



JR

MERCANTILE

REAL ESTATE ADVISORS INC

RETAIL SPACE

FOR LEASE

1220 KENSINGTON ROAD NW
CALGARY, ALBERTA

jrmercantile.com · 403.770.3071

ORIGINAL JOE'S

1220
KENSINGTON

Original Joe's
SANDY SP
1220 Kensington Rd
Calgary, AB T2E 0K1

P

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 I10: 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.

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CITY PLAN

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

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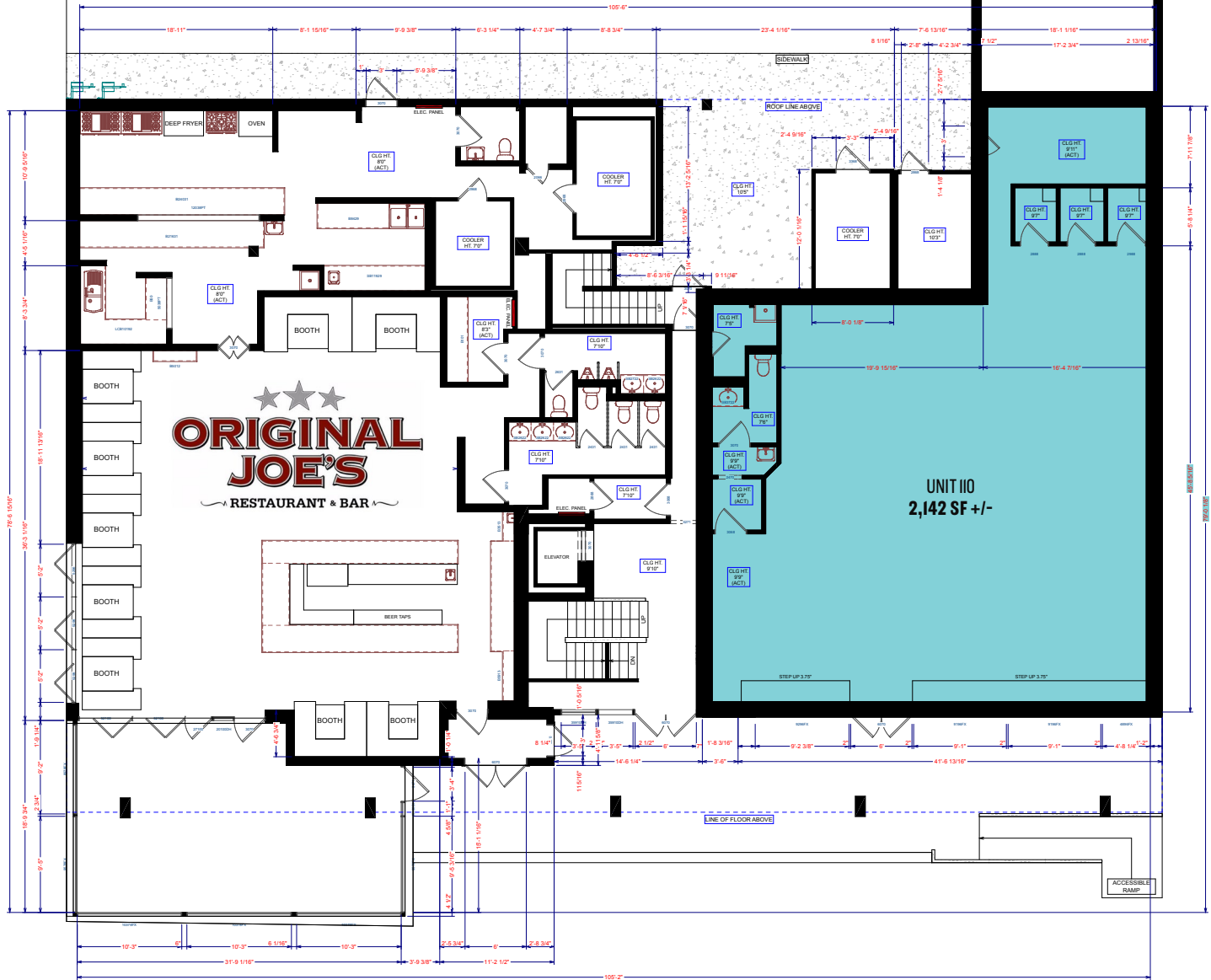
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FLOOR PLAN



11A STREET NW



KENSINGTON ROAD NW

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