

PROPERTY INFORMATION & TRAFFIC COUNTS

LOCATION 316 3RD STREET SE AVAILABLE FOR LEASE

4,555 SF +/- AND I,073 SF +/- MEZZANINE

AVAILABLE **IMMEDIATELY** **TERM** 5-I0 YEARS

LEASE RATE MARKET

TAXES & OP. COSTS \$15.00 / SQ. FT.

PARKING STREET PARKING

ZONING

CC-ET

4 AVENUE SE (FLY OVER): 33,000 VEHICLES / DAY RIVERFRONT AVE AND 3RD STREET SE: 9,000 VEHICLES / DAY

TRAFFIC COUNTS

DEMOGRAPHICS

POPULATION 2KM 3KM 5KM 2024 58,694 110,760 199,806 **GROWTH** 2024 12.7% 13.0% 13.3% **AVERAGE INCOME** 2024 \$112,281 \$123,616 \$137,799 MEDIAN AGE OF POP. 2024 38.0 38.0 38.0

GENERAL INFORMATION

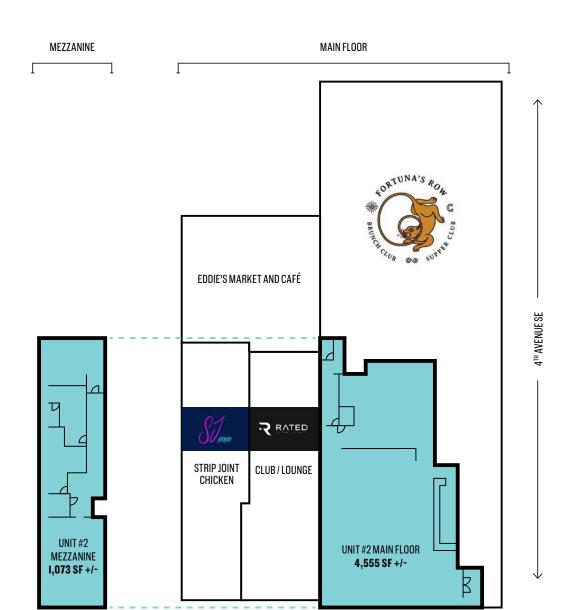
CHARACTER SPACE AVAILABLE STEPS AWAY FROM THE NEWLY-COMPLETED RIVERWALK ALONG THE BOW RIVER. RESTAURANT INFRASTRUCTURE IN PLACE AND THE INTERIOR FEATURES SOARING HIGH CEILINGS, EXPOSED BRICK WALLS, AND A MEZZANINE. INCLUDES A COVERED WEST-FACING PATIO WITH VIEWS OF DOWNTOWN.

CITY PLAN



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FLOOR PLAN

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3RD STREET SE