



RETAIL SPACE  
**FOR LEASE**

EV606 — 606 CONFLUENCE WAY SE  
CALGARY, ALBERTA

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## 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  
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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 109:**  
LEASED TO SPA

**SOUTH CRU 103:**  
2,350 SQ. FT. +/-

**LEASE RATE**  
MARKET

**TERM**  
5-10 YEARS

## DEMOGRAPHICS

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

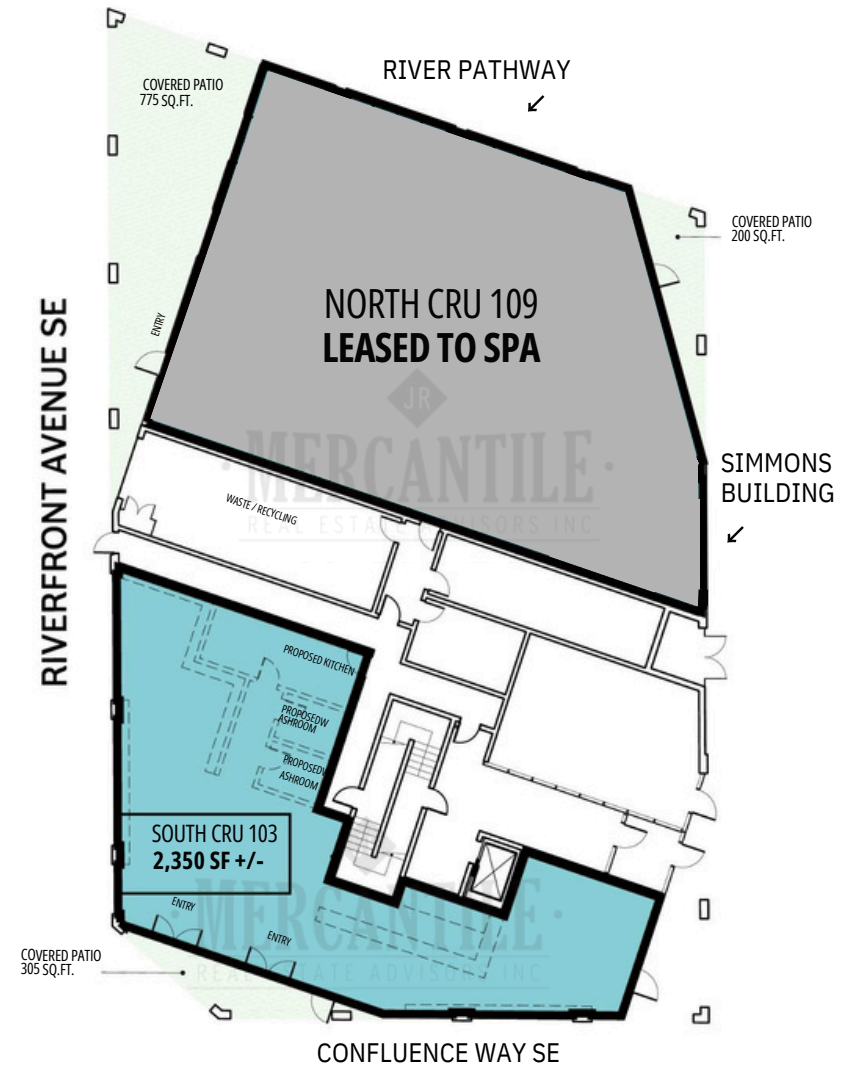
5TH AVENUE SE FLYOVER AND DERMOT BALDWIN WAY SE: 48,000 VEHICLES / DAY\*

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

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



## FLOOR PLAN



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## CITY PLAN



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