



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.)



VISIT US

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CALGARY, ALBERTA T2H 2L9

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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>POPULATION</b> 2023 77,511 2033 94,326	<b>2KM</b> 226,295	<b>5KM</b> 286,495	<b>10KM</b> 623,065
<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>YEARLY GROWTH</b> 2023-2028 2.2%	2.7%	2.6%	
<b>LEASE RATE</b> MARKET		<b>PARKING</b> SECURE PARKING AVAILABLE FOR TENANTS AT \$250 / MONTH PER STALL.	<b>AVERAGE INCOME</b> 2023 \$124,217	\$143,799	\$132,755	
<b>AVAILABLE</b> IMMEDIATELY	<b>ZONING</b> CC-X	STREET PARKING AVAILABLE FOR CLIENTS AND CUSTOMERS.	<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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