



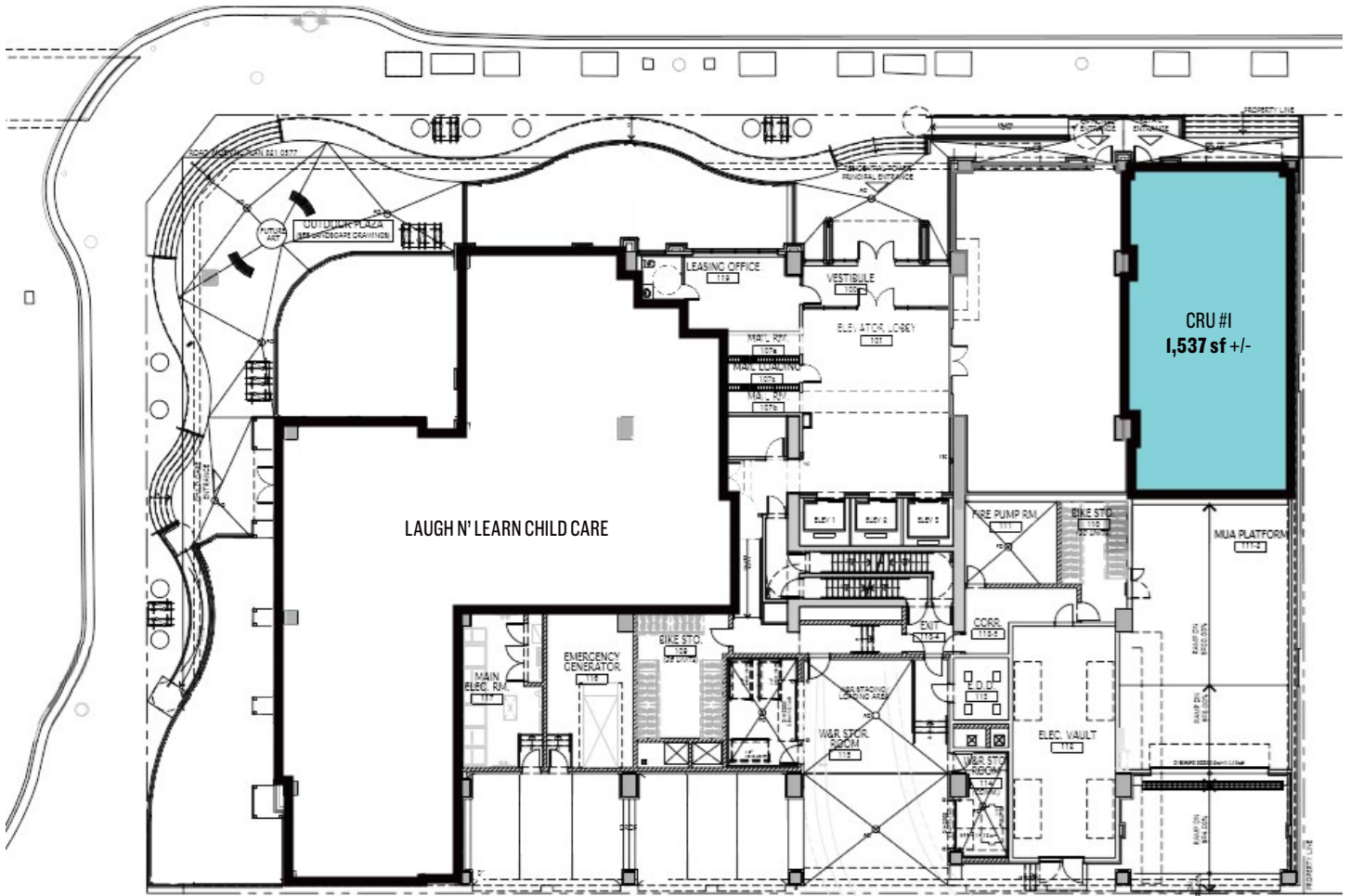
JR

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

RETAIL SPACE
FOR LEASE

THE HAT @ EAST VILLAGE
CALGARY, ALBERTA

jrmercantile.com · 403.770.3071



PROPERTY INFORMATION

LOCATION

611 7TH AVENUE SE

AVAILABLE FOR LEASE

CRU #1: 1,537 SQ. FT. +/-
 CRU #3: FULLY BUILT
 OUT CHILDCARE SPACE
INTERIOR:
 4,757 SQ. FT. +/-
EXTERIOR:
 2,528 SQ. FT. +/-

AVAILABLE

IMMEDIATELY

TERM

5 - 10 YEARS

TAXES

\$8.06 / SQ. FT.

OPERATING COSTS

\$4.95 / SQ. FT.

LEASE RATE

MARKET

PARKING

STAFF PARKING STALLS
 EST. \$300 / STALL
 PER MONTH

DEMOGRAPHICS

POPULATION

2020	48,202
2025	53,728

GROWTH

2020 - 2025	11.46%	12.51%	12.89%
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AVERAGE INCOME

2020	\$116,838	\$133,410	\$145,368
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MEDIAN AGE OF POP.

2020	35.10	34.80	35.60
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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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