



· **MERCANTILE** ·  
REAL ESTATE ADVISORS INC

RETAIL SPACE  
**FOR SUBLEASE**

628 11<sup>TH</sup> AVENUE SW  
CALGARY, ALBERTA

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



168 parkside homes on  
14th Ave. & 6th St. SW

GIBSON FINE ART

PETER WENS

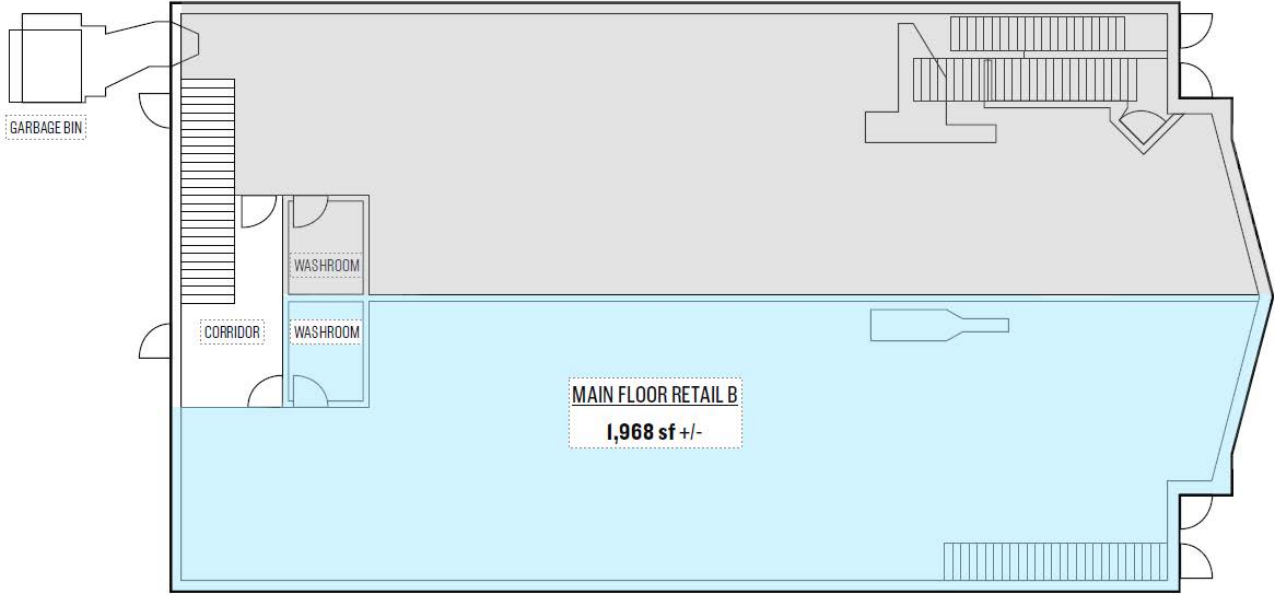
GIBSON FINE ART



FRFX  
LASER & REJUVENATION

TRD SPORT

**MAIN FLOOR PLAN**



**PROPERTY INFORMATION & TRAFFIC COUNTS**

LOCATION	OPERATING COSTS	TRAFFIC COUNTS
628 11 <sup>TH</sup> AVENUE SW	\$21.00 / SQ. FT. INCLUDING TAXES AND UTILITIES	11 <sup>TH</sup> AVENUE SW: 18,000 VEHICLES / DAY
<b>AVAILABLE FOR SUBLEASE</b>	<b>SUBLEASE RATE</b>	11 <sup>TH</sup> AVENUE SW AND 6 <sup>TH</sup> STREET SW: 16,000 VEHICLES / DAY
MAIN FLOOR RETAIL B: 1,968 SQ. FT.	MARKET	11 <sup>TH</sup> AVENUE SW AND 5 <sup>TH</sup> STREET SW: 14,000 VEHICLES / DAY
<b>AVAILABLE IMMEDIATELY</b>	<b>ZONING</b>	
	CC-X	

**DEMOGRAPHICS**

POPULATION	3KM	5KM	10KM
2021	125,736	225,876	625,141
2026	139,725	252,077	694,824
<b>GROWTH</b>			
2021 - 2026	11.13%	11.60%	11.50%
<b>AVERAGE INCOME</b>			
2021	\$145,152	\$150,852	\$139,112
<b>MEDIAN AGE OF POP.</b>			
2021	36.70	37.30	38.50

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

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**GENERAL INFORMATION**

- LOCATED ON 11<sup>TH</sup> AVE, THIS BUILDING HAS INCREDIBLE EXPOSURE
- HIGH EXPOSURE SIGNAGE AVAILABLE ONTO 11<sup>TH</sup> AVENUE SW VIA SIDE OF BUILDING
- SURROUNDED BY NEW MULTI-STORY RESIDENTIAL BUILDINGS (PARK CENTRAL, SODO) THIS VIBRANT BELTLINE AREA IS PRIMED FOR A RESURGENCE
- FLEXIBLE LEASE STRUCTURE AND TERMS AND IDEALLY SUITED FOR MEDICAL AND/OR SERVICE
- DAYTIME WORKING POPULATION OF 26,500 PEOPLE IN THE BELTLINE (EST.)

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