



 **MERCANTILE**
REAL ESTATE ADVISORS INC.

RETAIL SPACE
FOR LEASE

1432 1st ST SW
CALGARY, ALBERTA

jrmercantile.com • 403.770.3071



PROPERTY INFORMATION & TRAFFIC COUNTS

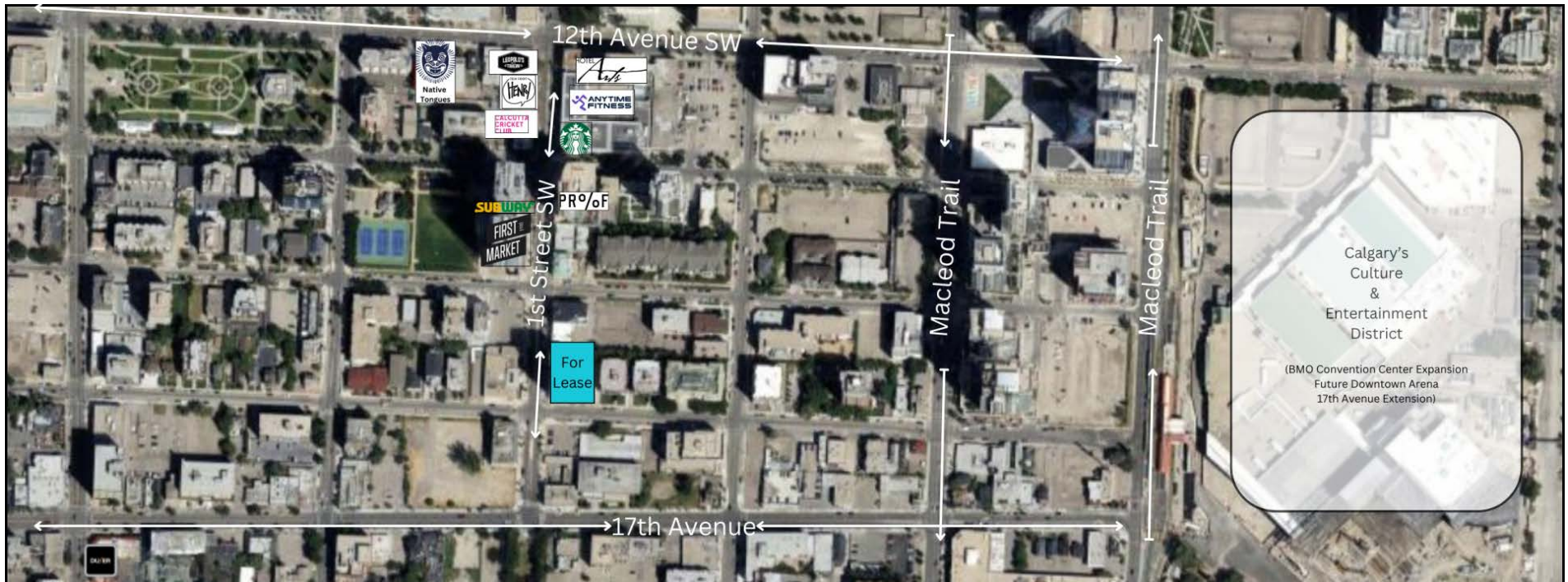
LOCATION 1432 1 ST ST SW	TERM 5-10 YEARS	PARKING UNDERGROUND \$200/ MONTH	TRAFFIC COUNTS 1 ST STREET SW AND 14 TH AVENUE SW AVERAGE DAILY VOLUME 5,000
AVAILABLE FOR LEASE 1,047 SF +/-	LEASE RATE MARKET	ZONING CC-COR	17 TH AVENUE AND 1 STREET SW AVERAGE DAILY VOLUME 11,000
AVAILABLE IMMEDIATELY		OP. COSTS AND TAXES \$20.00/SF + 5% MANAGEMENT FEE	

DEMOGRAPHICS

POPULATION 2023	1KM 22,251	3KM 114,937	5KM 212,851
GROWTH 2023-2028	11.28%	12.49%	13.68%
AVERAGE INCOME 2024	\$108,714	\$136,239	\$145,108
MEDIAN AGE OF POP. 2024	37.7	38.5	39.6

GENERAL INFORMATION

- CORNER LOCATION IN THE HEART OF VICTORIA PARK WITH ABUNDANT EXPOSURE AND WALKING TRAFFIC.
- BRIGHT SPACE FEATURES PLENTY OF GLAZING ALONG 1ST ST SW, HOME TO MANY OF CALGARY'S TOP RETAILERS AND RESTAURANTS.
- CLOSE PROXIMITY TO MULTIPLE RESIDENTIAL TOWERS AND 17TH AVE SW.



