

RETAIL SPACE

EV606 — 606 CONFLUENCE WAY SE CALGARY, ALBERTA

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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 202, 7710 5TH STREET SE CALGARY, ALBERTA T2H 2L9 JEFF ROBSON PRESIDENT & BROKER jeff@jrmercantile.com 403.770.3071 ext 200

ALEX MORRISON ASSOCIATE

alex@jrmercantile.com 403.770.3071 ext 204

jrmercantile.com

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FLOOR PLAN

PROPERTY INFORMATION

DEMOGRAPHICS

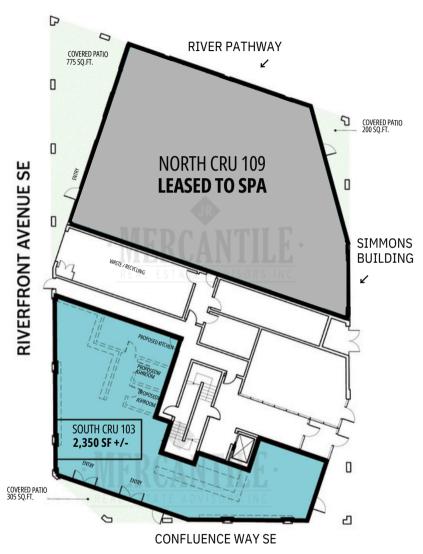
LOCATION EV606 – 606 CONFLUENCE WAY SE	OPERATING COSTSAND TAXES \$15 PER SQ.FT +/-	2022 2027	2KM 49,870 54,869	3KM 103,872 114,069	5KM 199,526 219,584
AVAILABLE FOR LEASE NORTH CRU 109: LEASED TO SPA	LEASE RATE MARKET	GROWTH 2022 - 2027	10.02%	9.82%	10.05%
SOUTH CRU 103: 2,350 SQ. FT. +/-	TERM 5-10 YEARS	AVERAGE INCOME	\$109,912	\$121,388	\$133,042
		MEDIAN AGE OF POP.	37.70	37.30	37.60

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*





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CITY PLAN

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FUTURE

DEVELOPMENT

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FUTURE

DEVELOPMENT

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ALEX MORRISON ASSOCIATE

Construction

Completed

Completed Planned Future Development

> alex@jrmercantile.com 403.770.3071 ext 204

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