



RETAIL SPACE
FOR LEASE

1220 KENSINGTON ROAD NW
CALGARY, ALBERTA

jrmercantile.com • 403.770.3071

PROPERTY INFORMATION

LOCATION	TERM	PARKING	ZONING
1220 KENSINGTON ROAD NW	5-10 YEARS, OR LONGER	SURFACE: \$175.00	C-CORI
AVAILABLE FOR LEASE	LEASE RATE	UNDERGROUND: \$225.00	
UNIT 110: 2,142 SQ. FT.	MARKET	(UP TO 2 STALLS FOR THIS SPACE, CAN BE A COMBINATION OF UNDERGROUND AND/OR SURFACE)	
AVAILABLE	OPERATING COSTS & TAXES		
IMMEDIATELY	\$21.00 / SQ. FT. (EST.)		

DEMOGRAPHICS

POPULATION	2KM	3KM	5KM
2022	65,969	130,876	245,215
2027	72,380	144,055	271,048
GROWTH			
2022 - 2027	9.72%	10.07%	10.53%
AVERAGE INCOME			
2022	\$130,648	\$129,975	\$139,652
MEDIAN AGE OF POP.			
2022	38.0	37.3	37.6

TRAFFIC COUNTS

MEMORIAL AND 10A STREET NW:
38,000 VEHICLES / DAY

10TH STREET NW:
16,000 VEHICLES / DAY

KENSINGTON ROAD NW AND 14TH STREET NW:
11,000 VEHICLES / DAY



GENERAL INFORMATION

PRIME RETAIL OPPORTUNITY LOCATED IN THE HEART OF KENSINGTON WITH EXPOSURE TO KENSINGTON RD NW.

THE AREA IS WELL KNOWN TO BE A RETAIL HOTSPOT IN CALGARY, BEING HOME TO OVER 250 BUSINESSES OFFERING DINING, SHOPPING, AND SERVICES.

EXCEPTIONALLY CONVENIENT WITH MULTIPLE PEDESTRIAN FRIENDLY STREETS IN CLOSE PROXIMITY, AS WELL AS THE SUNNYSIDE LRT STATION AND MANY TRANSIT STOPS.

⌂
CITY PLAN

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

jrmercantile.com

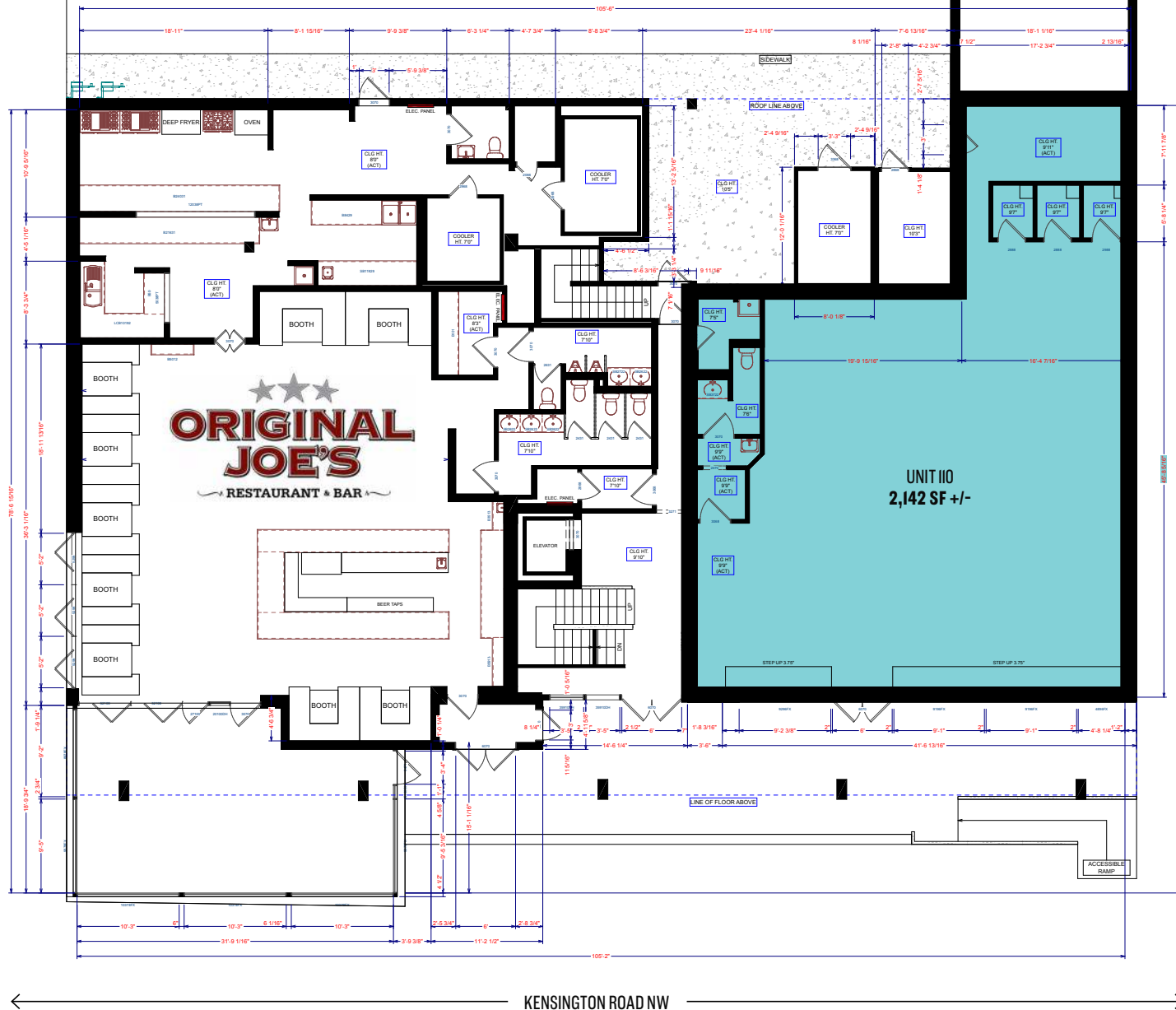
JEFF ROBSON PRESIDENT & BROKER
jeff@jrmercantile.com
403.770.3071 ext 200

ALEX MORRISON ASSOCIATE
alex@jrmercantile.com
403.770.3071 ext 204

FLOOR PLAN



IIA STREET NW



KENSINGTON ROAD NW

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

jrmercantile.com

JEFF ROBSON PRESIDENT & BROKER
jeff@jrmercantile.com
403.770.3071 ext 200

ALEX MORRISON ASSOCIATE
alex@jrmercantile.com
403.770.3071 ext 204