



JR

· **MERCANTILE** ·
REAL ESTATE ADVISORS INC

RETAIL SPACE
FOR LEASE

EV606 — 606 CONFLUENCE WAY SE
CALGARY, ALBERTA

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 (WINTER 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 11TH AVENUE SW
CALGARY, ALBERTA T2R 0C9

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403.770.3071 ext 200

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PROPERTY INFORMATION

LOCATION
EV606 —
606 CONFLUENCE WAY SE

OPERATING COSTS AND TAXES
\$15 PER SQ.FT +/-

AVAILABLE FOR LEASE
NORTH CRU I09 —
3,775 SQ. FT. +/-

SOUTH CRU I03 —
2,350 SQ. FT. +/-

LEASE RATE
MARKET

TERM
5-10 YEARS

AVAILABLE
(WINTER 2024)

DEMOGRAPHICS

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

TRAFFIC COUNTS

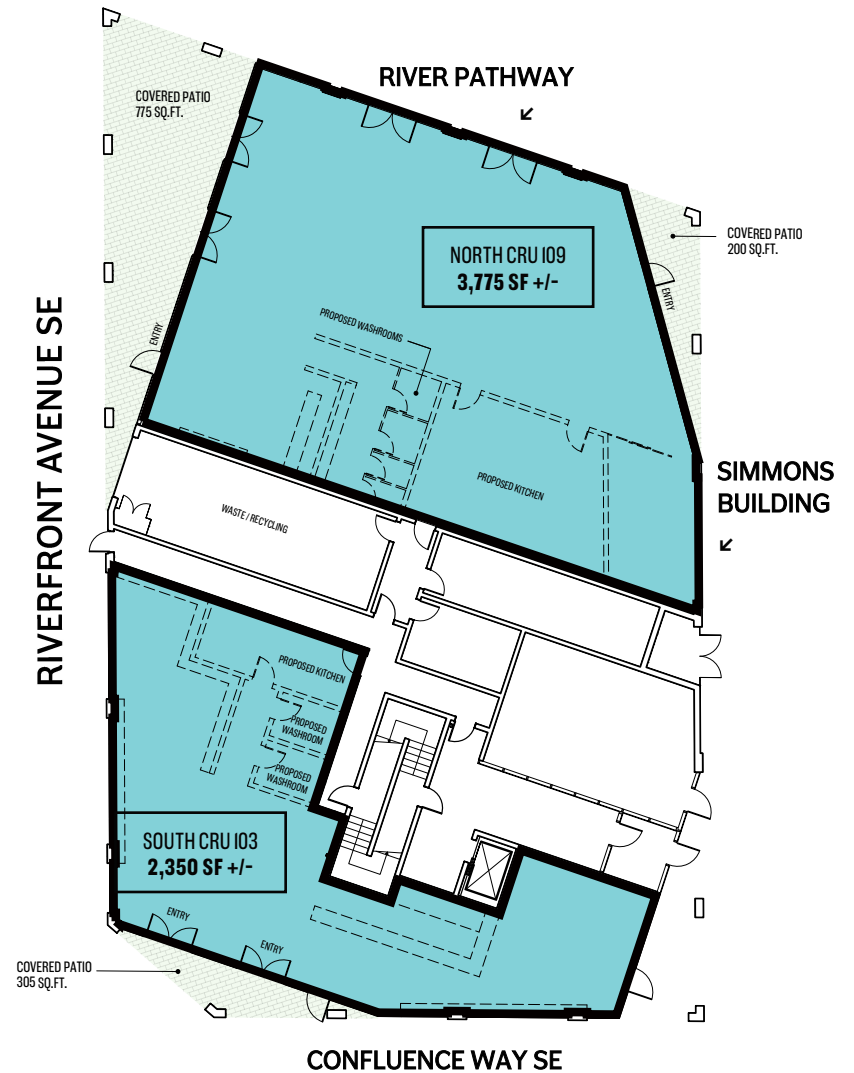
5TH AVENUE SE FLYOVER AND DERMOT BALDWIN WAY SE: 48,000 VEHICLES / DAY*

4TH AVENUE SE: 13,000 VEHICLES / DAY*

RIVERFRONT AVENUE AND 4TH STREET SE: 9,000 VEHICLES / DAY*



FLOOR PLAN



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CITY PLAN



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