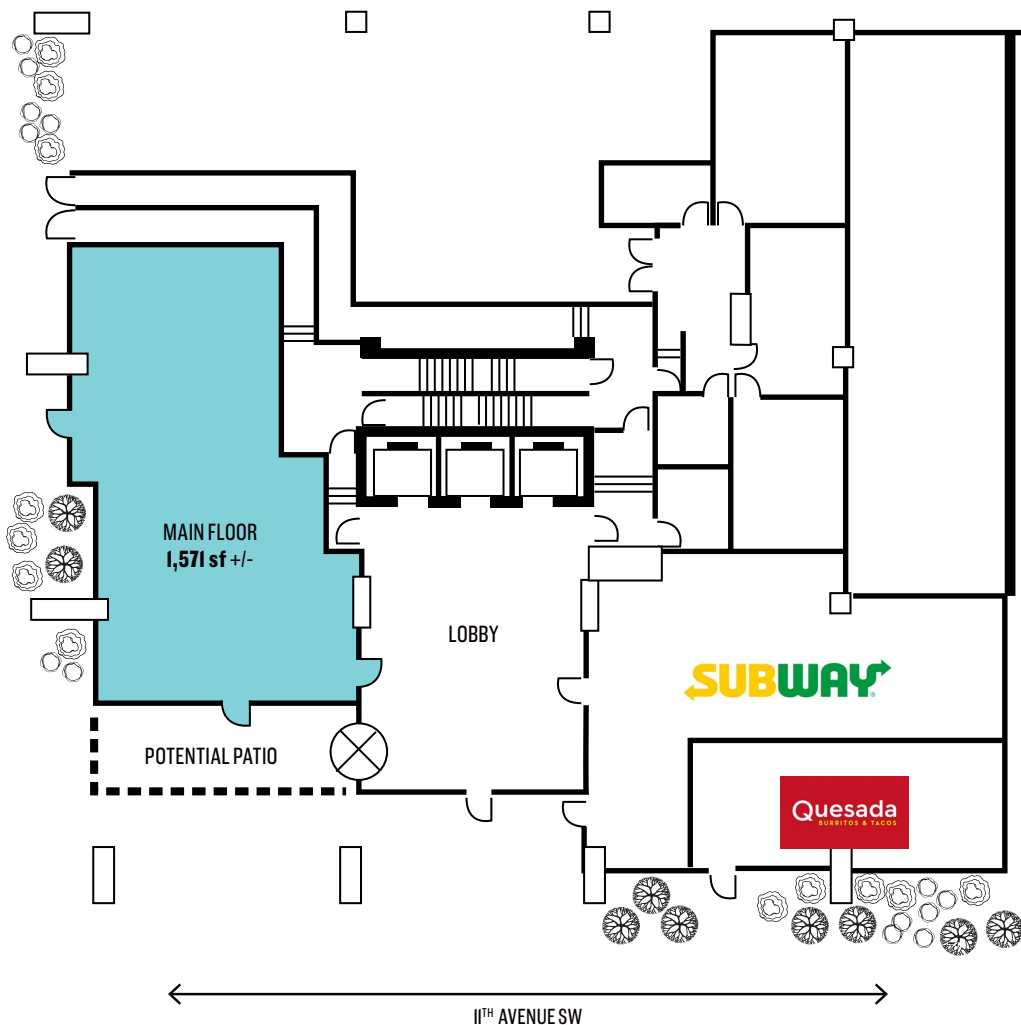




RETAIL SPACE
FOR LEASE

396 11TH AVENUE SW
CALGARY, ALBERTA

jrmercantile.com • 403.770.3071



FLOOR PLAN



PROPERTY INFORMATION

LOCATION

100, 396 11TH AVENUE SW

AVAILABLE FOR LEASE

MAIN: 1,571 SQ. FT. +/-

AVAILABLE

IMMEDIATELY

TERM

5 - 10 YEARS

OPERATING COSTS & TAXES

\$18.06 / SQ. FT. (2021)

LEASE RATE

MARKET

ZONING

CC-X

WALK SCORE

WALKERS PARADISE
(96)

TRANSIT SCORE

EXCELLENT TRANSIT
(87)

DEMOGRAPHICS

POPULATION

2020

2025

2KM

75,385

84,635

3KM

121,856

137,544

5KM

219,985

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 11TH AVENUE SW
CALGARY, ALBERTA T2R 0C9

