



RETAIL SPACE  
**FOR LEASE**

PLAZA 14  
811 14<sup>TH</sup> STREET NW — CALGARY, ALBERTA

[jrmercantile.com](http://jrmercantile.com) · 403.770.3071

## PROPERTY INFORMATION & TRAFFIC COUNTS

LOCATION	AVAILABLE	ZONING	TRAFFIC COUNTS
UNIT 805, UNIT 813, AND UNIT 823 – 14 <sup>TH</sup> STREET NW CALGARY, ALBERTA	IMMEDIATELY	DC I06Z82	14 <sup>TH</sup> STREET: 39,000 VEHICLES / DAY
	TERM	PARKING	
	5-10 YEARS	4 UNDERGROUND STALLS AND 14 SURFACE STALLS AVAILABLE	
<b>AVAILABLE FOR LEASE</b>	TAXES AND OP. COSTS		
<b>805</b> – 3,212 SQ. FT. +/-	\$14.65 / SQ. FT.		
<b>813</b> – 2,785 SQ. FT. +/-			
<b>819</b> – 1,800 SQ. FT. +/-	LEASE RATE		
<b>823</b> – 2,278 SQ. FT. +/-	MARKET		

## DEMOGRAPHICS

POPULATION	2KM	3KM	5KM
2022	51,201	115,616	248,107
2027	56,715	127,256	274,051
GROWTH			
2022 - 2027	2.2%	2.0%	2.1%
AVERAGE INCOME			
2022	\$148,562	\$128,025	\$135,954
MEDIAN AGE OF POP.			
2022	37.0	36.9	37.6

## POINTS OF INTEREST

SAIT, ROSEMONT SCHOOL, RILEY PARK, QE HIGH SCHOOL, ST. PIUS X SCHOOL, CALGARY MONTESSORI SCHOOL, KING GEORGE SCHOOL, HOUNSFIELD HEIGHTS PARK, NORTH HILL SHOPPING CENTER

LRT STATIONS: SAIT/AUARTS/JUBILEE AND LIONS PARK

NEARBY RESTAURANTS: GLOBEFISH KENSINGTON, HAYDEN BLOCK SMOKE & WHISKEY

## GENERAL INFORMATION

THE SITE IS LOCATED ON THE GREATLY EXPOSED 14<sup>TH</sup> STREET IN HILLHURST'S HIGHLY SOUGHT-AFTER COMMUNITY.

THE SITE IS UNIQUELY POSITIONED BETWEEN CENTRAL GREEN SPACES, EDUCATIONAL INSTITUTIONS, AND HIGH-TRAFFIC LRT STATIONS.

THIS CORRIDOR HAS A DAYTIME POPULATION OF OVER 240,000 IN A 3 KM RADIUS DUE TO NEARBY COMMUNITIES OF HOUNSFIELD HEIGHTS/BRIAR HILL, CAPITOL HILL, AND WEST VILLAGE.

THIS INNER-CITY LOCATION IS A PRIME RETAIL OPPORTUNITY GIVEN ITS EXCEPTIONAL POSITION.



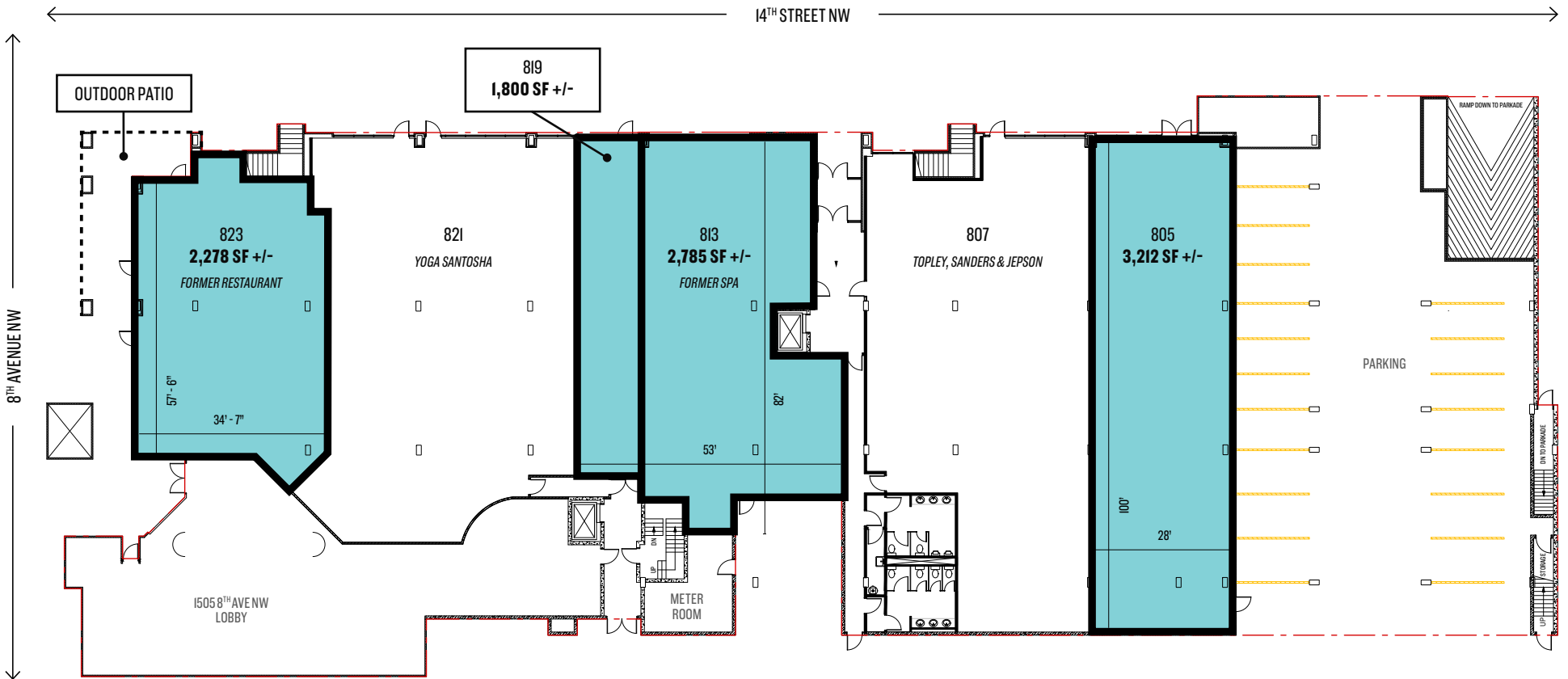
VISIT US  
300, 525 11<sup>TH</sup> AVENUE SW  
CALGARY, ALBERTA T2R 0C9

[jrmercantile.com](http://jrmercantile.com)

JEFF ROBSON PRESIDENT & BROKER  
[jeff@jrmercantile.com](mailto:jeff@jrmercantile.com)  
403.770.3071 ext 200

ALEX MORRISON ASSOCIATE  
[alex@jrmercantile.com](mailto:alex@jrmercantile.com)  
403.770.3071 ext 204

**FLOOR PLAN**



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

[jrmercantile.com](http://jrmercantile.com)

**JEFF ROBSON** PRESIDENT & BROKER  
[jeff@jrmercantile.com](mailto:jeff@jrmercantile.com)  
 403.770.3071 ext 200

**ALEX MORRISON** ASSOCIATE  
[alex@jrmercantile.com](mailto:alex@jrmercantile.com)  
 403.770.3071 ext 204