



RETAIL SPACE
FOR LEASE

SUNALTA HEIGHTS

1538 10 AVE SW, CALGARY, AB

jrmercantile.com • 403.770.3071



PROPERTY INFORMATION

LOCATION

1538 10 AVE SW, CALGARY, AB T3C 3Y5

AVAILABLE

IMMEDIATELY

AVAILABLE FOR LEASE

UNIT #1: 918 SQ.FT. +/-

ADDRESS: 1536 10TH AVENUE SW

UNIT #2: 1,239 SQ.FT. +/-

ADDRESS: 1532 10TH AVENUE SW

UNIT #3: 1,404 SQ.FT. +/-

ADDRESS: 1528 10TH AVENUE SW

UNIT #4: 1,311 SQ.FT. +/-

ADDRESS: 1524 10TH AVENUE SW

UNIT #5: 1,441 SQ.FT. +/-

ADDRESS: 1520 10TH AVENUE SW

PARKING

- ABUNDANT FREE STREET PARKING
- ADDITIONAL 10 COMMERCIAL & VISITOR STALLS
- RESERVED STALLS \$150 PER MONTH

DEMOGRAPHICS

| POPULATION | 1KM | 3KM | 5KM |
|------------|--------|---------|---------|
| 2023 | 21,204 | 128,338 | 247,816 |
| 2028 | 23,802 | 145,258 | 281,605 |
| 2033 | 26,193 | 160,759 | 313,345 |

GROWTH

| | | | |
|-------------|--------|--------|--------|
| 2023 - 2028 | 12.25% | 13.18% | 13.63% |
|-------------|--------|--------|--------|

AVERAGE INCOME

| | | | |
|------|-----------|-----------|-----------|
| 2023 | \$109,194 | \$145,080 | \$143,513 |
|------|-----------|-----------|-----------|

MEDIAN AGE OF

| POP. 2023 | 1KM | 3KM | 5KM |
|-----------|-----|------|------|
| | 37 | 37.8 | 38.5 |

OPERATING COSTS

ESTIMATED AT \$4.10 / SQ.FT. (2025)

TAXES

ESTIMATED AT \$9.25 / SQ.FT. (2025)

LEASE RATE

MARKET

TERM

10 YEARS

ZONING

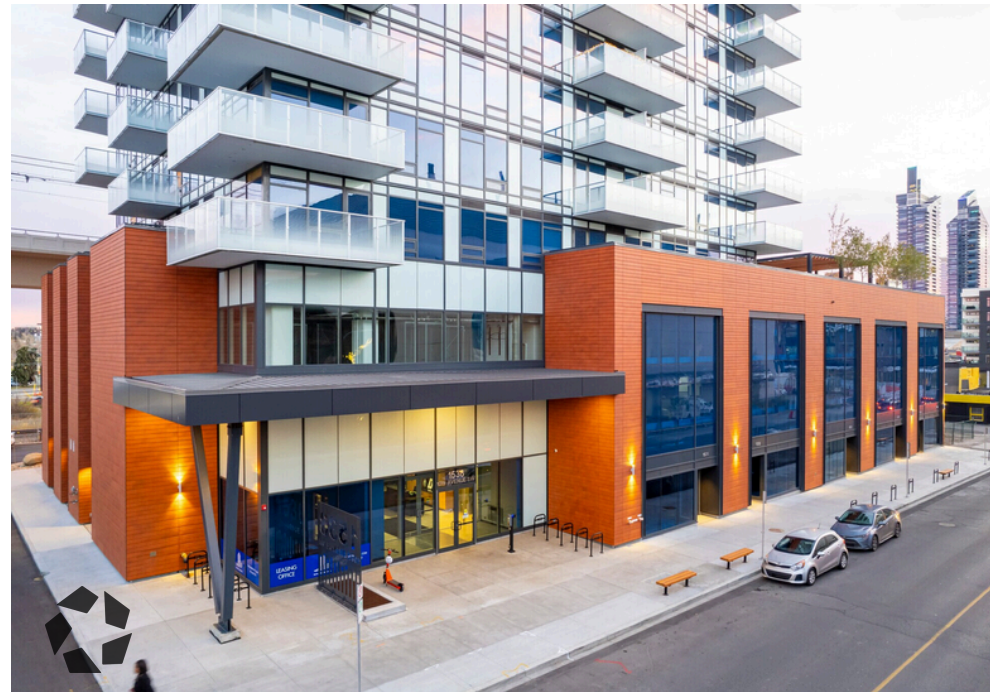
DC64D2010, WHICH FOLLOWS THE GUIDELINES OF CENTRE CITY MIXED USE (CC-X).