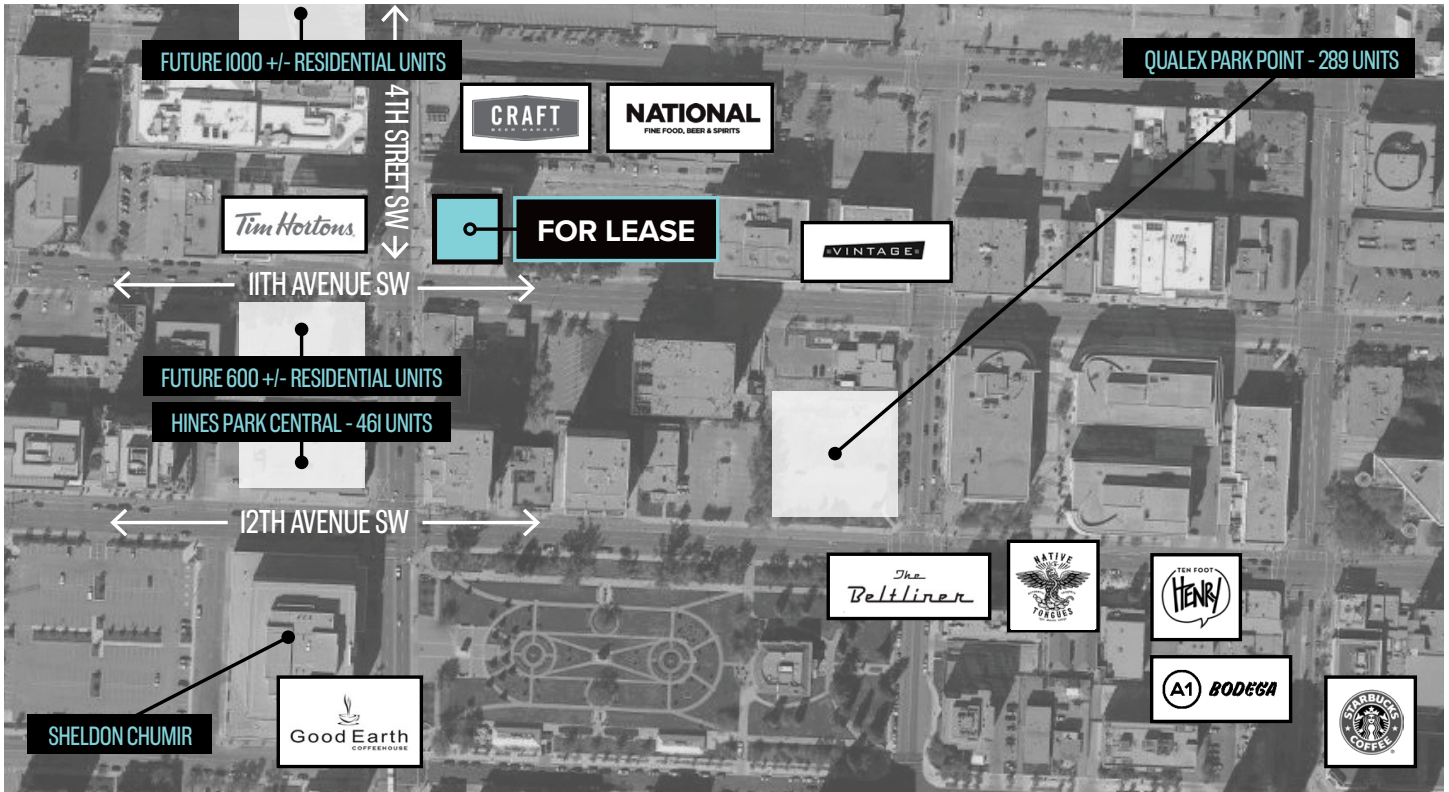
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SURROUNDING AMENITIES

| | | |
|---------------|------------------|--------------------|
| 10 FOOT HENRY | NATIVE TONGUES | THE BELTLINER |
| AI BODEGA | QUESADA | TIM HORTONS |
| CRAFT | SHELDON CHUMIR | VINTAGE STEAKHOUSE |
| GOOD EARTH | SIDEWALK CITIZEN | |
| MÉLO EATERY | STARBUCKS | |
| NATIONAL | SUBWAY | |

GENERAL INFORMATION

- CONVENIENTLY LOCATED ON THE PROMINENT CORNER OF 11TH AVENUE AND 4TH STREET SW

TRAFFIC COUNTS

11TH AVENUE SW: 19,000 VEHICLES/DAY ON AVERAGE
4TH STREET SW: 15,000 VEHICLES/DAY ON AVERAGE

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