



· **MERCANTILE** ·  
REAL ESTATE ADVISORS INC

OFFICE SPACE  
**FOR LEASE**

VISTA ON 36<sup>TH</sup> 920 – 36 STREET NE  
CALGARY ALBERTA

[jrmmercantile.com](http://jrmmercantile.com) · 403.770.3071



## PROPERTY INFORMATION & TRAFFIC COUNTS

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

## DEMOGRAPHICS

	3KM	5KM	10KM
<b>POPULATION</b> 2024	74,584	176,312	486,602
<b>GROWTH</b> 20234- 2029	12.2%	12.3%	13.3%
<b>AVERAGE INCOME</b> 2024	\$80,858	\$88,148	\$115,475
<b>MEDIAN AGE OF POP.</b> 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 36<sup>TH</sup> STREET
- SURROUNDED BY LARGE SCALE RETAIL CENTERS; PACIFIC PLACE MALL, MALBOROUGH MALL, T&T SUPERMARKET, CANADIAN TIRE, WALMART SUPERCENTRE



## CITY MAP

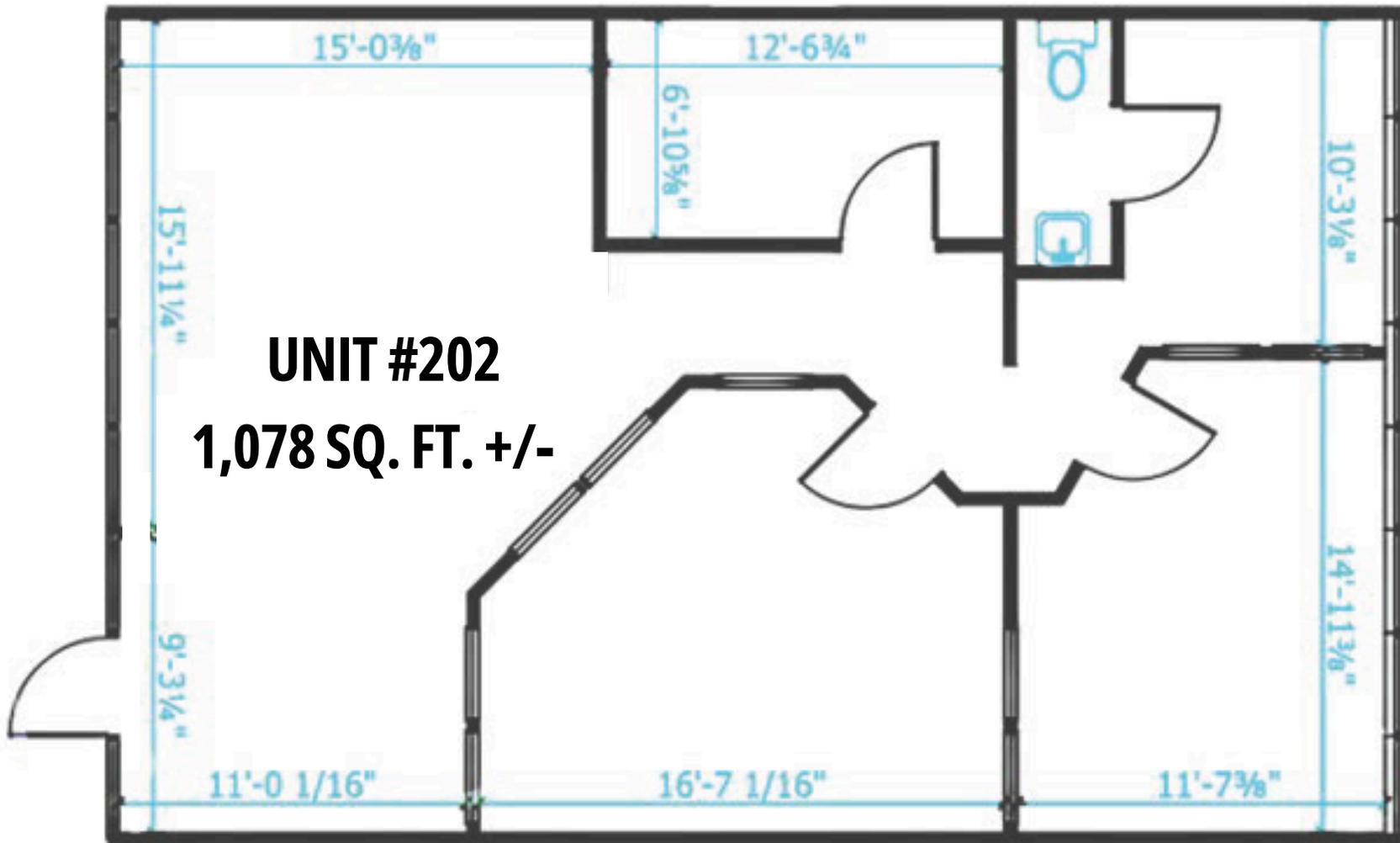
VISIT US  
202, 7710 5<sup>TH</sup> STREET SE  
CALGARY, ALBERTA T2H 2L9

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**ANDRÉE ROBERTS** ASSOCIATE  
andree@jrmercantile.com  
403.770.3071 ext 203

**JEFF ROBSON** PRESIDENT & BROKER  
jeff@jrmercantile.com  
403.770.3071 ext 200

# UNIT 202



VISITUS  
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[jeff@jrmercantile.com](mailto:jeff@jrmercantile.com)  
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