



· **MERCANTILE** ·
REAL ESTATE ADVISORS INC

RETAIL SPACE
FOR LEASE

PENN WEST PLAZA — 207 9TH AVENUE SW
CALGARY, ALBERTA

jrmercantile.com · 403.770.3071



SURROUNDING AMENITIES

ATB	FOREIGN CONCEPT	SOCIAL BEER HAUS
C-TRAIN LINE	GLENBOW MUSEUM	TD
CALGARY TOWER	GRETA BAR	THE PALACE THEATRE
CORE SHOPPING	LOCAL EATERY	THE WEDNESDAY ROOM
CRAFT	MODERN STEAK	UNICORN PUB
EARLS	NATIONAL	WINNERS

PROPERTY INFORMATION

LOCATION	TAXES
207 9 TH AVENUE SW	\$3.62 / SQ. FT. (2023)
AVAILABLE FOR LEASE	LEASE RATE
UNIT A100 RETAIL SPACE 10,409 SQ. FT. +/- DEMISABLE	MARKET
AVAILABLE	ZONING
IMMEDIATELY	CR20-C20/R20
OPERATING COSTS	PARKING
\$10.81 / SQ. FT. (2023)	\$550 PER MONTH

DEMOGRAPHICS

POPULATION	2KM	3KM	5KM
2022	76,695	123,417	219,677
2027	83,432	135,589	242,568
GROWTH			
2022 - 2027	1.8%	2.0%	2.1%
AVERAGE INCOME			
2022	\$115,526	\$130,565	\$140,365
MEDIAN AGE OF POP.			
2022	36.5	37.1	37.6

GENERAL INFORMATION

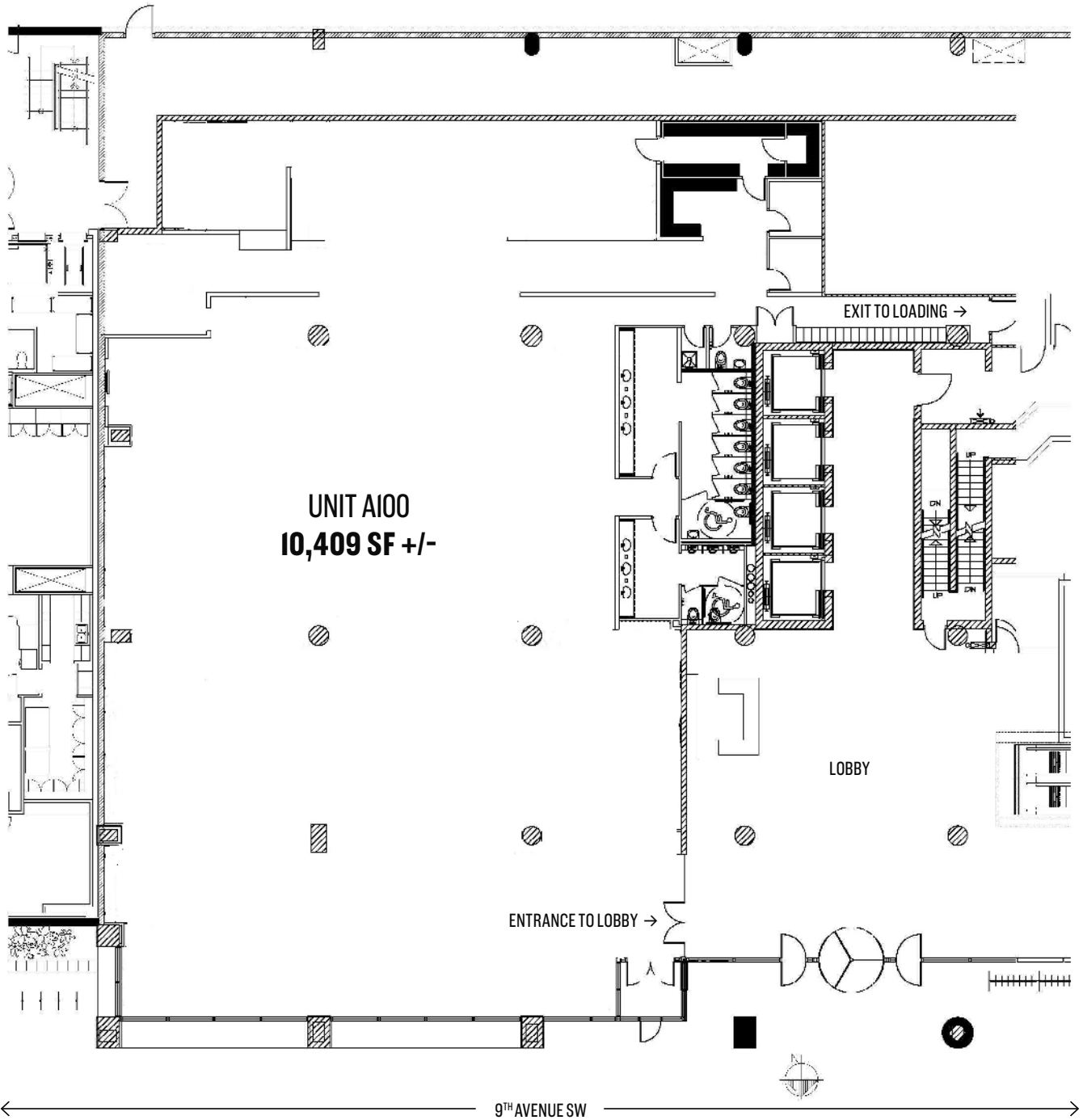
- 656,941 SQ. FT. 2 TOWER OFFICE COMPLEX WITH MAIN FLOOR, STREET FRONT RETAIL
 - DAYTIME WORKING POPULATION OF 140,000 PEOPLE WORKING DOWNTOWN (EST.)
 - 75' STREET FRONTAGE
 - 16' 4" CEILING HEIGHT
 - PLUS I5 CONNECTED TO GULF CANADA WITH 1,530 PUBLIC STALLS
- TRAFFIC / PEDESTRIAN COUNTS**
- 9TH AVE SW:
24,000 VEHICLES & 5,500 PEDESTRIANS / DAY
- 1ST STREET SW:
14,000 VEHICLES / DAY

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

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