

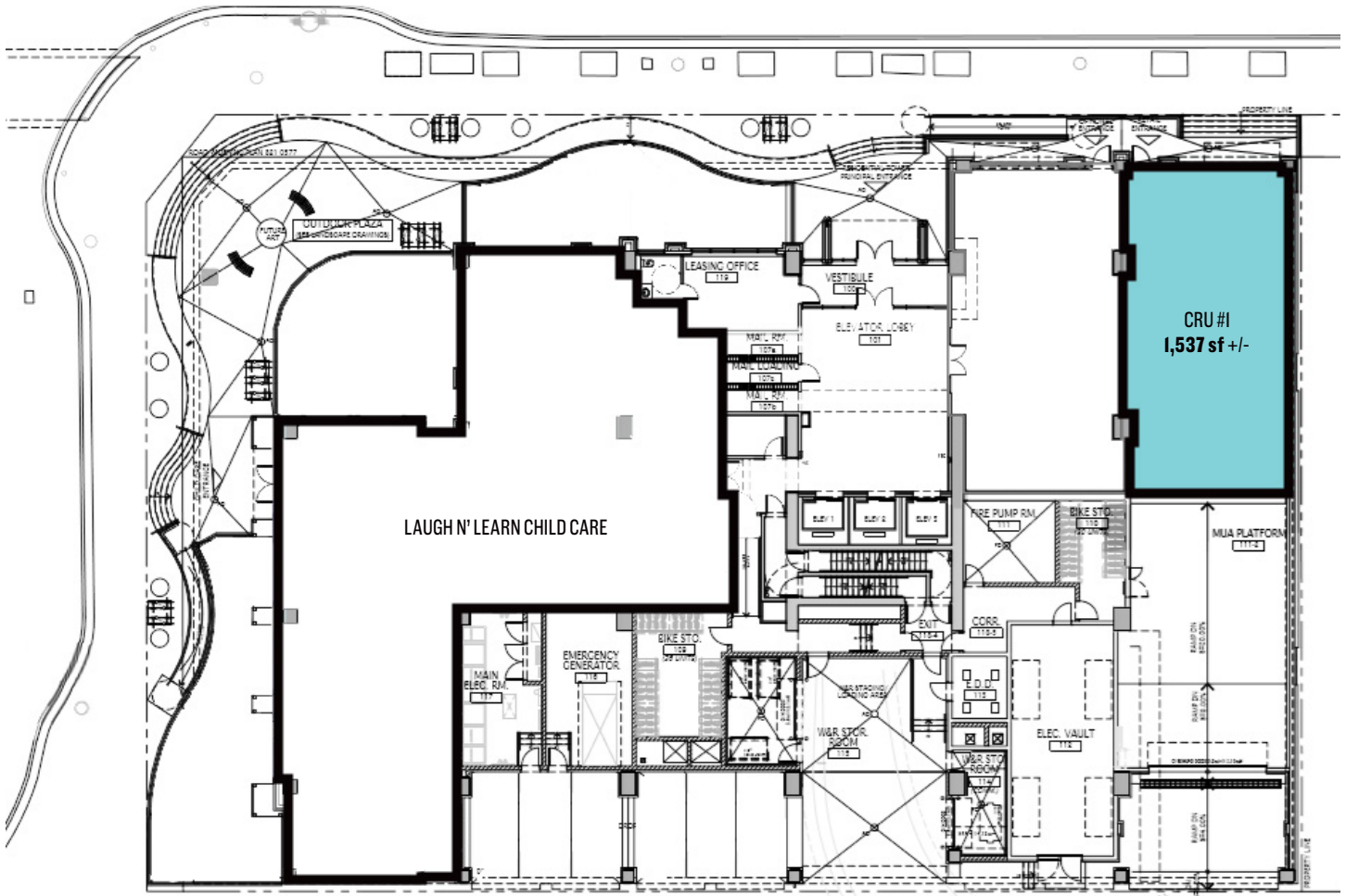


RETAIL SPACE
FOR LEASE

THE HAT @ EAST VILLAGE
CALGARY, ALBERTA

jrmercantile.com • 403.770.3071

FLOOR PLAN



PROPERTY INFORMATION

LOCATION	TAXES
611 7 TH AVENUE SE	\$8.06 / SQ. FT.
AVAILABLE FOR LEASE	OPERATING COSTS
CRU #: 1,537 SQ. FT. +/-	\$4.95 / SQ. FT.
AVAILABLE	LEASE RATE
IMMEDIATELY	MARKET
TERM	PARKING
5 - 10 YEARS	STAFF PARKING STALLS EST. \$300 / STALL PER MONTH

DEMOGRAPHICS

POPULATION	2KM	3KM	5KM
2020	48,202	100,729	197,841
2025	53,728	113,329	223,349
GROWTH			
2020 - 2025	11.46%	12.51%	12.89%
AVERAGE INCOME			
2020	\$116,838	\$133,410	\$145,368
MEDIAN AGE OF POP.			
2020	35.10	34.80	35.60

GENERAL INFORMATION

- LOCATED IN THE HEART OF THE EAST VILLAGE DEVELOPMENT RIGHT BESIDE THE BOW RIVER
- MINUTES AWAY FROM THE CITY HALL TRAIN STATION AND FORT CALGARY
- SURROUNDED BY AMENITIES INCLUDING THE NEW CENTRAL LIBRARY, THE NATIONAL MUSIC CENTRE, AND REAL CANADIAN SUPERSTORE
- POSITIONED DIRECTLY ON THE RIFF, THE HIGHLY ANTICIPATED RETAIL FRONT OF THE DISTRICT
- IDEAL USE INCLUDES CAFÉ OR ICE CREAM SHOP

TRAFFIC COUNTS

MACLEOD TRAIL SE: 24,000 VEHICLES / DAY
9TH AVENUE SE: 16,000 VEHICLES / DAY

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

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THE HAT @ EAST VILLAGE
STOREFRONTS

CITY PLAN



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