RESIDENTIAL OCCUPANCY

96% OCCUPIED

GENERAL INFORMATION

SUNALTA HEIGHTS OFFERS AN EXCEPTIONAL RETAIL LEASING OPPORTUNITY AT THE BASE OF A STRIKING 27-STOREY RESIDENTIAL TOWER THAT HOUSES 207 THOUGHTFULLY DESIGNED ONE- AND TWO-BEDROOM UNITS, HOME TO A DIVERSE COMMUNITY OF STUDENTS, YOUNG PROFESSIONALS, AND RETIREES. THE DEVELOPMENT FEATURES FIVE GROUND-FLOOR RETAIL UNITS RANGING FROM 918 TO 1,441 SQUARE FEET, WITH UNIT 2 OFFERING VENTING POTENTIAL FOR A RESTAURANT. IDEALLY LOCATED JUST STEPS FROM THE SUNALTA LRT STATION, THE PROPERTY PROVIDES EXCELLENT TRANSIT ACCESSIBILITY AND IS SUPPORTED BY ON-SITE PARKADES WITH THE OPTION FOR RESERVED STALLS AS WELL AS ADDITIONAL STREET PARKING. EACH UNIT IS DESIGNED WITH EXPANSIVE STREET-FRONT WINDOWS, AND TENANTS BENEFIT FROM CONVENIENT REAR SERVICE CORRIDORS THAT CONNECT DIRECTLY TO A WELL-MAINTAINED RECYCLING AND GARBAGE ROOM AS WELL AS A LOADING BAY. WITH ON-SITE SECURITY AND KEY-FOB CONTROLLED ACCESS, SUNALTA HEIGHTS COMBINES ACCESSIBILITY AND SAFETY—MAKING IT AN IDEAL LOCATION FOR A WIDE RANGE OF BUSINESSES.

