



· **MERCANTILE** ·

REAL ESTATE ADVISORS INC.

FOR LEASE

RETAIL SPACE

1400 10th AVENUE SW
CALGARY, ALBERTA

jrmercantile.com • 403.770.3071

PROPERTY INFORMATION

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

DEMOGRAPHICS

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

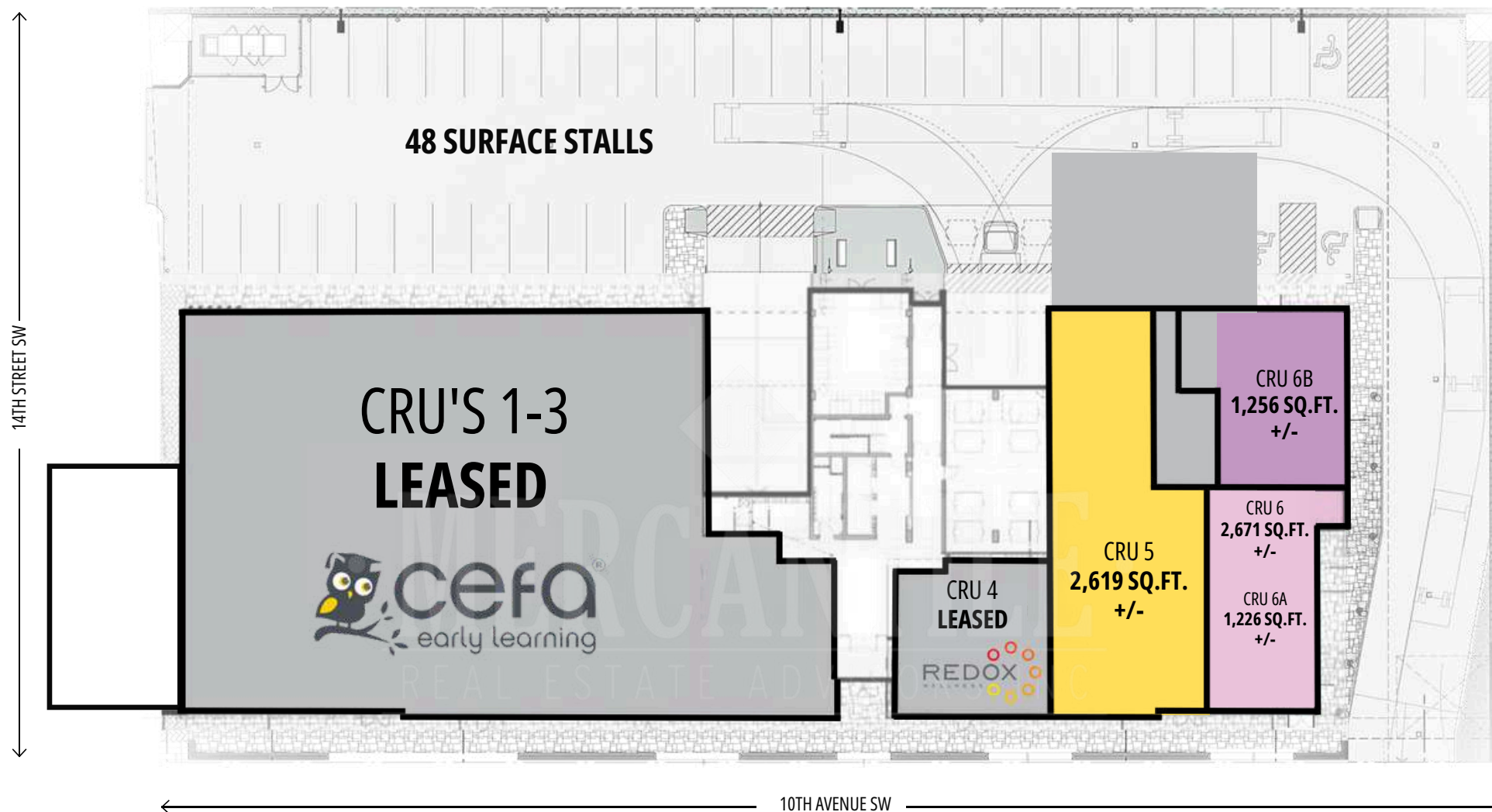
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CITY PLAN

