

The logo consists of the letters 'JR' inside a white diamond shape, set against a dark background.

JR

· **MERCANTILE** ·  
REAL ESTATE ADVISORS INC.

RETAIL SPACE  
**FOR LEASE**

MARK ON 10<sup>TH</sup> — 1019 8<sup>TH</sup> STREET SW  
CALGARY, ALBERTA

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





## GENERAL INFORMATION

35 STORY, 274 UNIT HIGH-RISE BUILDING  
 PROMINENTLY SITUATED ON THE CORNER OF 10TH AVENUE AND 8TH STREET  
 SHARED ON-SITE VISITOR PARKING AS WELL AS AN ABUNDANCE OF STREET PARKING  
 LOCATED ON A MAJOR CITY TRANSIT ROUTE

## PROPERTY INFORMATION & TRAFFIC COUNTS

LOCATION	TAXES	TRAFFIC COUNTS
1019 8TH STREET SW	\$7.37 / SQ. FT.	11TH AVENUE SW AND 9TH STREET SW: 16,000 VEHICLES / DAY
AVAILABLE FOR LEASE	OPERATING COSTS	
CRU #7: 1,247 SQ. FT. +/-	\$9.15 / SQ. FT.	11TH AVENUE SW AND 8TH STREET SW: 12,000 VEHICLES / DAY
AVAILABLE	PARKING	
IMMEDIATELY	2 EXTERIOR SURFACE LEVEL PARKING AVAILABLE WITH LOCATION AT PREVAILING RATES	
TERM		
5 - 10 YEARS		
LEASE RATE		
MARKET		

## DEMOGRAPHICS

POPULATION	1KM	5KM	10KM
2021	32,929	234,147	625,898
GROWTH			
2021 - 2026	10.42%	11.59%	11.13%
AVERAGE INCOME			
2021	\$72,454	\$83,283	\$84,505
MEDIAN AGE OF POP.			
2021	35.60	37.30	38.50

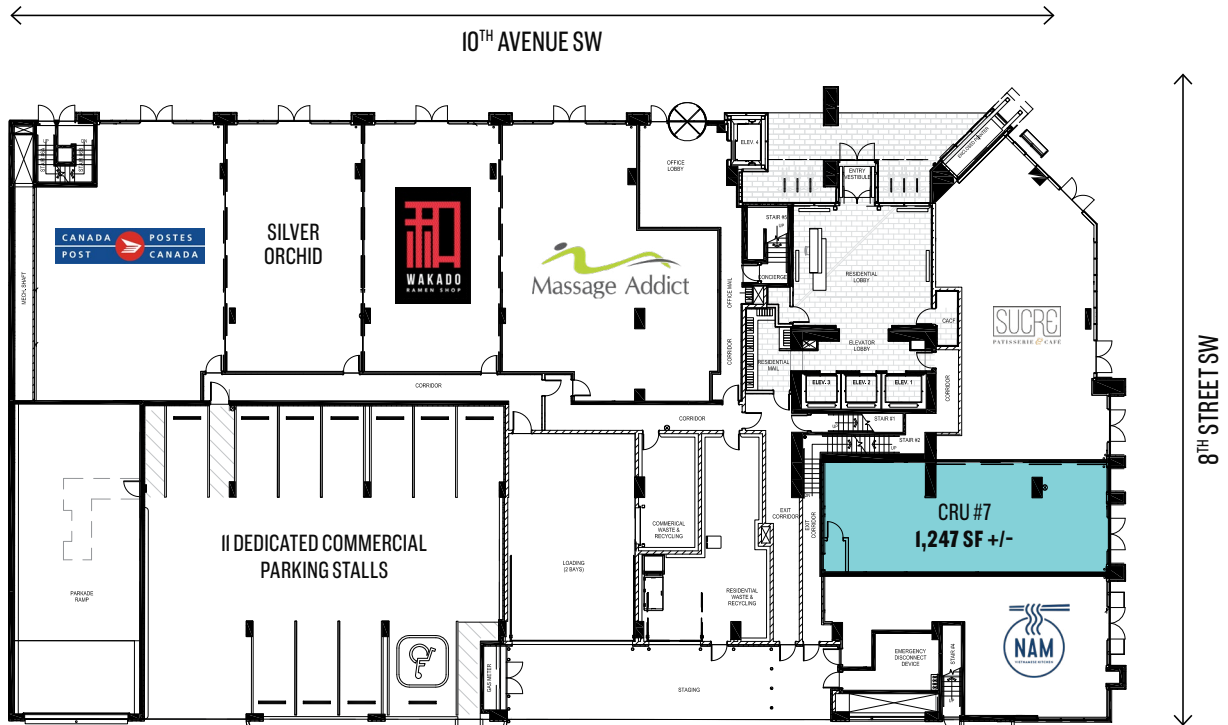
VISIT US  
 300, 525 11TH AVENUE SW  
 CALGARY, ALBERTA T2R 0C9

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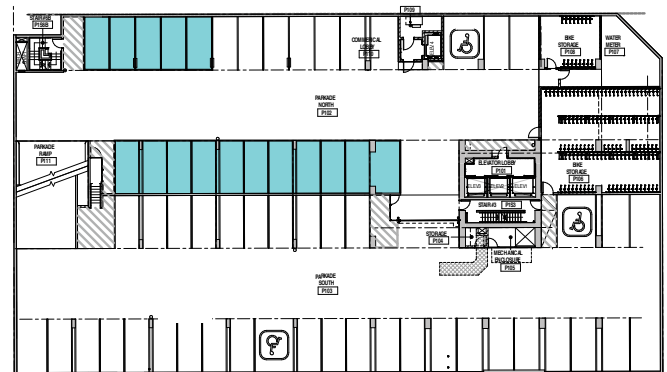
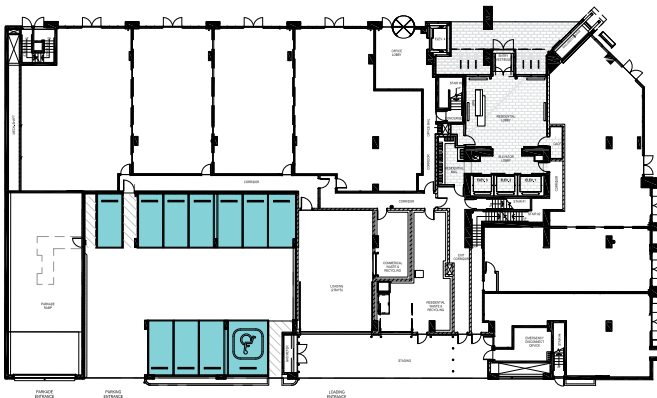
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## SITE PLAN



## PARKING



### STREET PARKING

UP TO 11 RETAIL SURFACE PARKING STALLS DEDICATED TO RETAIL TENANTS

### P1 PARKING

16 SHARED VISITOR STALLS ON P1 LEVEL

COMMERCIAL VISITOR PARKING FROM MONDAY - FRIDAY: 6:00AM TO 6:00PM

PAID PARKING

(AFTER 6:00PM AND ON WEEKENDS, EXCLUSIVE RESIDENTIAL PARKING)

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