



OFFICE SPACE
FOR LEASE

VISTA ON 36th : 920 –36 STREET NE
CALGARY, ALBERTA

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PROPERTY INFORMATION & TRAFFIC COUNTS

| | | | |
|---|--|---|---|
| LOCATION VISTA ON 36 TH : 920 – 36 STREET NE. | TAXES & OPERATING COSTS ESTIMATED \$15.69 SQ FT. | LEASE RATE MARKET | TRAFFIC COUNTS 36 STREET & 12 AVENUE NE: 44,000 |
| AVAILABLE FOR LEASE: UNIT 202: OFFICE SPACE AVAILABLE IMMEDIATELY 1,078 SQ FT. +/- | TERM: 5-10 YEARS | PARKING AMPLE SURFACE PARKING | 36 STREET NE & MARLBOROUGH DRIVE NE: 26,000 |
| POWER: 100 AMP ELECTRICAL SERVICE | HVAC: 4 TON HVAC UNIT | ZONING C-COR2 | |

DEMOGRAPHICS

| | | | |
|-----------------------------------|----------------------|-----------------------|------------------------|
| POPULATION 2024 | 3KM 74,584 | 5KM 176,312 | 10KM 486,602 |
| GROWTH 2023- 2029 | 12.2% | 12.3% | 13.3% |
| AVERAGE INCOME 2024 | \$80,858 | \$88,148 | \$115,475 |
| MEDIAN AGE OF POP. 2024 | 39 | 39 | 38 |

GENERAL INFORMATION

- WELL ESTABLISHED SHOPPING CENTER (126,000 SQ FT) IN NORTH EAST CALGARY WITH AMPLE PARKING
- HIGH TRAFFIC VOLUMES ALONG 36TH STREET
- SURROUNDED BY LARGE SCALE RETAIL CENTERS; PACIFIC PLACE MALL, MALBOROUGH MALL, T&T SUPERMARKET, CANADIAN TIRE, WALMART SUPERCENTRE



CITY MAP

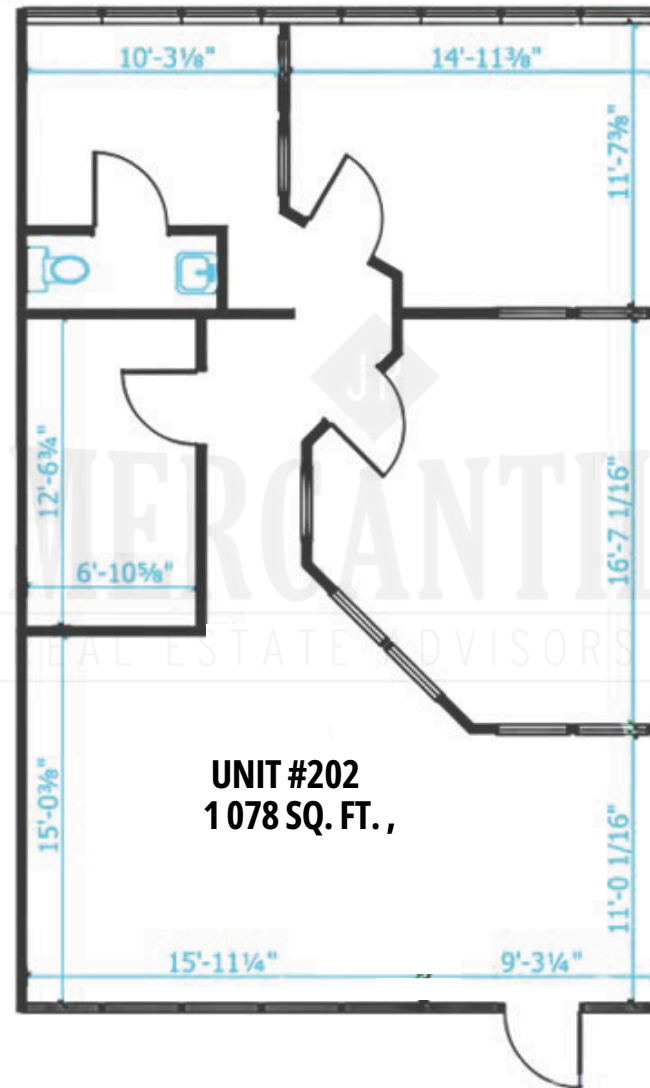
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