



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

RETAIL SPACE
FOR LEASE

1205 1ST STREET SW
CALGARY, ALBERTA

jrmercantile.com • 403.770.3071





PROPERTY INFORMATION & TRAFFIC COUNTS

LOCATION 1205 1 ST STREET SW CALGARY	ADDITIONAL RENT \$17.42 / SQ. FT.	TRAFFIC COUNTS 11 TH AVENUE SW: 17,000 VEHICLES / DAY
AVAILABLE FOR LEASE 1,778 SQ. FT.	LEASE RATE MARKET	12 TH AVENUE SW: 14,000 VEHICLES / DAY
AVAILABLE NOVEMBER 1 ST , 2022	POWER TWO 60A PANELS	1 ST STREET SW: 8,000 VEHICLES / DAY
TERM 5 - 10 YEARS	ZONING CC-COR	

DEMOGRAPHICS

POPULATION	2KM	3KM	5KM
2022	73,257	118,929	217,971
2027	79,754	130,429	240,736
GROWTH 2022 - 2027	8.9%	9.7%	10.4%
AVERAGE INCOME 2022	\$120,486	\$132,743	\$141,690
MEDIAN AGE OF POP. 2022	36.70	37.00	37.70

GENERAL INFORMATION

FIXTURED CAFÉ SPACE IN THE HEART OF HISTORIC VICTORIA PARK WITH ABUNDANT STREET PARKING AND WALK-BY TRAFFIC.

FIRST STREET SW IS HOME TO CALGARY'S HOTTEST RESTAURANT SCENE, INCLUDING ESTABLISHMENTS SUCH AS TEN FOOT HENRY, SHELTER, HOME & AWAY, AI CAFÉ, AND PROOF.

WALKING DISTANCE FROM THE DOWNTOWN CORE AND LOCATED IN ONE OF THE MOST RESIDENTIALLY DENSE AREAS OF THE CITY.

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

jrmercantile.com

ALEX MORRISON ASSOCIATE
alex@jrmercantile.com
403.770.3071 ext 204

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