



JR

MERCANTILE
REAL ESTATE ADVISORS INC.

RETAIL SPACE
FOR LEASE

1400 10TH AVENUE SW
CALGARY, ALBERTA

jrmercantile.com • 403.770.3071

PROPERTY INFORMATION

LOCATION 1400 10 TH AVENUE SW CALGARY	AVAILABLE LATE 2023	OPERATING COSTS & TAXES \$16.00 / SQ. FT.	ZONING DC (CM-2 GUIDELINES PROVIDES FOR A WIDE RANGE OF USES INCLUDING RESTAURANTS AND MEDICAL)
AVAILABLE FOR LEASE CRU'S I-6: 1,228 SQ. FT. TO 10,410 SQ. FT. WITH DEMISE OPTIONS AVAILABLE	TERM 5-10 YEARS	PARKING 48 SURFACE AND 32 UNDERGROUND	
	LEASE RATE MARKET		

DEMOGRAPHICS

	2KM	3KM	5KM
POPULATION			
2023	71,892	128,393	245,962
2028	80,732	145,238	279,579
GROWTH			
2023 - 2028	12.30%	13.12%	13.67%
AVERAGE INCOME			
2023	\$129,803	\$144,888	\$143,612
MEDIAN AGE OF POP.			
2023	37.30	37.80	38.50

TRAFFIC COUNTS

14TH STREET SW AND 10TH AVENUE SW:
28,000 VEHICLES / DAY

14TH STREET SW AND 11TH AVENUE SW:
22,000 VEHICLES / DAY

10TH AVENUE SW:
9,000 VEHICLES / DAY



GENERAL INFORMATION

THIS 7 STOREY MIXED USE BUILDING INCLUDES 105 RESIDENTIAL UNITS AND 16,777 SQUARE FEET OF MAIN FLOOR RETAIL SPACE SHOWCASING FLOOR TO CEILING GLAZING AND IMPECCABLE EXPOSURE TO 10TH AVENUE SW AND 14TH STREET SW.

THE LOCATION IS ONE OF THE FEW BELTLINE OPPORTUNITIES WITH SURFACE PARKING AVAILABLE FOR CUSTOMERS. IN ADDITION TO SECURE UNDERGROUND PARKING STALLS AVAILABLE FOR COMMERCIAL TENANTS AT MARKET RATE.

SIGNIFICANT LOCATION BETWEEN RESIDENTIAL AND BUSINESS COMMUNITIES; LOCATED WITHIN 350 METERS FROM SUNALTA LRT STATION.

CRU #1 FEATURES A LARGE PATIO OVERLOOKING 14TH ST SW.

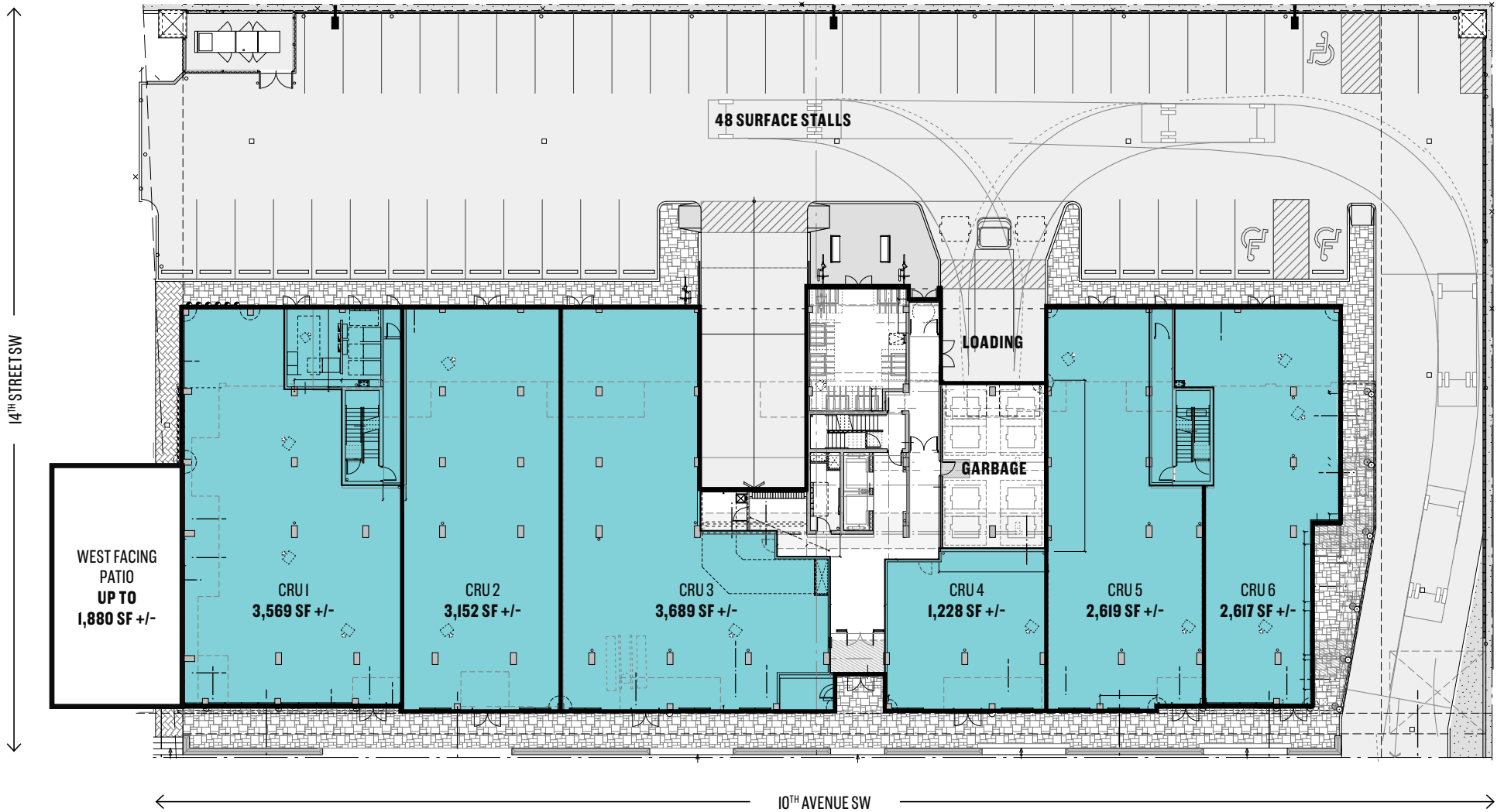
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CITY PLAN

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

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