



· **MERCANTILE** ·  
REAL ESTATE ADVISORS INC.

RETAIL SPACE  
**FOR LEASE**

630 1<sup>ST</sup> AVENUE NE  
CALGARY, ALBERTA

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





## PROPERTY INFORMATION

<b>LOCATION</b>	<b>TAXES</b>	<b>UNITS AVAILABLE FOR LEASE</b>	
630 1 <sup>ST</sup> AVENUE NE	TBD	CRU #1 - <b>1,505 SQ.FT. +/-</b>	CRU #4 - <b>1,967 SQ.FT. +/-</b>
<b>AVAILABLE FOR LEASE</b>	<b>PARKING</b>	CRU #2 - <b>855 SQ.FT. +/-</b>	CRU #5 - <b>1,562 SQ.FT. +/-</b>
Q3 2026	17 COMMERCIAL STALLS	CRU #3 - <b>1,541 SQ.FT. +/-</b>	CRU #6 - <b>1,505 SQ.FT. +/-</b>
<b>ZONING</b>	<b>TERM</b>	CRU #7 - <b>3,057 SQ.FT. +/-</b>	
MU-2	5-10 YEARS	CRU #8 - <b>2,472 SQ.FT. +/-</b>	
<b>LEASE RATE</b>	<b>OPERATING COSTS</b>	CRU #9 - <b>2,085 SQ.FT. +/-</b>	
MARKET	TBD		

## DEMOGRAPHICS

<b>POPULATION</b>	<b>1 KM</b>	<b>3 KM</b>	<b>5 KM</b>
2023	17,058	102,650	193,043
<b>GROWTH</b>			
2023 - 2028	13.72%	13.10%	13.05%
<b>AVERAGE INCOME</b>	\$99,287	\$118,899	\$132,217
<b>MEDIAN AGE OF POP</b>	39.10	38.20	38.40

## GENERAL INFORMATION

NEW DEVELOPMENT ON THE CORNER OF EDMONTON TRAIL NE AND FIRST AVENUE NE IN THE BUSTLING NEIGHBOURHOOD OF BRIDGELAND AND SURROUNDED BY OTHER THRIVING AREAS OF CALGARY INCLUDING; INGLEWOOD, RENFREW, CRESCENT HEIGHTS AND EAST VILLAGE. WITH ITS LOCATION ON EDMONTON TRAIL, THIS RETAIL OPPORTUNITY IS EASILY ACCESSIBLE AND HIGHLY VISIBLE

MULTIPLE RETAIL SPACES AVAILABLE AT THE BASE OF 128 RESIDENTIAL UNIT DEVELOPMENT FEATURING 17 FOOT, 8 INCH CEILINGS SLAB TO SLAB

IDEAL USES INCLUDE: RESTAURANT, FITNESS, MEDICAL, HEALTH AND WELLNESS, COFFEE OR RETAIL



## CITY PLAN



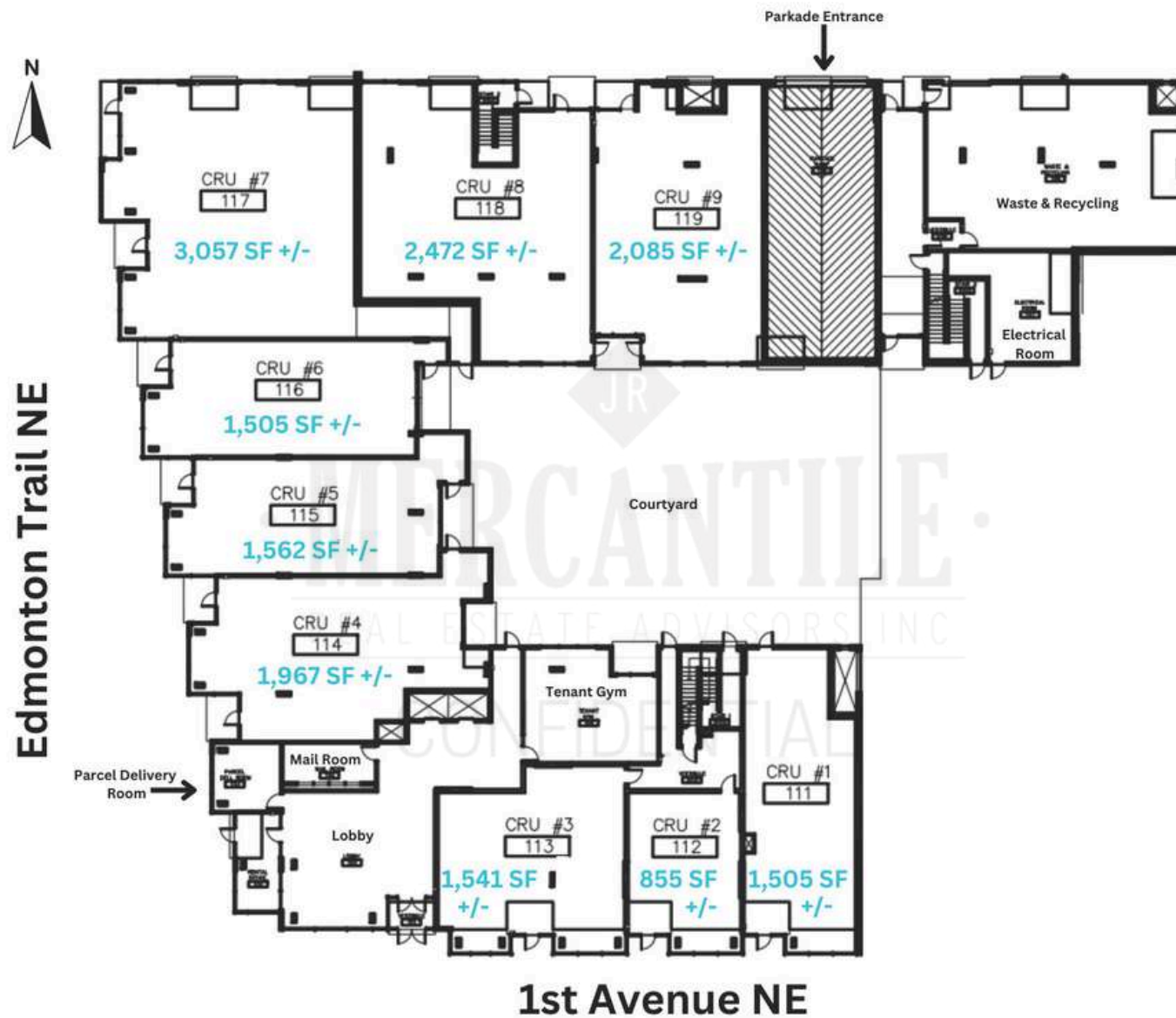
VISIT US  
202, 7710 5<sup>TH</sup> STREET SE  
CALGARY, ALBERTA T2H 2L9

[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

# FLOOR PLAN



VISIT US  
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