



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 (FALL 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

jrmercantile.com

JEFF ROBSON PRESIDENT & BROKER

jeff@jrmercantile.com
403.770.3071 ext 200

ANDREW KAY ASSOCIATE

andrew@jrmercantile.com
403.770.3071 ext 201

PROPERTY INFORMATION

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

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

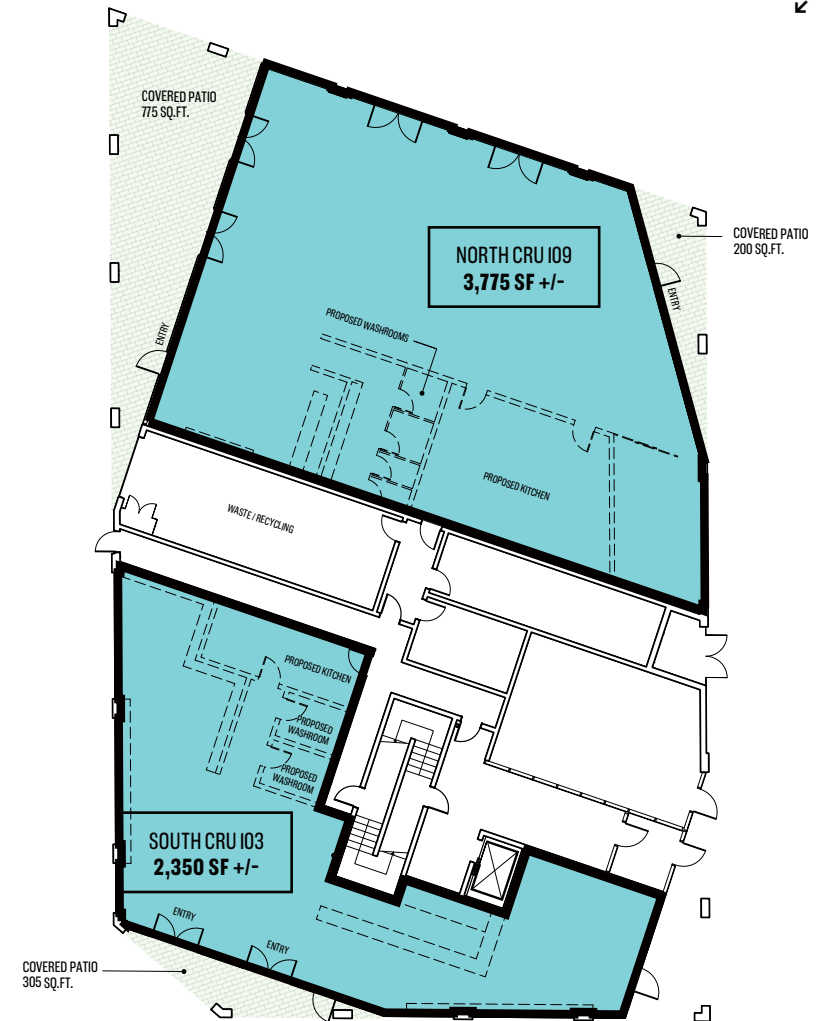
5TH AVENUE SE FLYOVER AND DERMOT BALDWIN WAY SE: 48,000 VEHICLES / DAY*

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

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



FLOOR PLAN



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

jrmercantile.com

JEFF ROBSON PRESIDENT & BROKER
jeff@jrmercantile.com
403.770.3071 ext 200

ANDREW KAY ASSOCIATE
andrew@jrmercantile.com
403.770.3071 ext 201

CITY PLAN



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

jrmercantile.com

JEFF ROBSON PRESIDENT & BROKER
jeff@jrmercantile.com
403.770.3071 ext 200

ANDREW KAY ASSOCIATE
andrew@jrmercantile.com
403.770.3071 ext 201