



· **MERCANTILE** ·

REAL ESTATE ADVISORS INC.

**FOR LEASE**

**RETAIL SPACE**

1400 10<sup>th</sup> AVENUE SW  
CALGARY, ALBERTA

[jrmercantile.com](http://jrmercantile.com) • 403.770.3071



## PROPERTY INFORMATION

<b>LOCATION</b> 1400 10TH AVENUE SW CALGARY	<b>TERM</b> 5-10 YEARS	<b>OPERATING COSTS &amp; TAXES</b> \$16.00 / SQ. FT.	<b>ZONING</b> DC (CM-2 GUIDELINES PROVIDES FOR A WIDE RANGE OF USES INCLUDING RESTAURANTS AND MEDICAL)
<b>AVAILABLE FOR LEASE</b>  <b>CRU'S 1-3: LEASED - CEFA</b> <b>CRU 4: LEASED - REDOX SPA</b> <b>CRU 5: 2,617 SQ. FT. OR PROPOSED DEMISING</b> <b>CRU 6: 2,617 SQ. FT. OR PROPOSED DEMISING FOR</b> 1,226 SQ.FT. +/- AND 1,256 SQ.FT. +/- OR DEMISING FOR 5,290 SQ.FT. +/-	<b>LEASE RATE</b> MARKET	<b>PARKING</b> 48 SURFACE AND 128 UNDERGROUND	

## DEMOGRAPHICS

POPULATION	2KM	3KM	5KM
2023	71,892	128,393	245,962
2028	80,732	145,238	279,579
<b>GROWTH</b> 2023 - 2028	12.30%	13.12%	13.67%
<b>AVERAGE INCOME</b> 2023	\$129,803	\$144,888	\$143,612
<b>MEDIAN AGE OF POP.</b> 2023	37.30	37.80	38.50

## TRAFFIC COUNTS

**14TH STREET SW AND 10TH AVENUE SW:**  
28,000 VEHICLES / DAY

**14TH STREET SW AND 11TH AVENUE SW:**  
22,000 VEHICLES / DAY

**10TH AVENUE SW:**  
9,000 VEHICLES / DAY



## GENERAL INFORMATION

THIS 7 STOREY MIXED USE BUILDING INCLUDES 105 RESIDENTIAL ONE AND TWO BEDROOM UNITS AND 16,777 SQUARE FEET OF MAIN FLOOR RETAIL SPACE SHOWCASING FLOOR TO CEILING GLAZING AND IMPECCABLE EXPOSURE TO 10TH AVENUE SW AND 14TH STREET SW. THE LOCATION IS ONE OF THE FEW BELTLINE OPPORTUNITIES WITH SURFACE PARKING AVAILABLE FOR CUSTOMERS. IN ADDITION TO SECURE UNDERGROUND PARKING STALLS AVAILABLE FOR COMMERCIAL TENANTS AT MARKET RATE. SIGNIFICANT LOCATION BETWEEN RESIDENTIAL AND BUSINESS COMMUNITIES; LOCATED WITHIN 350 METERS FROM SUNALTA LRT STATION. CRU 6 EITHER 2,617 SQ.FT. +/- OR THE OPTION OF DEMISING INTO TWO UNITS AT 1,226 SQ.FT. +/- & 1,256 SQ.FT. +/- OR COMBINATION OF CRU 5 & 6 FOR 5,290 SQ.FT. +/-

