



· **MERCANTILE** ·

REAL ESTATE ADVISORS INC

RETAIL SPACE

**FOR LEASE**

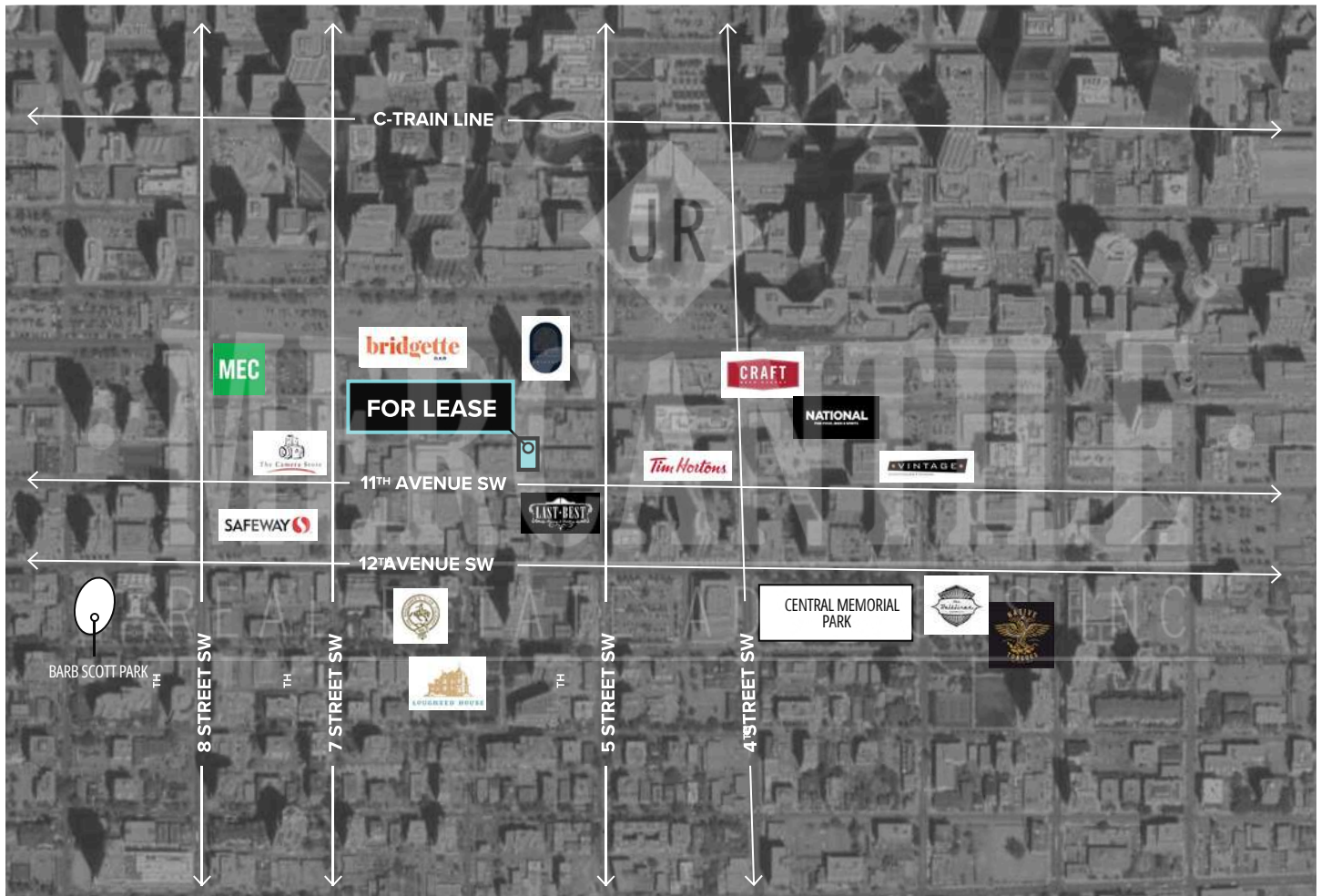
628 11<sup>TH</sup> AVENUE SW

CALGARY, ALBERTA

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

## GENERAL INFORMATION

- LOCATED ON 11TH AVE, THIS BUILDING HAS INCREDIBLE EXPOSURE HIGH EXPOSURE SIGNAGE AVAILABLE ONTO 11TH AVENUE SW VIA SIDE OF BUILDING SURROUNDED BY NEW MULTI-STORY RESIDENTIAL BUILDINGS (PARK CENTRAL, SODO) THIS VIBRANT BELTLINE
- AREA IS PRIMED FOR A RESURGENCE
- FLEXIBLE LEASE STRUCTURE AND TERMS AND IDEALLY SUITED FOR MEDICAL AND/OR SERVICE
- DAYTIME WORKING POPULATION OF 26,500 PEOPLE IN THE BELTLINE (EST.)



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## PROPERTY INFORMATION & TRAFFIC COUNTS

<b>LOCATION</b> 628 11 <sup>TH</sup> AVENUE SW	<b>OPERATING COSTS</b> \$19.69 / SQ. FT.	<b>TRAFFIC COUNTS</b> 11 <sup>TH</sup> AVENUE SW AND 7 <sup>TH</sup> STREET SW: 19,000 VEHICLES / DAY
<b>AVAILABLE FOR LEASE</b> UNIT 101: 2,443 SQ. FT. +/- UNIT 102: 2,150 SQ. FT. +/-	<b>TAXES</b> \$3.90 / SQ. FT.	9 <sup>TH</sup> AVENUE SW AND 5 <sup>TH</sup> STREET SE: 28,000 VEHICLES / DAY
<b>AVAILABLE</b> IMMEDIATELY	<b>LEASE RATE</b> MARKET	<b>PARKING</b> SECURE PARKING AVAILABLE FOR TENANTS AT \$250 / MONTH PER STALL.
	<b>ZONING</b> CC-X	STREET PARKING AVAILABLE FOR CLIENTS AND CUSTOMERS.

## DEMOGRAPHICS

POPULATION	2KM	5KM	10KM
2023	77,511	226,295	623,065
2033	94,326	286,495	783,985
<b>YEARLY GROWTH</b>			
2023-2028	2.2%	2.7%	2.6%
<b>AVERAGE INCOME</b>			
2023	\$124,217	\$143,799	\$132,755
<b>MEDIAN AGE OF POP.</b>			
2023	37.4	38.4	39.6

## VIRTUAL TOURS

[UNIT 101](#)

[UNIT 102](#)

## MAIN FLOOR PLAN



MAIN FLOOR RETAIL

UNIT 101: 2,443 sf +/-



MAIN FLOOR RETAIL

UNIT 102: 2,150 sf +/-

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