



· **MERCANTILE** ·

REAL ESTATE ADVISORS INC

RETAIL SPACE

FOR LEASE

1429 9TH AVENUE SE

CALGARY, ALBERTA

jrmercantile.com · 403.770.3071

GENERAL INFORMATION & TRAFFIC COUNTS

- NEW DEVELOPMENT BY BATTISTELLA DEVELOPMENTS
- ESTIMATED COMPLETION DATE SUMMER 2026
- CRU 1 WILL BE WELL SUITED FOR BOUTIQUE CONCEPTS, INCLUDING RETAIL & PERSONAL SERVICES
- CRU 2 WILL BE RESTAURANT CAPABLE

TRAFFIC COUNTS

9 AVENUE SE & 13 N: 14,000 VEHICLES / DAY

9 AVENUE SE & 12TH STREET SE: 12,000 VEHICLES / DAY

PROPERTY INFORMATION

LOCATION

1429 9TH AVENUE SE

AVAILABLE FOR LEASE

UNIT: 1,540 SQ.FT.

UNIT: 2,580 SQ.FT.

ZONING

MU-2

AVAILABLE

SUMMER 2026

TERM

5 - 10 YEARS

OPERATING COSTS & TAXES

ESTIMATED AT \$20.00 +/- PER SQ.FT

LEASE RATE

MARKET

PARKING

TBD

DEMOGRAPHICS*

POPULATION

2023

2033

2KM

18,395

22,684

5KM

189,344

234,901

10KM

585,897

733,824

ANNUAL GROWTH

2023 - 2028

2.3%

2.4%

2.5%

AVERAGE INCOME

2023

\$107,953

\$123,124

\$123,242

MEDIAN AGE OF POP.

2023

40.4

38.5

39.2

CITY PLAN



ABOUT BATTISTELLA DEVELOPMENTS

FOR OVER FOUR DECADES, BATTISTELLA DEVELOPMENTS HAS BEEN AT THE FOREFRONT OF CALGARY'S INNER-CITY TRANSFORMATION — CRAFTING BOLD, DESIGN-FORWARD COMMUNITIES WHERE PEOPLE LIVE, WORK, AND CONNECT. AS A PIONEER IN MIXED-USE AND INFILL DEVELOPMENT, BATTISTELLA BLENDS CONTEMPORARY ARCHITECTURE WITH STREET-LEVEL VIBRANCY, CREATING SPACES THAT BRING ENERGY AND OPPORTUNITY TO EVERY NEIGHBOURHOOD.



VISIT US

7710 5 STREET SE #202
CALGARY, ALBERTA T2H 2L9

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EXISTING BUILDING (JERILYN WRIGHT INTERIOR DESIGN)

2



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