



RETAIL SPACE

# FOR LEASE

AVLI — 1020 9<sup>TH</sup> AVENUE SE

CALGARY, ALBERTA

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## PROPERTY INFORMATION & TRAFFIC COUNTS

<b>LOCATION</b> 1020 9 <sup>TH</sup> AVENUE SE CALGARY, ALBERTA	<b>TAXES</b> PROPERTY TAX <b>\$12.09</b> / SQ.FT. 9EST) ADDITIONAL RENT <b>\$9.17</b> / SQ.FT. (EST) MANAGEMENT FEE <b>10%</b> OF NET RENT	<b>LEASE RATE</b> MARKET	<b>TRAFFIC COUNTS</b> 9 <sup>TH</sup> AVENUE SE: 21,000 VEHICLES / DAY
<b>AVAILABLE FOR LEASE</b> 1,846 SQ. FT.+/-		<b>PARKING</b> ABUNDANT STREET PARKING ALONG 9TH AVENUE SE	<b>TERM</b> 5-10 YEARS
<b>AVAILABLE</b> DEC 15, 2025	<b>OPERATING COSTS</b> \$20 INCLUSIVE OF TAX	<b>ZONING</b> C-COR1	

## DEMOGRAPHICS

POPULATION	2KM	5KM	10KM
2023	33,513	196,146	603,077
2028	37,874	221,154	680,008
2033	41,151	240,008	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

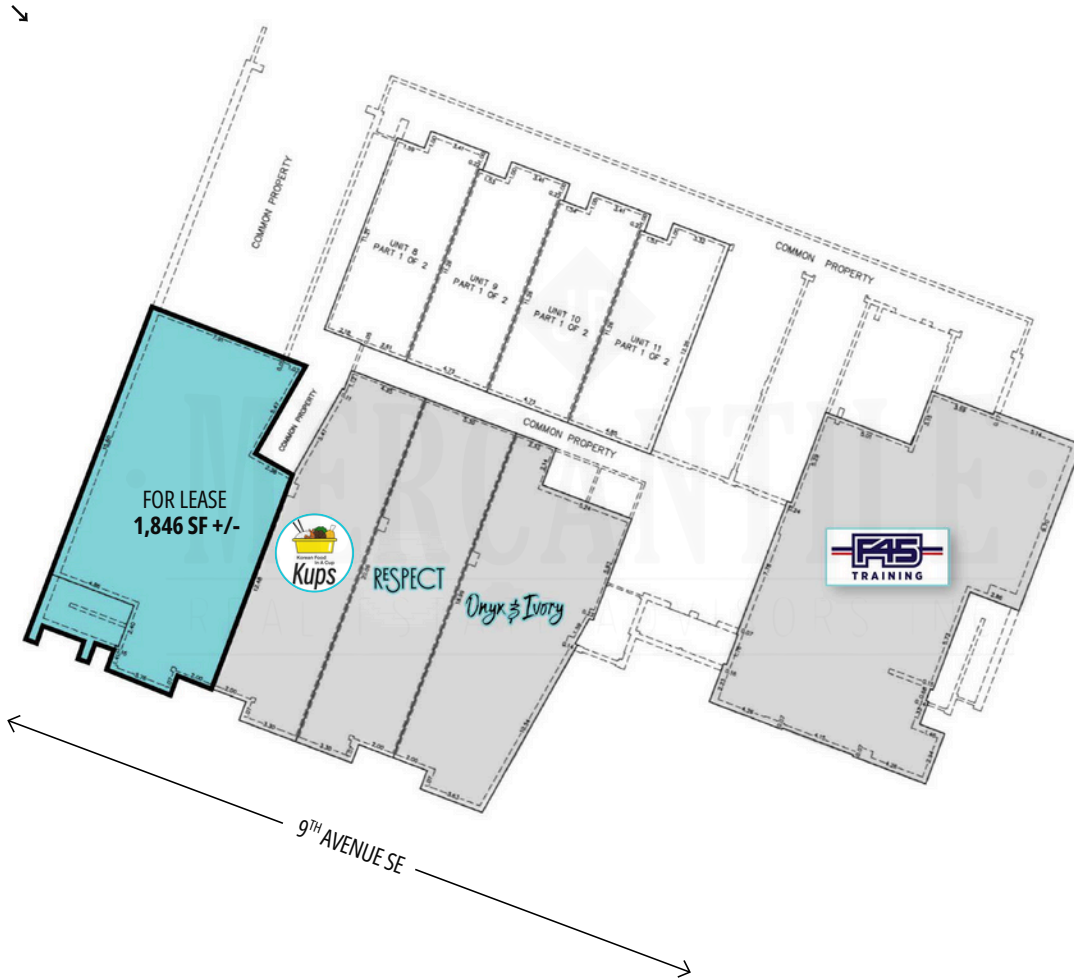


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## FLOOR PLAN



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