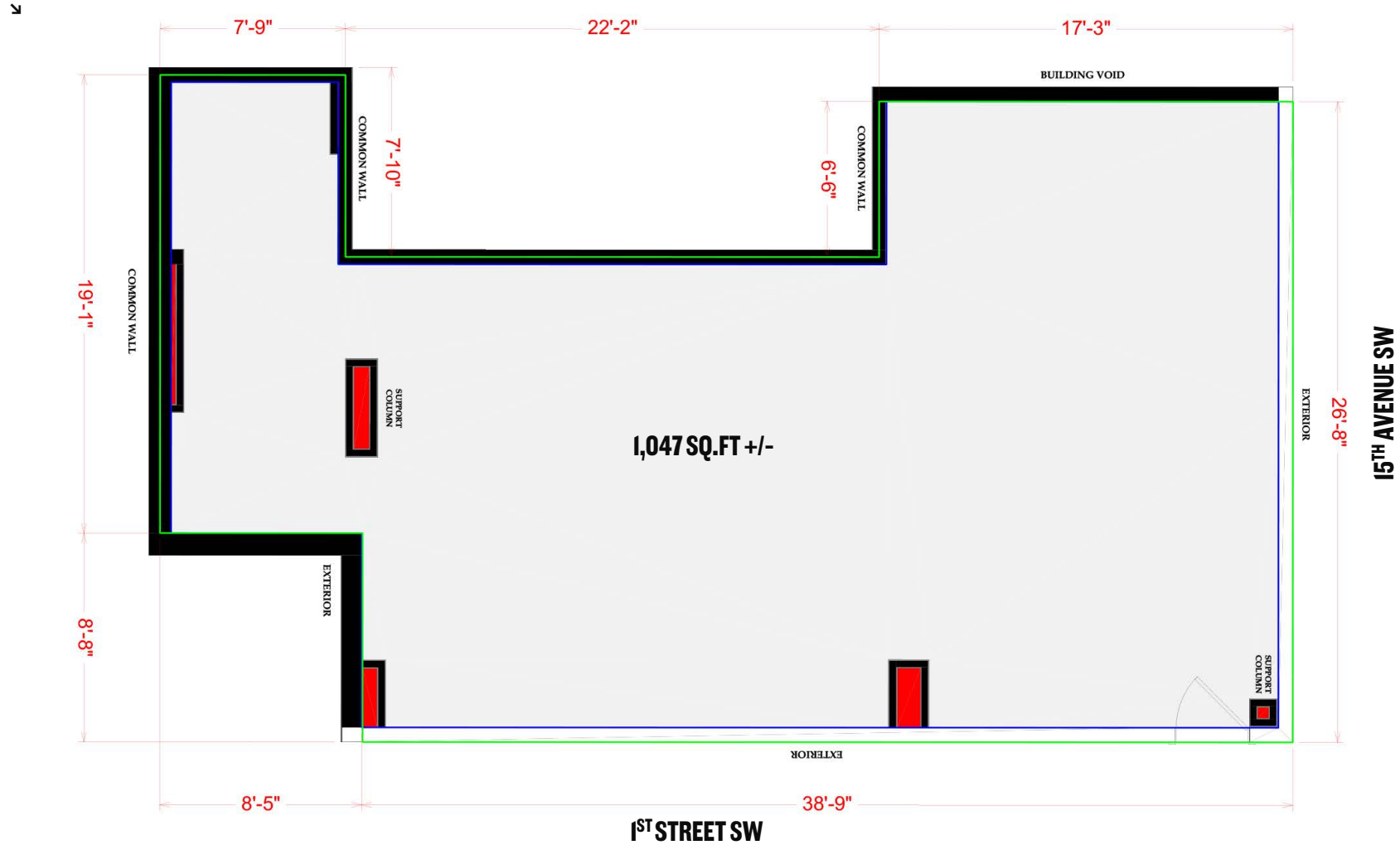
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FLOOR PLAN



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