



· **MERCANTILE** ·
REAL ESTATE ADVISORS INC

RETAIL SPACE
FOR LEASE

HUDSON — 3360 16TH STREET SW
CALGARY, ALBERTA

jrmercantile.com • 403.770.3071

PROPERTY INFORMATION

LOCATION	OPERATING COSTS
3360 16 TH STREET SW CALGARY, ALBERTA	TBD
AVAILABLE FOR LEASE	LEASE RATE
RETAIL UNIT #1 — 1,004 SQ. FT. +/-	MARKET
AVAILABLE	TERM
DECEMBER 2023	10 YEARS
TAXES	PARKING
TBD	\$150 / MONTH UNDERGROUND / STALL

DEMOGRAPHICS

POPULATION	2KM	3KM	5KM
2022	49,229	110,516	223,899
2027	54,272	121,791	246,069
GROWTH			
2022 - 2027	10.24%	10.20%	9.90%
AVERAGE INCOME			
2022	\$188,060	\$154,600	\$146,213
MEDIAN AGE OF POP.			
2022	37.70	37.00	37.80

TRAFFIC COUNTS

33RD AVENUE SW AND 17TH STREET SW:
12,000 VEHICLES / DAY

33RD AVENUE SW AND 19TH STREET SW:
13,000 VEHICLES / DAY

34TH AVENUE SW:
21,000 VEHICLES / DAY

ASK US ABOUT THE LIVE/WORK UNITS AVAILABLE.

GENERAL INFORMATION

THE HUDSON OFFERS AN OPPORTUNITY TO BE A PART OF THE VIBRANT COMMUNITY OF MARDA LOOP WHILE ENJOYING MAIN STREET EXPOSURE TO 33RD AVE. THIS PROJECT BY SARINA HOMES IS A 6-STORY MIXED-USE DEVELOPMENT WITH 6 LIVE/WORK UNITS ALONG THE MAIN FLOOR AND A CORNER UNIT DEDICATED TO COMMERCIAL USE.

POTENTIAL USES MAY INCLUDE: PSYCHOLOGIST, ACCOUNTANT, MORTGAGE BROKER, REAL ESTATE OFFICE, MASSAGE THERAPIST, COUNSELLOR, TAX SPECIALIST, HAIR STYLIST, BARBER, NAIL TECHNICIAN, AESTHETICIAN, CHIROPRACTOR, PHYSIOTHERAPIST, COSMETIC CLINIC, DOG GROOMER, INTERIOR DESIGNER, BROW/LASH STUDIO.



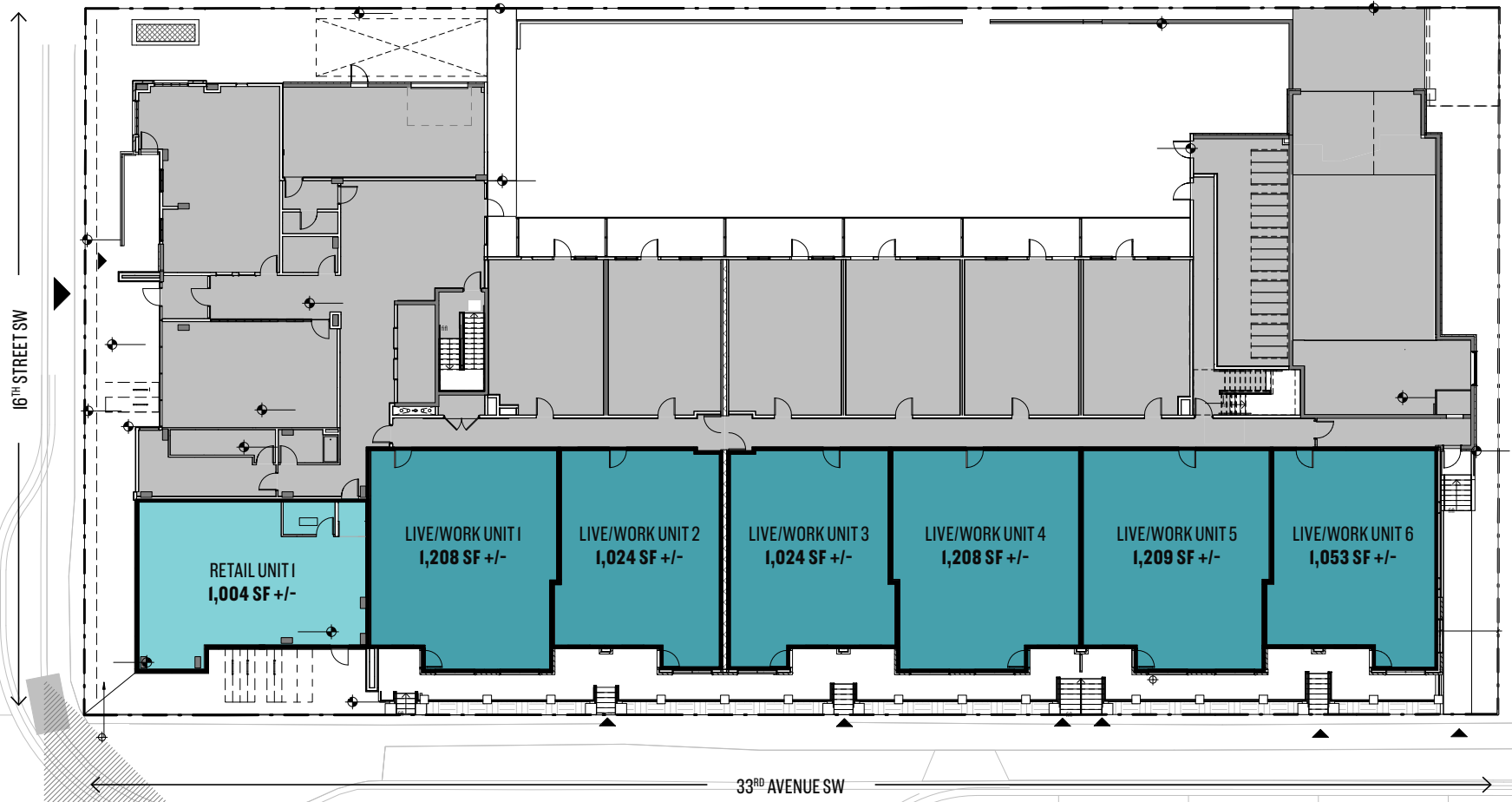
VISIT US
300, 525 11TH AVENUE SW
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FLOOR PLAN



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