



OFFICE SPACE  
**FOR LEASE**

VISTA ON 36th : 920 -36 AVENUE NE  
CALGARY, ALBERTA

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## PROPERTY INFORMATION & TRAFFIC COUNTS

<b>LOCATION</b> VISTA ON 36 TH : 920 – 36 AVENUE NE.	<b>TAXES &amp; OPERATING COSTS</b> ESTIMATED \$15.69 SQ FT.	<b>LEASE RATE</b> MARKET	<b>TRAFFIC COUNTS</b> 36 STREET & 12 AVENUE NE: 44,000
<b>AVAILABLE FOR LEASE:</b> <b>UNIT 202:</b> OFFICE SPACE AVAILABLE IMMEDIATELY 1,078 SQ FT. +/-	<b>TERM:</b> 5-10 YEARS	<b>PARKING</b> AMPLE SURFACE PARKING	36 STREET NE & MARLBOROUGH DRIVE NE: 26,000
<b>POWER:</b> 100 AMP ELECTRICAL SERVICE	<b>HVAC:</b> 4 TON HVAC UNIT	<b>ZONING</b> C-COR2	

## DEMOGRAPHICS

<b>POPULATION</b> 2024	<b>3KM</b> 74,584	<b>5KM</b> 176,312	<b>10KM</b> 486,602
<b>GROWTH</b> 20234- 2029	12.2%	12.3%	13.3%
<b>AVERAGE INCOME</b> 2024	\$80,858	\$88,148	\$115,475
<b>MEDIAN AGE OF POP.</b> 2024	39	39	38

## GENERAL INFORMATION

- WELL ESTABLISHED SHOPPING CENTER (126,000 SQ FT) IN NORTH EAST CALGARY WITH AMPLE PARKING
- HIGH TRAFFIC VOLUMES ALONG 36 TH STREET
- SURROUNDED BY LARGE SCALE RETAIL CENTERS; PACIFIC PLACE MALL, MALBOROUGH MALL, T&T SUPERMARKET, CANADIAN TIRE, WALMART SUPERCENTRE



CITY MAP

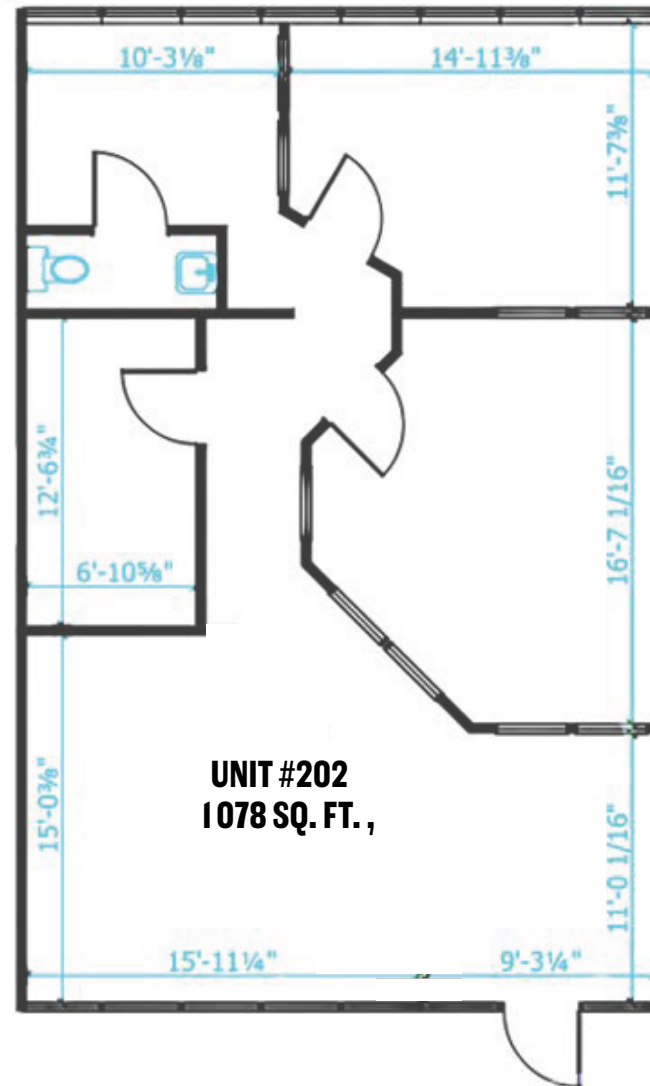
VISIT US  
202, 7710 5TH STREET SE  
CALGARY, ALBERTA T2H 2L9

[jrmercantile.com](http://jrmercantile.com)

JEFF ROBSON PRESIDENT & BROKER  
[jeff@jrmercantile.com](mailto:jeff@jrmercantile.com)  
403.770.3071 ext 200

ALEX MORRISON ASSOCIATE  
[alex@jrmercantile.com](mailto:alex@jrmercantile.com)  
403.770.3071 ext 204

## UNIT 202



**UNIT #202**  
**1078 SQ. FT.,**

VISITUS  
202, 7710 5<sup>TH</sup> STREET SE  
CALGARY, ALBERTA T2H 2L9

[jrmercantile.com](http://jrmercantile.com)

**JEFF ROBSON** PRESIDENT & BROKER

[jeff@jrmercantile.com](mailto:jeff@jrmercantile.com)  
403.770.3071 ext 200

**ALEX MORRISON** ASSOCIATE

[alex@jrmercantile.com](mailto:alex@jrmercantile.com)  
403.770.3071 ext 204