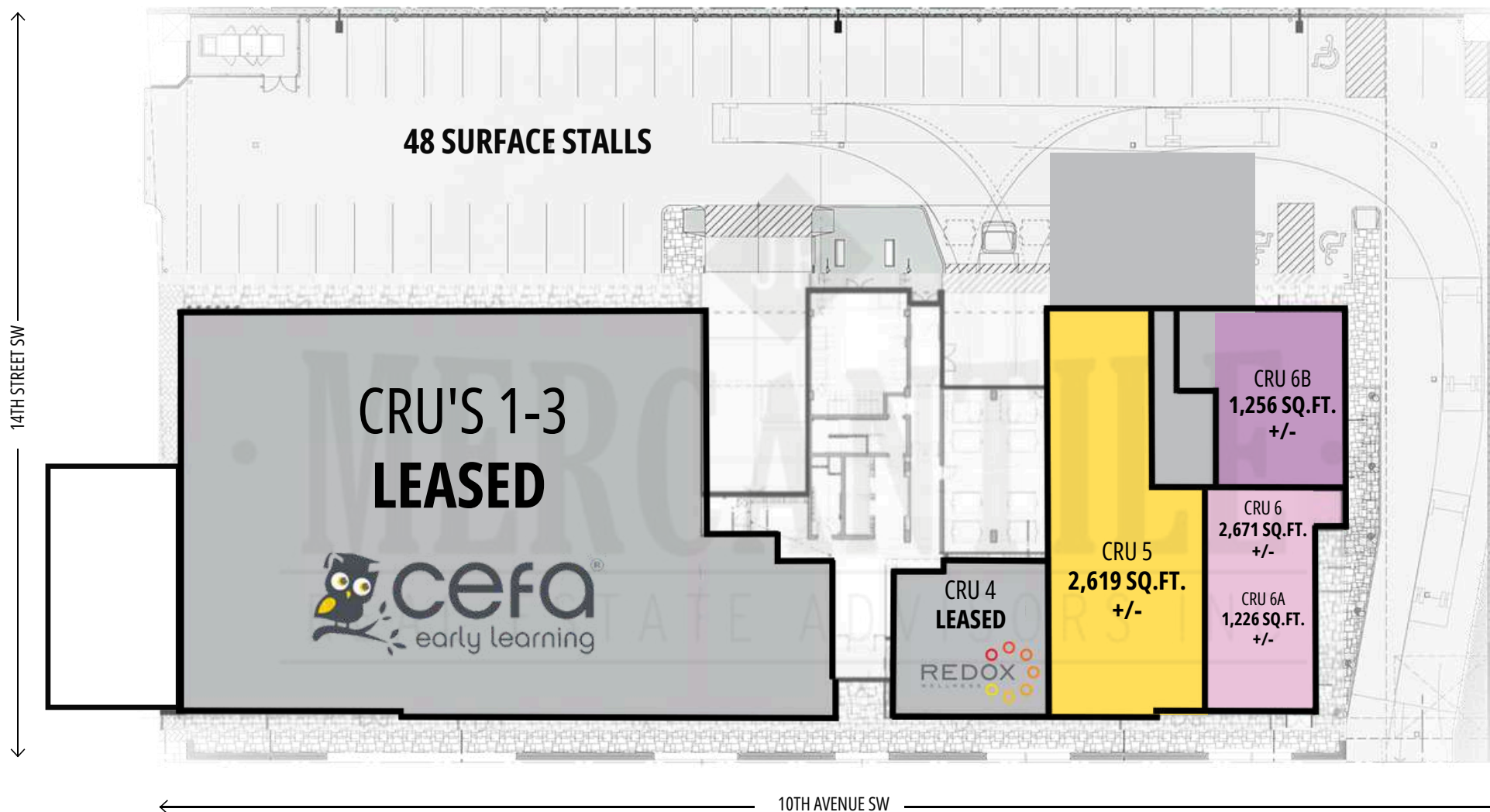
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**CITY PLAN**

VISIT US  
202, 7710 5<sup>TH</sup> STREET SE  
CALGARY, ALBERTA T2H 2L9  
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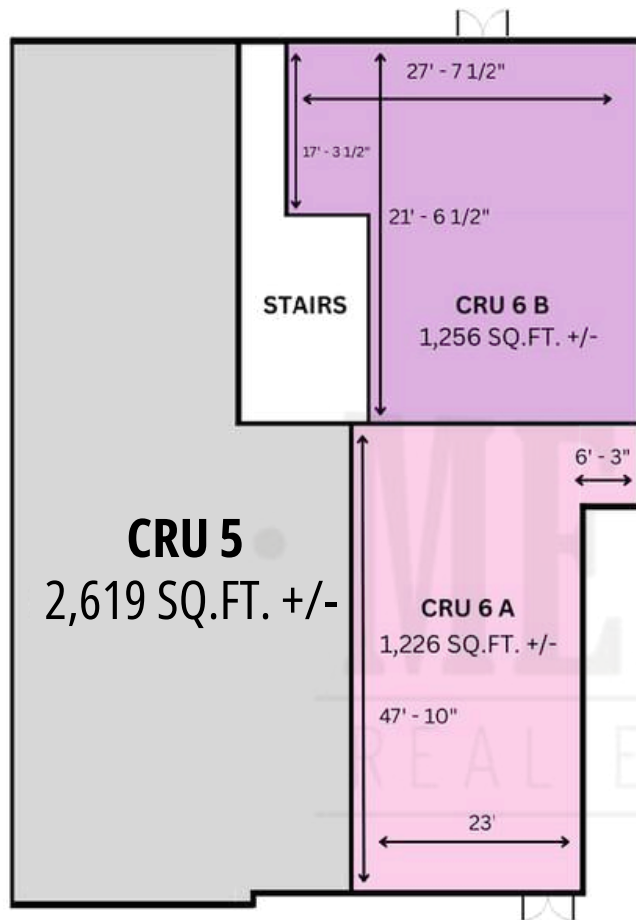
# FLOOR PLAN