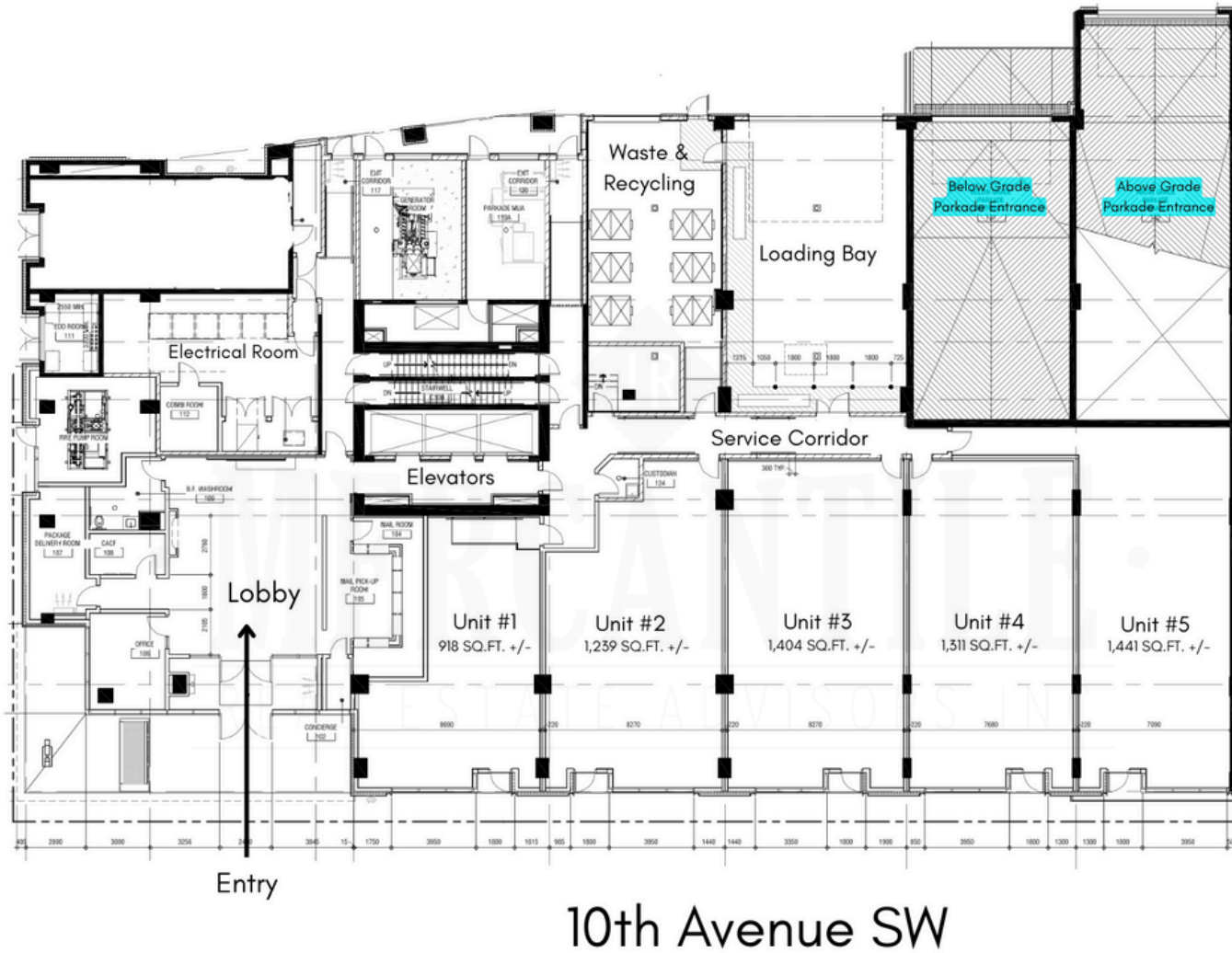


BASE FLOOR RETAIL ➤

VISIT US
202, 7710 5TH STREET SE
CALGARY, ALBERTA T2H 2L9
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403.770.3071 ext 200 403.770.3071 ext 204

