



RETAIL SPACE

FOR LEASE

AVLI — 1020 9TH AVENUE SE

CALGARY, ALBERTA

jrmercantile.com • 403.770.3071



PROPERTY INFORMATION & TRAFFIC COUNTS

LOCATION 1020 9 TH AVENUE SE CALGARY, ALBERTA	ADDITIONAL RENT PROPERTY TAX \$12.09 / SQ.FT. 9EST) OPERATING COSTS \$9.17 / SQ.FT. (EST) MANAGEMENT FEE 10% OF NET RENT	LEASE RATE MARKET	TRAFFIC COUNTS 9 TH AVENUE SE: 21,000 VEHICLES / DAY
AVAILABLE FOR LEASE 1,846 SQ. FT.+/-		PARKING ABUNDANT STREET PARKING ALONG 9TH AVENUE SE	TERM 5-10 YEARS
AVAILABLE DEC 15, 2025		ZONING C-COR1	

DEMOGRAPHICS

POPULATION	2KM	5KM	10KM
2023	33,513	196,146	603,077
2028	37,874	221,154	680,008
2033	41,151	680,008	754,912
ANNUAL GROWTH			
2023 - 2028	2.6%	2.6%	2.6%
2023 - 2033	2.3%	2.5%	2.5%
AVERAGE INCOME			
2023	\$99,388	\$126,935	\$124,004
MEDIAN AGE OF POP.			
2023	38.9	38.5	39.3

GENERAL INFORMATION

DESIRABLE LOCATION IN VIBRANT INGLEWOOD
7 STORY MIXED-USE DEVELOPMENT WITH 64
RESIDENTIAL UNITS
FULLY BUILT OUT SPACE
HIGH TRAFFIC VOLUMES WITH AMPLE STREET
PARKING ALONG 9TH AVENUE SE



 CITY PLAN

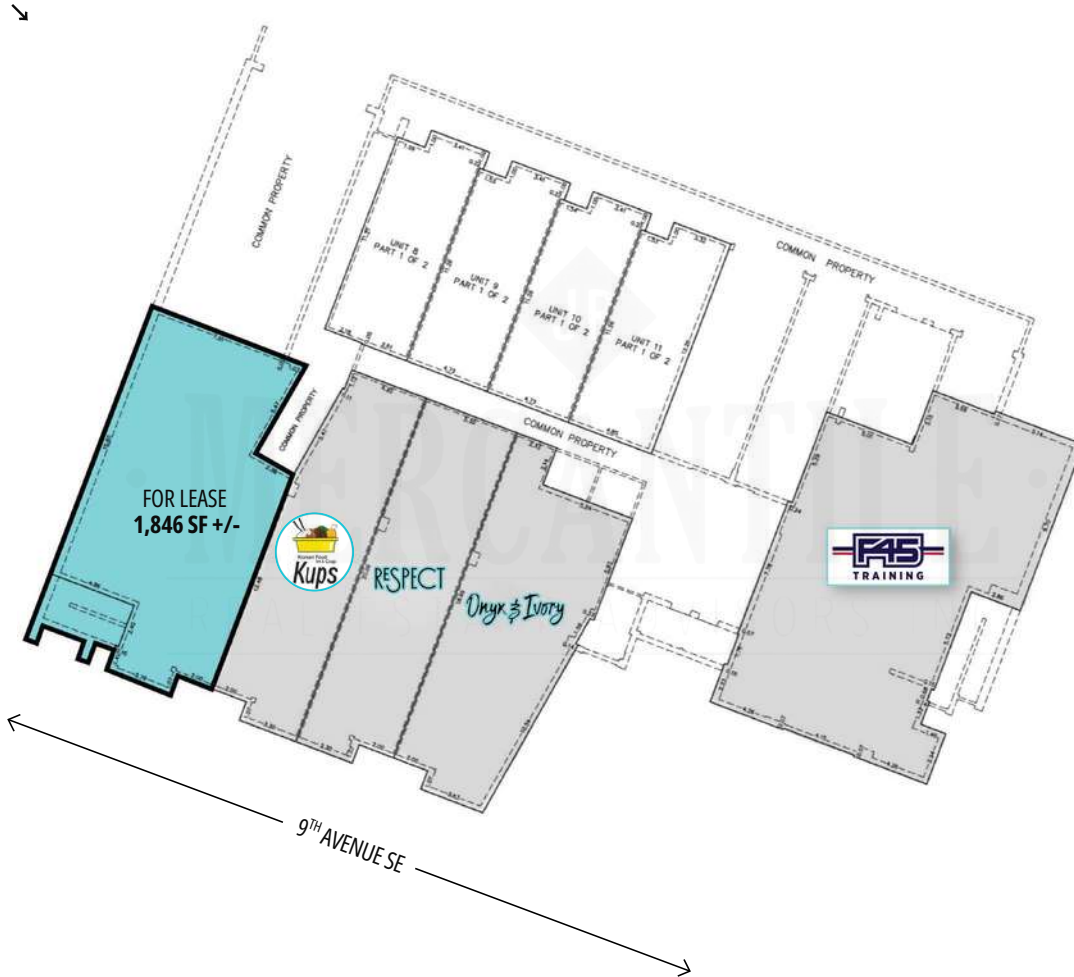


VISIT US
202, 7710 5TH STREET SE
CALGARY, ALBERTA T2H 2L9
jrmercantile.com

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



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