

JR

· **MERCANTILE** ·

REAL ESTATE ADVISORS INC

RETAIL SPACE  
**FOR LEASE**

EV606 — 606 CONFLUENCE WAY SE  
CALGARY, ALBERTA

[jrmercantile.com](http://jrmercantile.com) · 403.770.3071

## NORTH + SOUTH CRU INFORMATION



### NORTH CRU 109

- INCOMPARABLE URBAN RIVERFRONT PATIO
- CAREFULLY PLANNED LAYOUT TO ACCOMMODATE THE MOST DISCERNING RESTAURANTEURS
- DELIVERY OF SPACE COINCIDES WITH THE DEVELOPMENT OF THE NEW BMO CENTRE EXPANSION, GLENBOW MUSEUM RENOVATION/REVITALIZATION AND OTHER VARIOUS URBAN DEVELOPMENTS WITHIN A CLOSE PROXIMITY (SPRING 2024)

### SOUTH CRU 103

- WELL POSITIONED STREET FRONT RETAIL SPACE
- SIGNATURE FRONT GLAZING TO ALLOW MAXIMUM EXPOSURE FOR FUTURE TENANTS
- SOUTHWEST FACING PATIO OPPORTUNITIES.



#### VISIT US

300, 525 11<sup>TH</sup> AVENUE SW  
CALGARY, ALBERTA T2R 0C9

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#### JEFF ROBSON PRESIDENT & BROKER

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403.770.3071 ext 200

#### ANDREW KAY ASSOCIATE

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## PROPERTY INFORMATION

<b>LOCATION</b>	<b>TAXES</b>
EV606 — 606 CONFLUENCE WAY SE	TBD
<b>AVAILABLE FOR LEASE</b>	<b>OPERATING COSTS</b>
NORTH CRU I09 — 3,775 SQ. FT. +/-	TBD
SOUTH CRU I03 — 2,350 SQ. FT. +/-	<b>LEASE RATE</b>
	MARKET
<b>AVAILABLE</b>	<b>TERM</b>
SPRING 2024	5-10 YEARS

## DEMOGRAPHICS

<b>POPULATION</b>	<b>2KM</b>	<b>3KM</b>	<b>5KM</b>
2022	49,870	103,872	199,526
2027	54,869	114,069	219,584
<b>GROWTH</b>			
2022 - 2027	10.02%	9.82%	10.05%
<b>AVERAGE INCOME</b>			
2022	\$109,912	\$121,388	\$133,042
<b>MEDIAN AGE OF POP.</b>			
2022	37.70	37.30	37.60

## TRAFFIC COUNTS

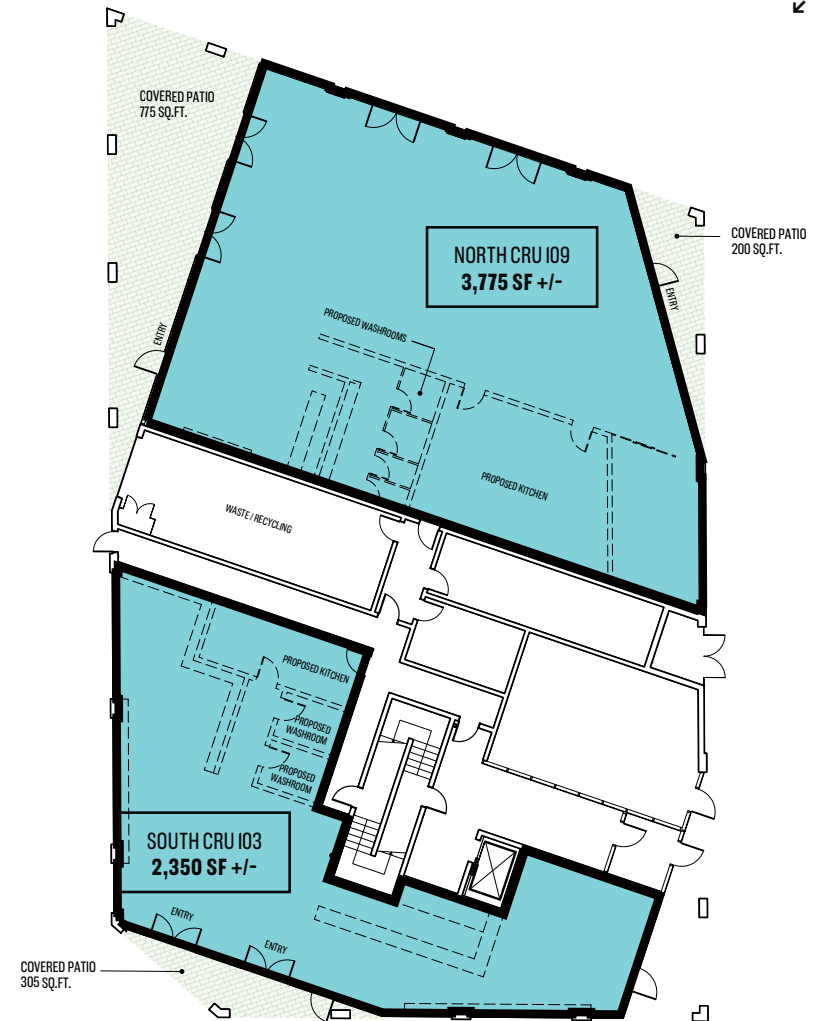
5<sup>TH</sup> AVENUE SE FLYOVER AND DERMOT BALDWIN WAY SE: 48,000 VEHICLES / DAY\*

4<sup>TH</sup> AVENUE SE: 13,000 VEHICLES / DAY\*

RIVERFRONT AVENUE AND 4<sup>TH</sup> STREET SE: 9,000 VEHICLES / DAY\*



## FLOOR PLAN



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CITY PLAN



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