



RETAIL SPACE
FOR LEASE

316 3RD STREET SE
CALGARY, ALBERTA

jrmercantile.com • 403.770.3071



PROPERTY INFORMATION & TRAFFIC COUNTS

LOCATION 316 3 RD STREET SE	TERM 5-10 YEARS	PARKING STREET PARKING	TRAFFIC COUNTS 4 AVENUE SE (FLY OVER): 33,000 VEHICLES / DAY RIVERFRONT AVE AND 3 RD STREET SE: 9,000 VEHICLES / DAY
AVAILABLE FOR LEASE 4,555 SF +/- AND 1,073 SF +/- MEZZANINE	LEASE RATE MARKET	ZONING CC-ET	
AVAILABLE IMMEDIATELY	TAXES & OP. COSTS \$15.00 / SQ. FT.		

DEMOGRAPHICS

POPULATION 2024	2KM 58,694	3KM 110,760	5KM 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



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

ALEX MORRISON ASSOCIATE
alex@jrmercantile.com
403.770.3071 ext 204

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

ALEX MORRISON ASSOCIATE
alex@jrmercantile.com
403.770.3071 ext 204