

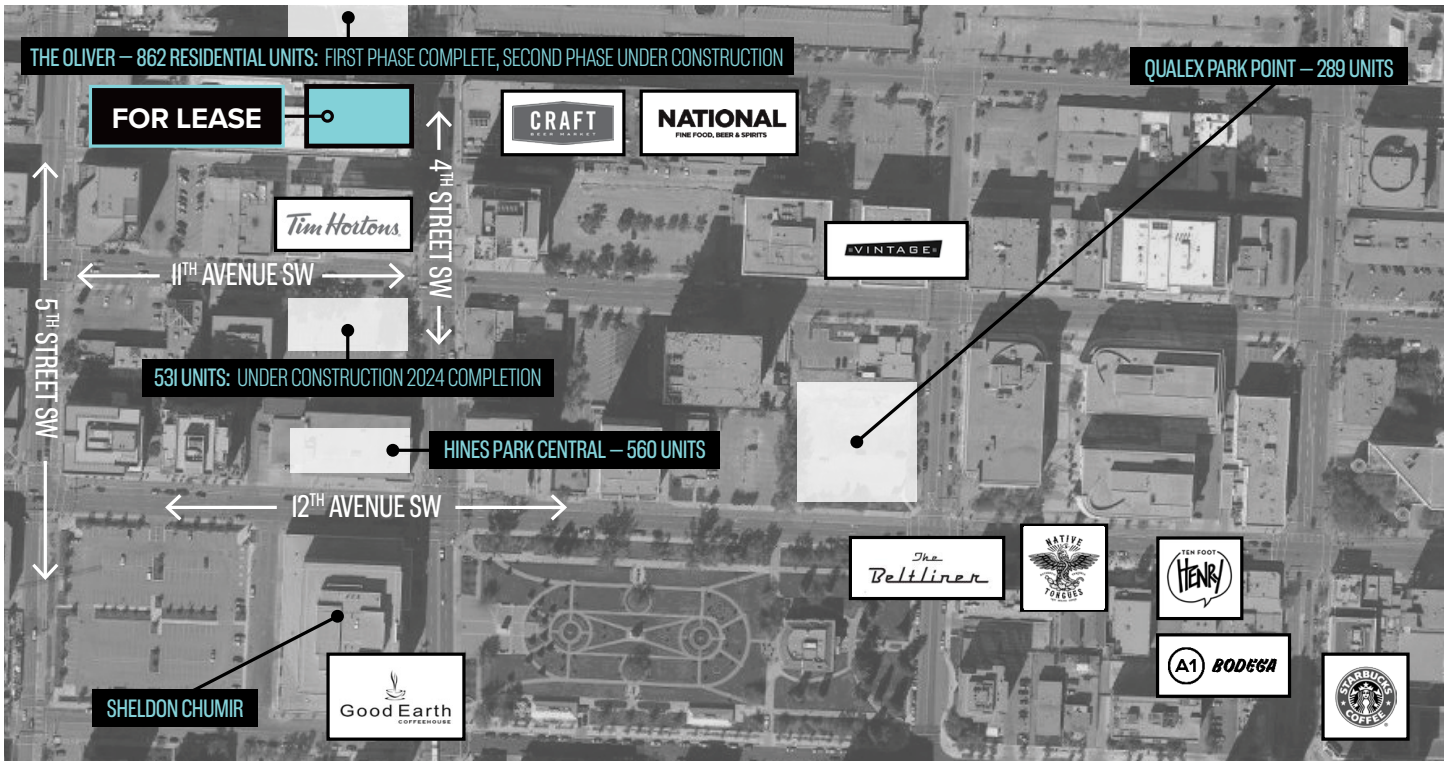


RETAIL SPACE  
**FOR LEASE**

CENTRE 10 — 155-517 10<sup>TH</sup> AVENUE SW  
CALGARY, ALBERTA

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## GENERAL INFORMATION

CENTRE 10 IS CONVENIENTLY LOCATED 1 BLOCK FROM THE DOWNTOWN CORE AND IN THE IMMEDIATE AREA OF MULTIPLE NEW RESIDENTIAL TOWERS NEARBY TO A WIDE VARIETY OF AMENITIES INCLUDING: NATIONAL ON 10TH, CRAFT BEER MARKET, RESIDENCE INN BY MARIOTT, BRIDGETTE BAR, AND BANKERS HALL THE BUILDING CURRENTLY HAS 98% OF THE 367,895 SF LEASED WITH ACCESS TO LOADING AND AN ABUNDANCE OF UNDERGROUND PARKING AVAILABLE FOR STAFF, IT'S TIME TO JOIN THE ALWAYS BUSY BELTLINE AREA

## PROPERTY INFORMATION & TRAFFIC COUNTS

LOCATION	OPERATING COSTS	PARKING RATES
155-517 10TH AVENUE SW	\$13.31 / SQ. FT.	RESERVED AVAILABLE: \$495.00 / MO. COVERED: 760 AVAILABLE AT \$375.00 / MO.
AVAILABLE FOR LEASE	TAXES	TRAFFIC COUNTS
1,913 SQ. FT. +/- USABLE	\$5.90 / SQ. FT.	11TH AVENUE SW AND 5TH STREET SW: 17,000 VEHICLES / DAY
AVAILABLE	LEASE RATE	11TH AVENUE SW AND 5TH STREET SW: 17,000 VEHICLES / DAY
IMMEDIATELY	MARKET	10TH AVENUE SW: 16,000 VEHICLES / DAY
TERM	ZONING	
5 - 10 YEARS	DC	

## DEMOGRAPHICS

POPULATION	1KM	5KM	10KM
2021	30,796	222,751	626,540
2026	33,760	248,529	696,565
GROWTH			
2021 - 2026	9.62%	11.57%	11.18%
AVERAGE INCOME			
2021	\$112,121	\$150,720	\$138,290
MEDIAN AGE OF POP.			
2021	35.20	37.30	38.50

VISIT US  
300, 525 11TH AVENUE SW  
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