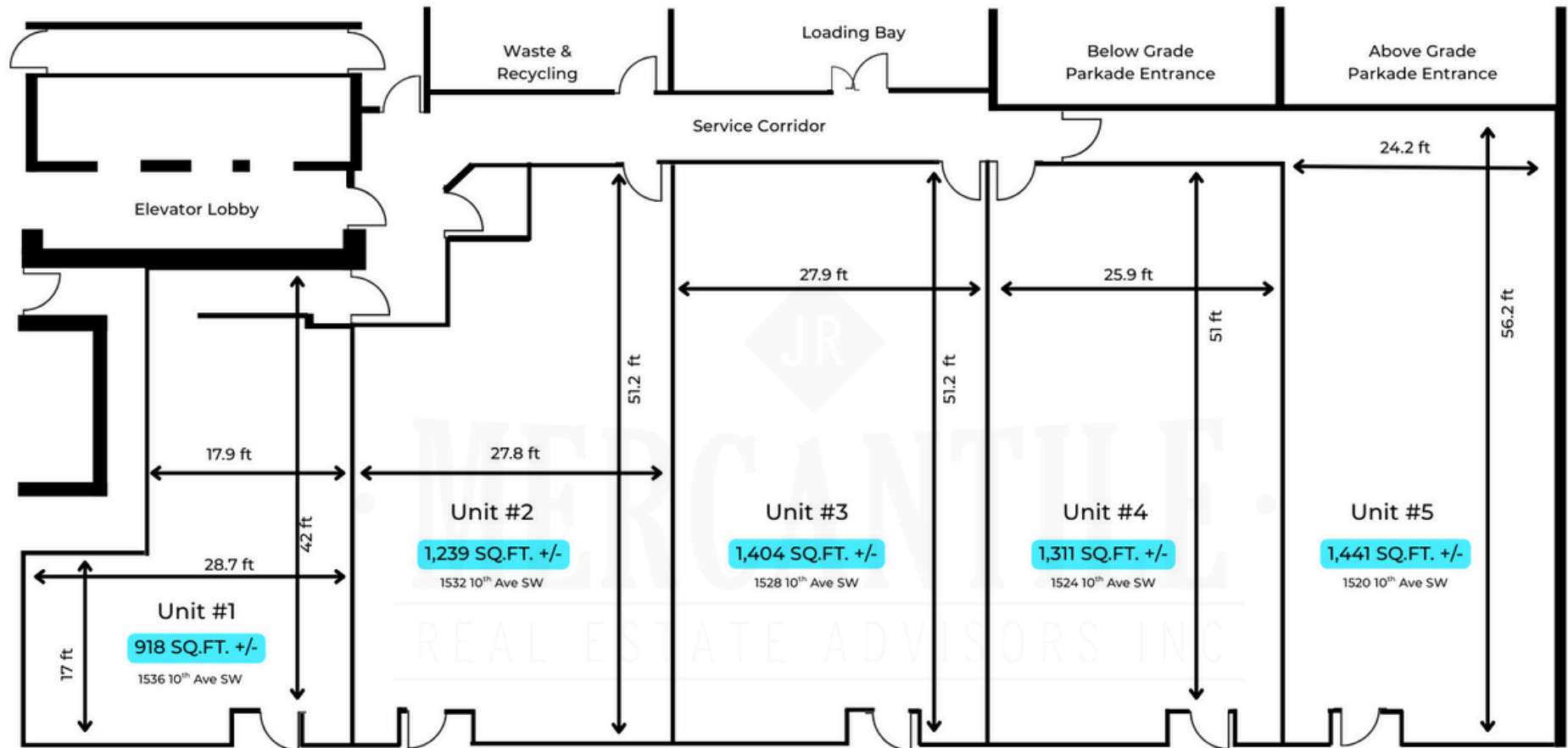
Main Level Floor Plan ➤



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Retail Units Floor Plan >



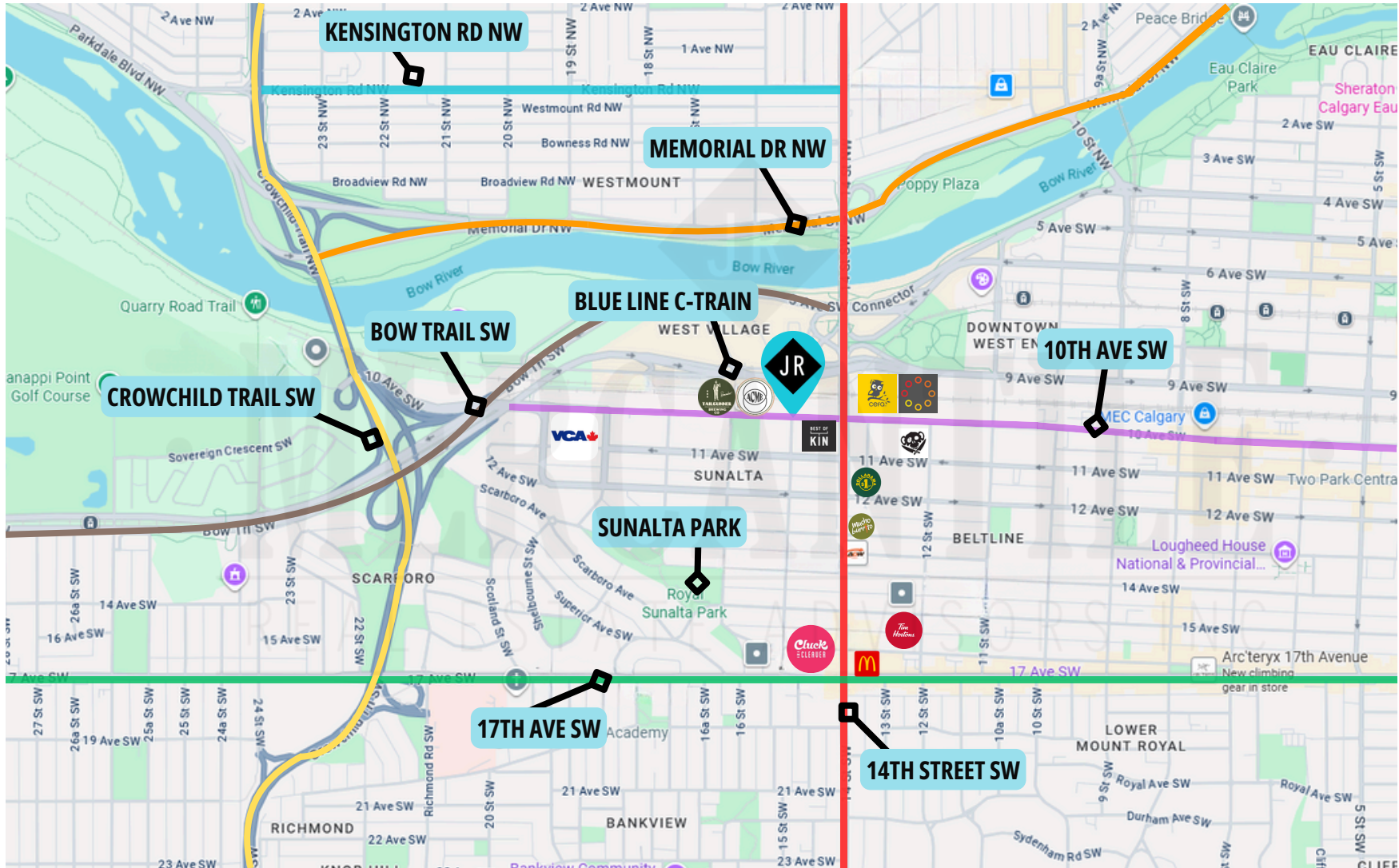
10th Avenue SW

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SURROUNDING AREA



10TH AVE SW

14TH STREET SW

17TH AVENUE SW

MEMORIAL DRIVE

BOW TRAIL SW

CROWCHILD TRAIL SW

KENSINGTON ROAD NW

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