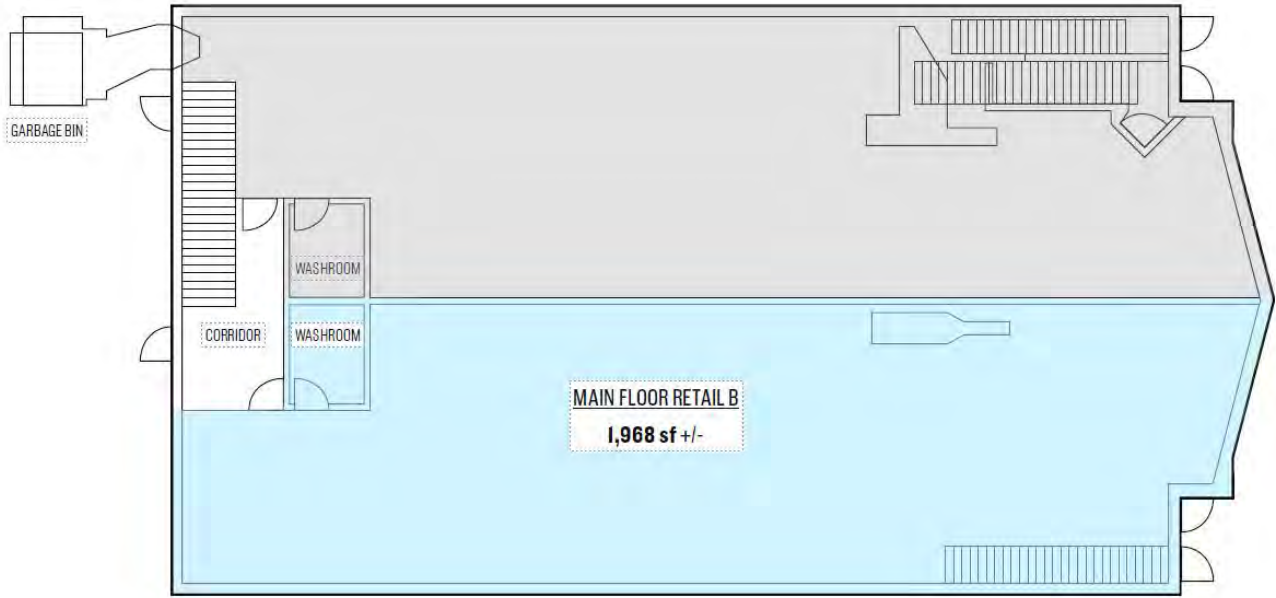


MAIN FLOOR PLAN



PROPERTY INFORMATION & TRAFFIC COUNTS

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

DEMOGRAPHICS

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

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

jrmercantile.com

ANDREW KAY ASSOCIATE
andrew@jrmercantile.com
403.770.3071 ext 201