

JR

MERCANTILE
REAL ESTATE ADVISORS INC

RETAIL SPACE
FOR LEASE

AVLI — 1020 9TH AVENUE SE
CALGARY, ALBERTA

jrmercantile.com • 403.770.3071



PROPERTY INFORMATION & TRAFFIC COUNTS

LOCATION	TAXES	LEASE RATE	TRAFFIC COUNTS
1020 9 TH AVENUE SE CALGARY, ALBERTA	PROPERTY TAX \$9.81 / SQ. FT. (EST) ADDITIONAL RENT \$6.45 / SQ. FT. (EST) MANAGEMENT FEE 10% OF NET RENT	MARKET	9 TH AVENUE SE: 21,000 VEHICLES / DAY
AVAILABLE FOR LEASE	OPERATING COSTS	PARKING	ZONING
1,846 SQ. FT. +/-	\$20 INCLUSIVE OF TAX	ABUNDANT STREET PARKING ALONG 9 TH AVENUE SE	C-CORI
AVAILABLE			
60 DAYS NOTICE			
TERM			
5-10 YEARS			

DEMOGRAPHICS

POPULATION	2KM	3KM	5KM
2023	33,513	74,537	196,146
2028	37,874	83,954	221,154
2033	41,151	91,664	244,218
GROWTH			
2023 - 2028	13.01%	12.63%	12.75%
2023 - 2033	22.79%	22.98%	24.51%
AVERAGE INCOME			
2023	\$99,388	\$119,490	\$126,935
MEDIAN AGE OF POP.			
2023	38.90	38.50	38.50
18+ YEARS	41.80	41.30	42.30

GENERAL INFORMATION

DESIRABLE LOCATION IN VIBRANT INGLEWOOD
7 STORY MIXED-USE DEVELOPMENT WITH 64
RESIDENTIAL UNITS
FULLY BUILT OUT SPACE
HIGH TRAFFIC VOLUMES WITH AMPLE STREET
PARKING ALONG 9TH AVENUE SE



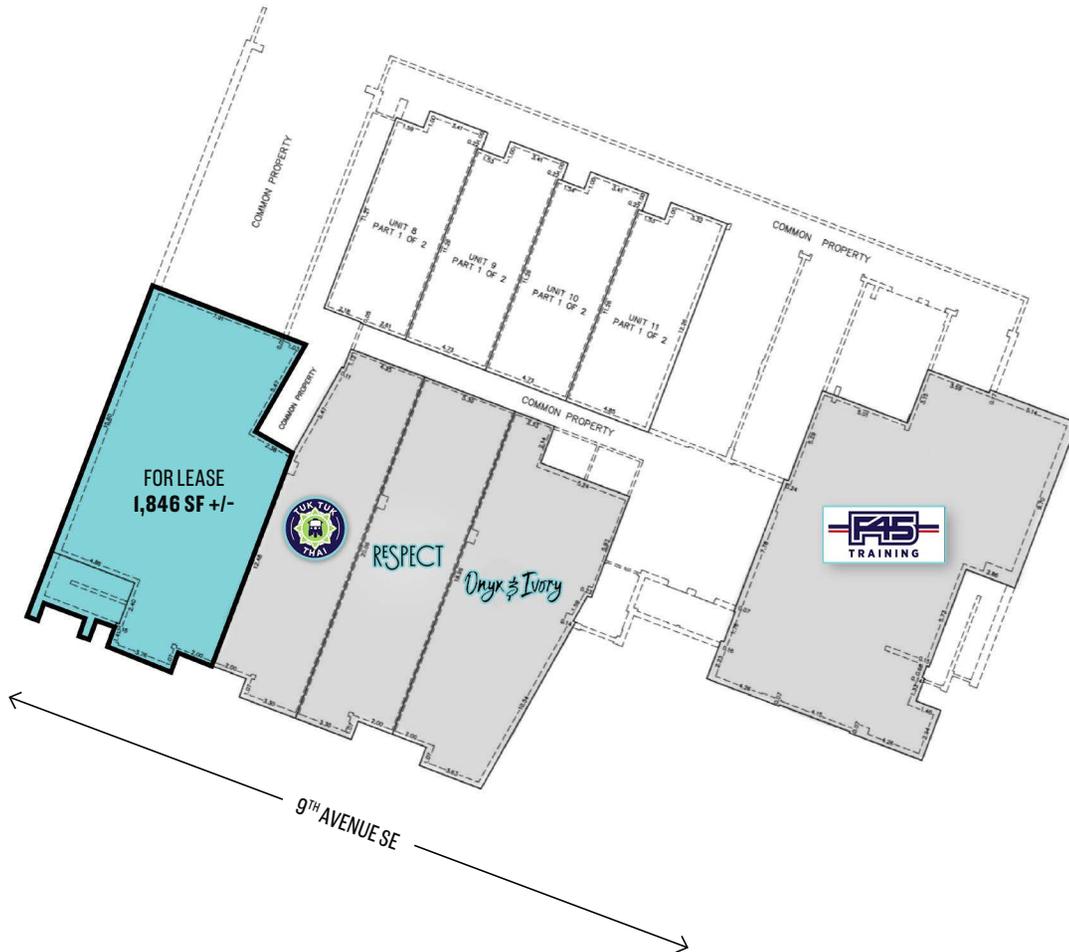
VISIT US
300, 525 11TH AVENUE SW
CALGARY, ALBERTA T2R 0C9

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FLOOR PLAN



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