

JR

· **MERCANTILE** ·

REAL ESTATE ADVISORS INC

RETAIL SPACE  
**FOR LEASE**

855 8<sup>TH</sup> AVENUE SW  
CALGARY, ALBERTA

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

*Tim Hortons*

CENTURY PARK DENTAL  
403-294-5027  
www.centuryparkdental.ca  
www.kodak.com

Century Park Place  
855-8 Avenue SW

YSPA  
403-294-1111  
spa-escape  
BOOK ONLINE

RECYCLING  
FREE  
TUESDAY





**GENERAL INFORMATION**

RESTAURANT SPACE WITH EXISTING INFRASTRUCTURE IN PLACE.  
 GREAT OPPORTUNITY FOR A TENANT LOOKING FOR HIGH TRAFFIC COUNTS (PEDESTRIAN AND AUTOMOBILE).  
 INCREDIBLE POPULATION DENSITY FOR DELIVERIES AND TAKE OUT FOR THE RIGHT RESTAURANT GROUP.

SCAN HERE FOR  
 VIRTUAL TOUR →



**PROPERTY INFORMATION & TRAFFIC COUNTS**

LOCATION	LEASE RATE	TRAFFIC COUNTS
855 8 <sup>TH</sup> AVENUE SW	MARKET	9 <sup>TH</sup> AVENUE SW AND 8 <sup>TH</sup> STREET SW: 33,000 VEHICLES / DAY
<b>AVAILABLE FOR LEASE</b> 1,183 SQ. FT. +/-	<b>TAXES &amp; OPERATING COSTS</b> \$18.08 / SQ. FT.	8 <sup>TH</sup> STREET SW AND 9 <sup>TH</sup> AVENUE SW: 15,000 VEHICLES / DAY
<b>AVAILABLE</b> IMMEDIATELY	<b>ZONING</b> CR20-C20/R20 COMMERCIAL - RESIDENTIAL CORE	9 <sup>TH</sup> AVENUE SW AND 7 <sup>TH</sup> STREET SW: 31,000 VEHICLES / DAY
<b>TERM</b> 5 - 10 YEARS		

**DEMOGRAPHICS**

POPULATION	2KM	3KM	5KM
2022	78,682	132,260	237,276
2027	85,739	145,553	262,379
<b>GROWTH</b> 2022 - 2027	1.8%	2.0%	2.1%
<b>AVERAGE INCOME</b> 2022	\$121,226	\$135,727	\$140,812
<b>MEDIAN AGE OF POP.</b> 2022	36.6	37.0	37.6

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

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INTERIOR SPACE



VISIT US  
300, 525 11<sup>TH</sup> AVENUE SW  
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