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

JEFF ROBSON PRESIDENT & BROKER
jeff@jrmercantile.com
403.770.3071 ext 200

ALEX MORRISON ASSOCIATE
alex@jrmercantile.com
403.770.3071 ext 204

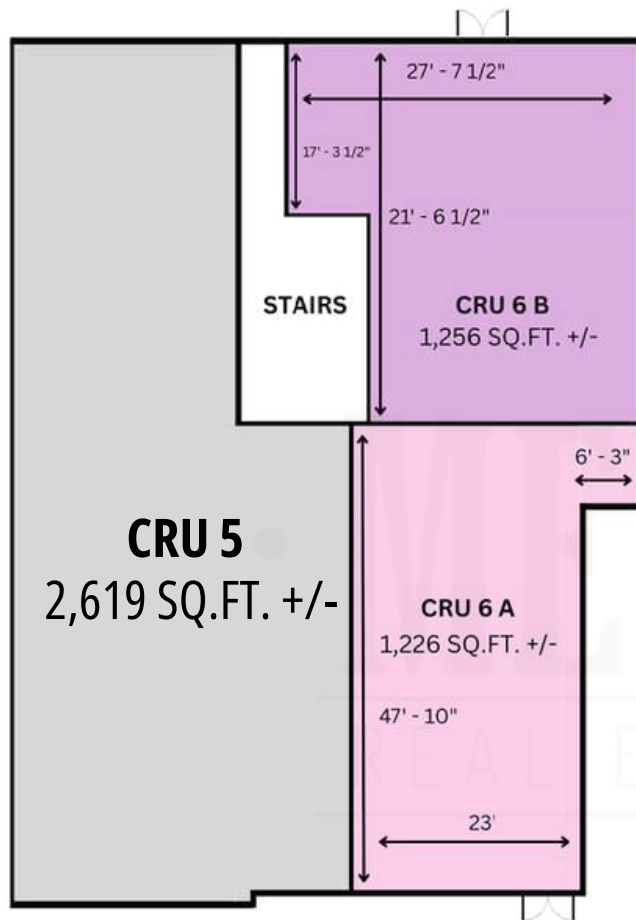
FLOOR PLAN



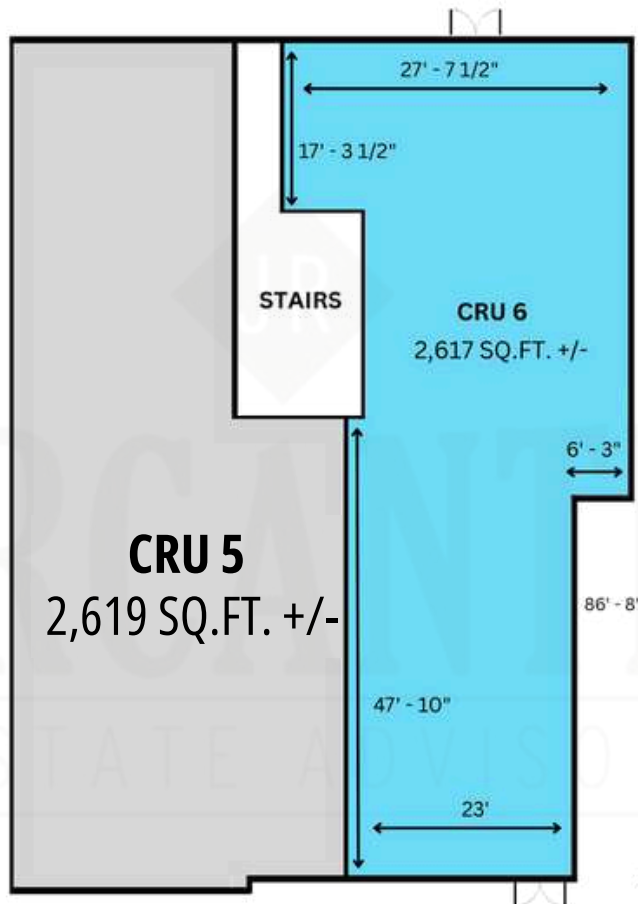
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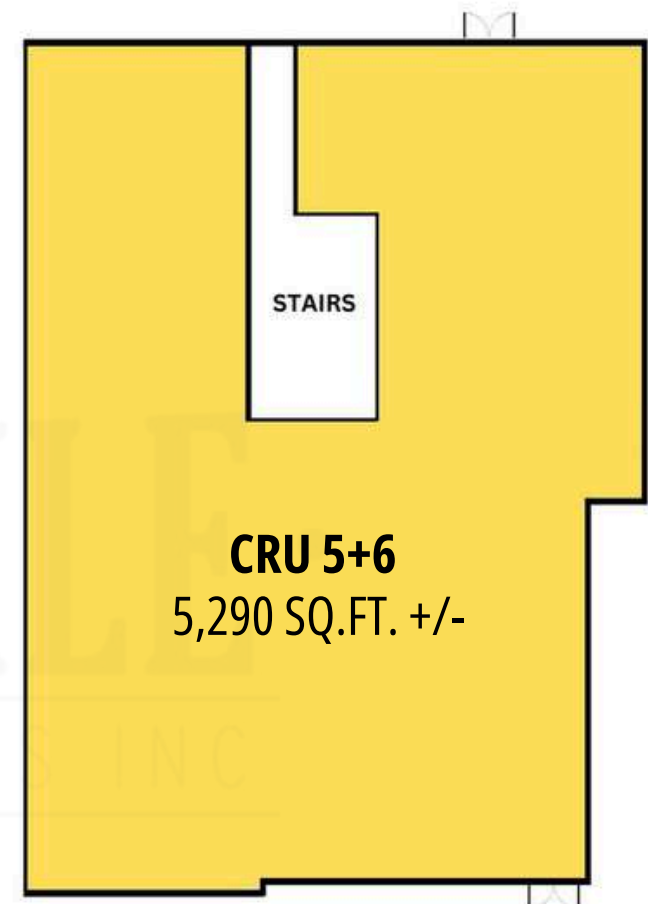
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**CRU 6A & 6B
Demising Option**



**CRU 6
Demising Option**



**CRU 5 & 6
No Demising**

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