



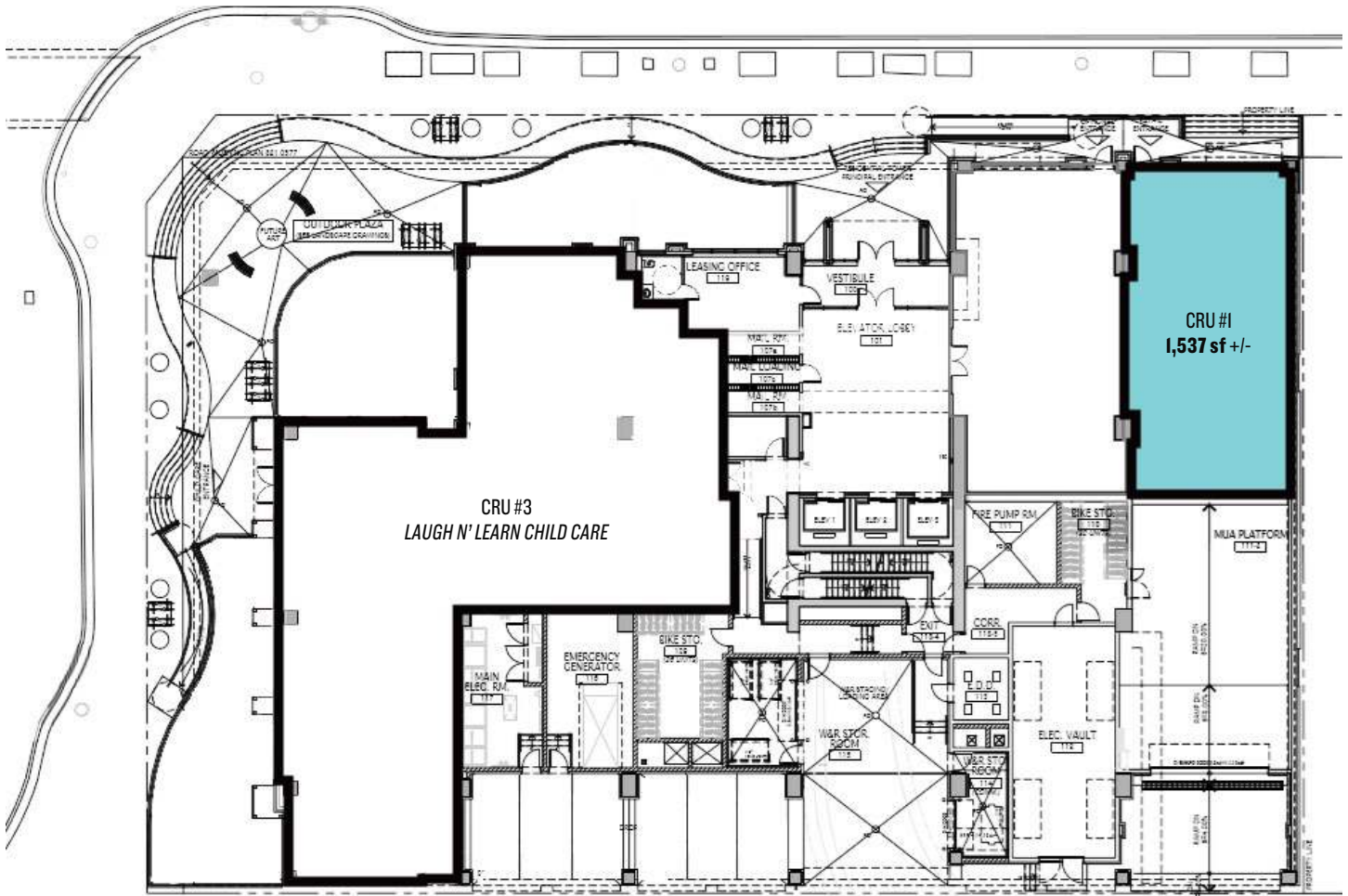
RETAIL SPACE  
FOR LEASE

THE HAT @ EAST VILLAGE  
CALGARY, ALBERTA

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## FLOOR PLAN



### PROPERTY INFORMATION

#### LOCATION

611 7<sup>TH</sup> AVENUE SE

#### TAXES

\$8.06 / SQ. FT.

#### AVAILABLE FOR LEASE

CRU #1: 1,537 SQ. FT. +/-  
CRU #3: LEASED TO  
LAUGH N' LEARN CHILD  
CARE

#### OPERATING COSTS

\$4.95 / SQ. FT.

#### LEASE RATE

MARKET

#### AVAILABLE

IMMEDIATELY

#### PARKING

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

#### TERM

5 - 10 YEARS

### DEMOGRAPHICS

#### POPULATION

	2KM	3KM	5KM
2020	48,202	100,729	197,841
2025	53,728	113,329	223,349

#### GROWTH

	2KM	3KM	5KM
2020 - 2025	11.46%	12.51%	12.89%

#### AVERAGE INCOME

	2KM	3KM	5KM
2020	\$116,838	\$133,410	\$145,368

#### MEDIAN AGE OF POP.

	2KM	3KM	5KM
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  
9<sup>TH</sup> AVENUE SE: 16,000 VEHICLES / DAY

#### VISIT US

300, 525 11<sup>TH</sup> AVENUE SW  
CALGARY, ALBERTA T2R 0C9

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THE HAT @ EAST VILLAGE  
STOREFRONTS

## CITY PLAN



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