



RETAIL SPACE
FOR LEASE

EV606 — 606 CONFLUENCE WAY SE
CALGARY, ALBERTA

jrmercantile.com · 403.770.3071

NORTH + SOUTH CRU INFORMATION



NORTH CRU 109

- INCOMPARABLE URBAN RIVERFRONT PATIO
- CAREFULLY PLANNED LAYOUT TO ACCOMMODATE THE MOST DISCERNING RESTAURANTEURS
- DELIVERY OF SPACE COINCIDES WITH THE DEVELOPMENT OF THE NEW BMO CENTRE EXPANSION, GLENBOW MUSEUM RENOVATION / REVITALIZATION AND OTHER VARIOUS URBAN DEVELOPMENTS WITHIN A CLOSE PROXIMITY (WINTER 2024)

SOUTH CRU 103

- WELL POSITIONED STREET FRONT RETAIL SPACE
- SIGNATURE FRONT GLAZING TO ALLOW MAXIMUM EXPOSURE FOR FUTURE TENANTS
- SOUTHWEST FACING PATIO OPPORTUNITIES.



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

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PROPERTY INFORMATION

LOCATION
EV606 — 606 CONFLUENCE
WAY SE

OPERATING COSTS AND TAXES
\$15 PER SQ.FT +/-

AVAILABLE FOR LEASE
NORTH CRU 109:
3,775 SQ. FT. +/-

LEASE RATE
MARKET

SOUTH CRU 103:
2,350 SQ. FT. +/-
MAY 2025

TERM
5-10 YEARS

DEMOGRAPHICS

POPULATION	2KM	3KM	5KM
2022 2027	49,870 54,869	103,872 114,069	199,526 219,584
GROWTH			
2022 - 2027	10.02%	9.82%	10.05%
AVERAGE INCOME			
2022	\$109,912	\$121,388	\$133,042
MEDIAN AGE OF POP.			
2022	37.70	37.30	37.60

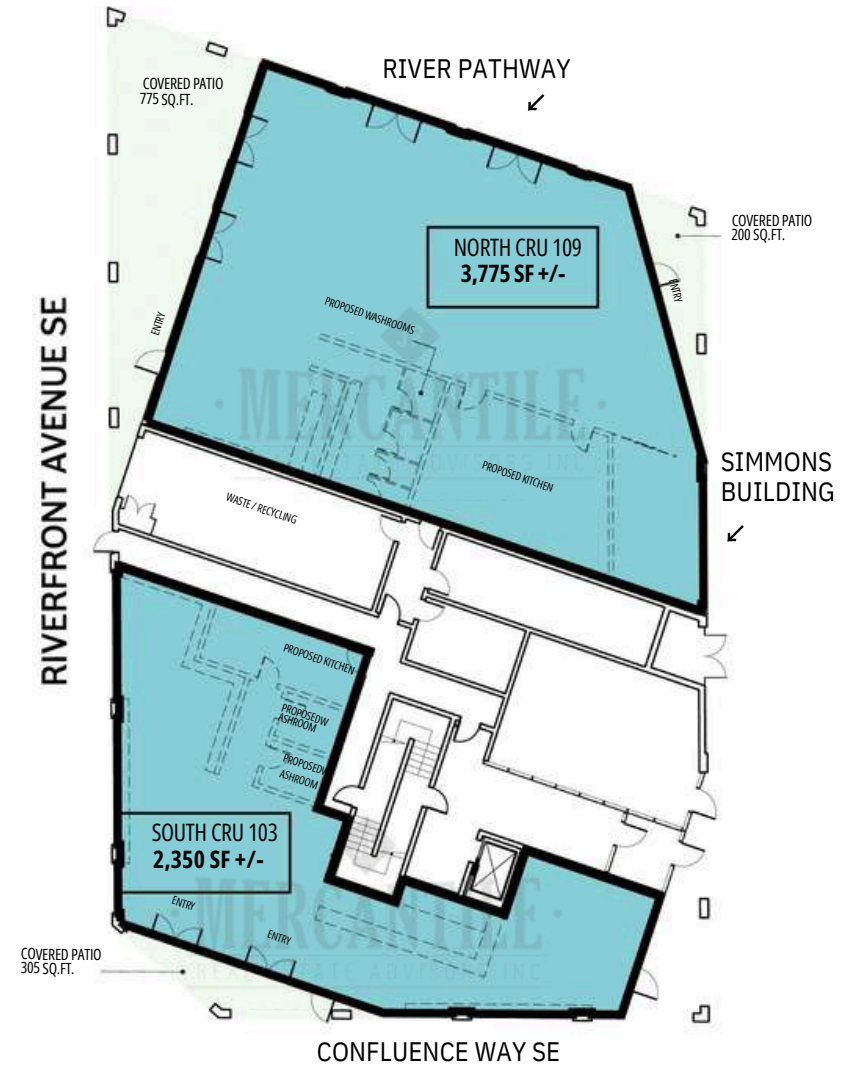
5TH AVENUE SE FLYOVER AND DERMOT BALDWIN WAY SE: 48,000 VEHICLES / DAY*

4TH AVENUE SE: 13,000 VEHICLES / DAY*

RIVERFRONT AVENUE AND 4TH STREET SE: 9,000 VEHICLES / DAY*



FLOOR PLAN



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CITY PLAN



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