

JR

· **MERCANTILE** ·
REAL ESTATE ADVISORS INC

RETAIL SPACE
FOR LEASE

855 8TH AVENUE SW
CALGARY, ALBERTA

jrmercantile.com · 403.770.3071



GENERAL INFORMATION

RESTAURANT SPACE WITH EXISTING INFRASTRUCTURE IN PLACE.
 GREAT OPPORTUNITY FOR A TENANT LOOKING FOR HIGH TRAFFIC COUNTS (PEDESTRIAN AND AUTOMOBILE).
 INCREDIBLE POPULATION DENSITY FOR DELIVERIES AND TAKE OUT FOR THE RIGHT RESTAURANT GROUP.

SCAN HERE FOR
 VIRTUAL TOUR →



PROPERTY INFORMATION & TRAFFIC COUNTS

LOCATION	LEASE RATE	TRAFFIC COUNTS
855 8 TH AVENUE SW	MARKET	9 TH AVENUE SW AND 8 TH STREET SW: 33,000 VEHICLES / DAY
AVAILABLE FOR LEASE 1,183 SQ. FT. +/-	TAXES & OPERATING COSTS \$18.08 / SQ. FT.	8 TH STREET SW AND 9 TH AVENUE SW: 15,000 VEHICLES / DAY
AVAILABLE IMMEDIATELY	ZONING CR20-C20/R20 COMMERCIAL - RESIDENTIAL CORE	9 TH AVENUE SW AND 7 TH STREET SW: 31,000 VEHICLES / DAY
TERM 5 - 10 YEARS		

DEMOGRAPHICS

POPULATION	2KM	3KM	5KM
2022	78,682	132,260	237,276
2027	85,739	145,553	262,379
GROWTH 2022 - 2027	1.8%	2.0%	2.1%
AVERAGE INCOME 2022	\$121,226	\$135,727	\$140,812
MEDIAN AGE OF POP. 2022	36.6	37.0	37.6

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

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INTERIOR SPACE



SEATING



KITCHEN HOOD

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300, 525 11TH AVENUE SW
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