

JR

· **MERCANTILE** ·
REAL ESTATE ADVISORS INC

RETAIL SPACE **Drive-Thru
Restaurant**
FOR LEASE

4645 SARCEE ROAD SW
CALGARY, ALBERTA

jrmercantile.com · 403.770.3071

**Drive-Thru
Restaurant**

Fresh Pizza

afe

Black Pizza

PROPERTY INFORMATION

LOCATION 4645 SARCEE ROAD SW CALGARY, ALBERTA	TAXES TBD	TERM 10 YEARS
AVAILABLE FOR LEASE 1.15 ACRES	OPERATING COSTS TBD	ZONING C-CI (COMMERCIAL - COMMUNITY I DISTRICT)
AVAILABLE SPRING 2024	LEASE RATE MARKET	PARKING FREE AND ONSITE

DEMOGRAPHICS

POPULATION	1KM	3KM	5KM
2022	6,967	67,080	166,504
2027	7,551	74,099	183,435
GROWTH 2022 - 2027	1.7%	2.1%	2.0%
AVERAGE INCOME 2022	\$104,158	\$147,218	\$168,626
MEDIAN AGE OF POP. 2022	40.8	39.3	39.2

TRAFFIC COUNTS

37TH STREET SW AND GLENMORE S:
18,000 VEHICLES / DAY

46TH AVE SW AND RICHARDSON WAY SW:
11,000 VEHICLES / DAY

SARCEE ROAD AND RICHARDSON WAY SW:
7,000 VEHICLES / DAY



GENERAL INFORMATION

THE SITE IS CENTRALLY LOCATED IN THE ESTABLISHED COMMUNITIES OF GLAMORGAN, RUTLAND PARK, CURRIE BARRACKS, AND LINCOLN PARK.

DUE TO ITS POSITION, THE SITE BOASTS A STRONG POPULATION OF 166,504 WITHIN A 5 KM RADIUS AND IS WITHIN WALKING DISTANCE OF THE GLAMORGAN SCHOOL AND MOUNT ROYAL UNIVERSITY.

WITH COMMERCIAL COMMUNITY I ZONING (C-CI), THE SITE HAS A MULTITUDE OF PERMITTED AND DISCRETIONARY USES AVAILABLE.

THIS SITE OFFERS SIGNIFICANT RETAIL OPPORTUNITIES GIVEN ITS DISTINCTIVE LOCATION TO MOUNT ROYAL UNIVERSITY WITH 1,624 STAFF MEMBERS AND A STUDENT POPULATION OF 14,562.

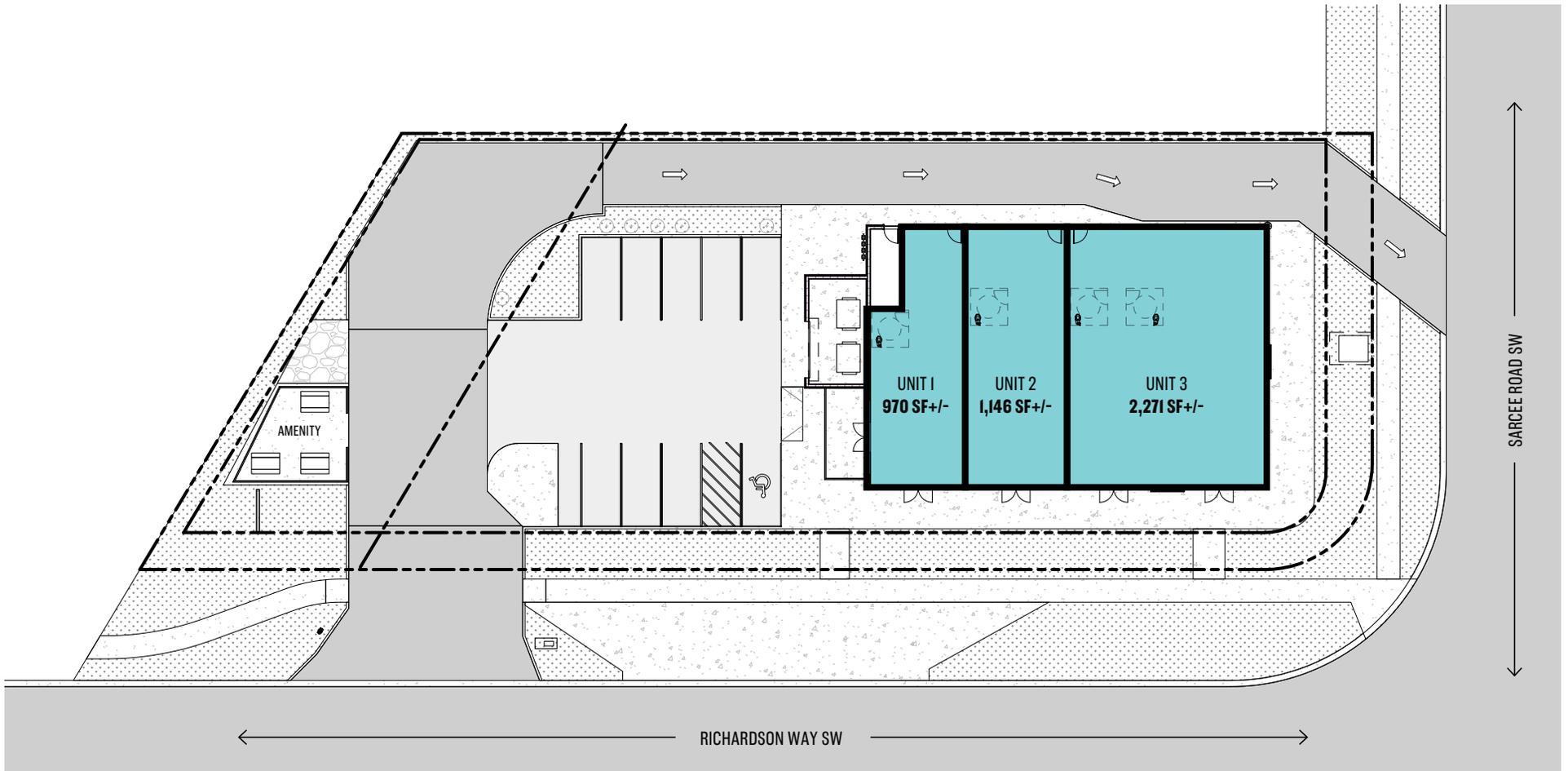
⌘
CITY PLAN

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

jrmercantile.com

JEFF ROBSON PRESIDENT & BROKER
jeff@jrmercantile.com
403.770.3071 ext 200

FLOOR PLAN



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

jrmercantile.com

JEFF ROBSON PRESIDENT & BROKER
jeff@jrmercantile.com
403.770.3071 ext 200

SITE PHOTO



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

jrmercantile.com

JEFF ROBSON PRESIDENT & BROKER
jeff@jrmercantile.com
403.770.3071 ext 200

SITE RENDERING



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

jrmercantile.com

JEFF ROBSON PRESIDENT & BROKER
jeff@jrmercantile.com
403.770.3071 ext 200