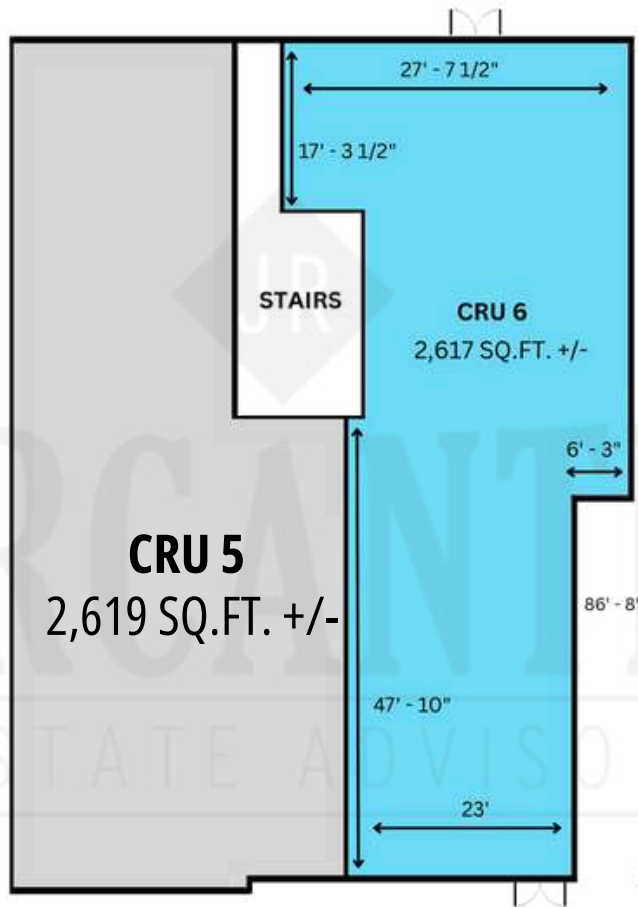
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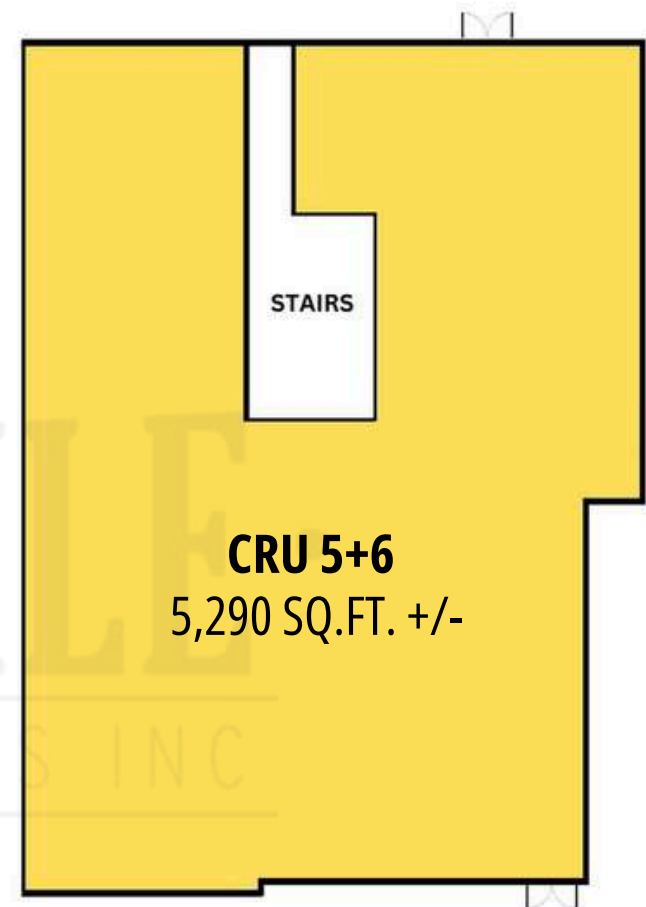
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**CRU 6A & B  
Demising Option**



**CRU 6  
No Demising**



**CRU 5 & 6  
Demising Option**

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