JR

· MERCANTILE ·

REAL ESTATE ADVISORS INC

RETAIL SPACE

FOR LEASE

1429 9TH AVENUE SE
CALGARY, ALBERTA

jrmercantile.com · 403.770.3071

GENERAL INFORMATION & TRAFFIC COUNTS

- NEW DEVELOPMENT BY BATTISTELLA DEVELOPMENTS
- ESTIMATED COMPLETION DATE SUMMER 2026
- CRU 1 WILL BE WELL SUITED FOR BOUTIQUE CONCEPTS, INCLUDING RETAIL & PERSONAL SERVICES
- CRU 2 WILL BE RESTAURANT CAPABLE

TRAFFIC COUNTS
9 AVENUE SE & 13 N: 14,000 VEHICLES / DAY

9 AVENUE SE & 12TH STREET SE: 12,000 VEHICLES / DAY

PROPERTY INFORMATION

LOCATION
1429 9th AVENUE SE

AVAILABLE FOR LEASE
UNIT: **1,584 SQ.FT.**
UNIT: **2,543 SQ.FT.**
GROSS LEASABLE AREA

ZONING
MU-2

AVAILABLE
SUMMER 2026

TERM
5 - 10 YEARS

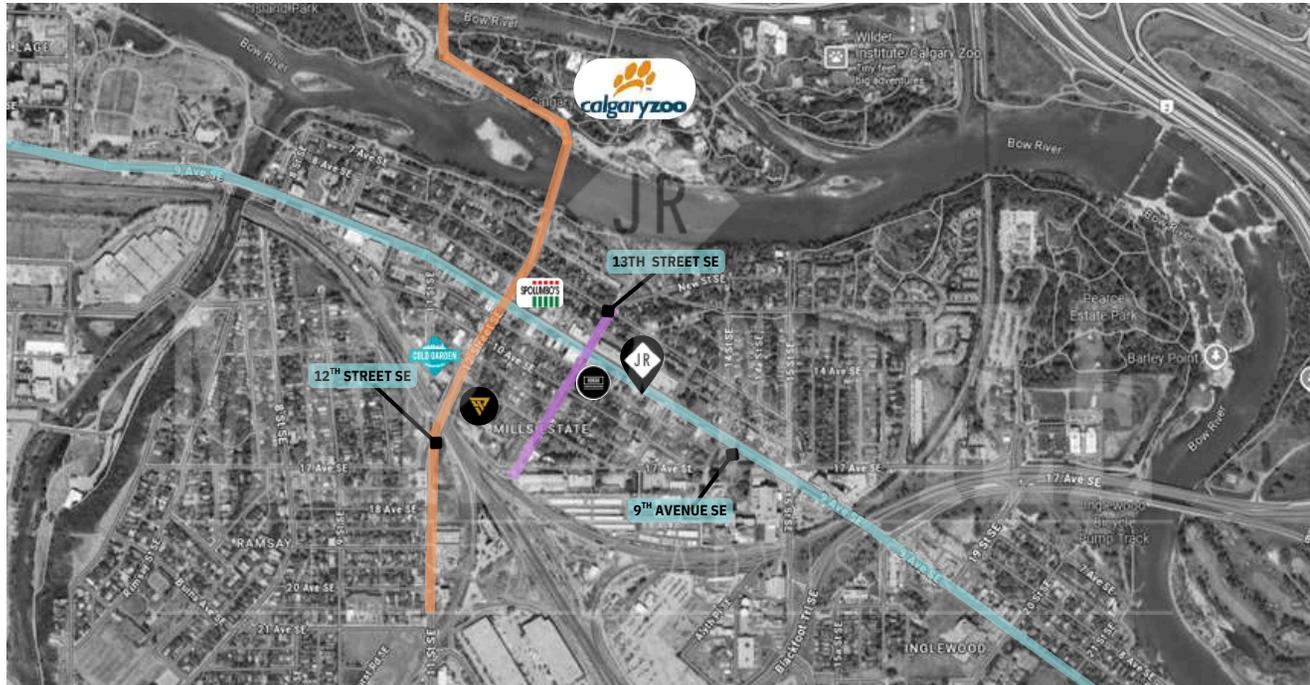**OPERATING COSTS & TAXES**
ESTIMATED AT $20.00 +/- PER SQ.FT

LEASE RATE
MARKET

PARKING
TBD

DEMOGRAPHICS*

	2KM	5KM	10KM
POPULATION			
2023	18,395	189,344	585,897
2033	22,684	234,901	733,824
ANNUAL GROWTH			
2023 - 2028	2.3%	2.4%	2.5%
AVERAGE INCOME 2023	$107,953	$123,124	$123,242
MEDIAN AGE OF POP. 2023	40.4	38.5	39.2

CITY PLAN

ABOUT BATTISTELLA DEVELOPMENTS

FOR OVER FOUR DECADES, BATTISTELLA DEVELOPMENTS HAS BEEN AT THE FOREFRONT OF CALGARY'S INNER-CITY TRANSFORMATION — CRAFTING BOLD, DESIGN-FORWARD COMMUNITIES WHERE PEOPLE LIVE, WORK, AND CONNECT. AS A PIONEER IN MIXED-USE AND INFILL DEVELOPMENT, BATTISTELLA BLENDS CONTEMPORARY ARCHITECTURE WITH STREET-LEVEL VIBRANCY, CREATING SPACES THAT BRING ENERGY AND OPPORTUNITY TO EVERY NEIGHBOURHOOD.

EXISTING BUILDING (JERILYN WRIGHT INTERIOR DESIGN)

SITE PLAN
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CRU 1
1,584 SQ.FT. +/-
BOUTIQUE RETAIL

CRU 2
2,543 SQ.FT. +/-
RESTAURANT CAPABLE

9TH AVENUE SE
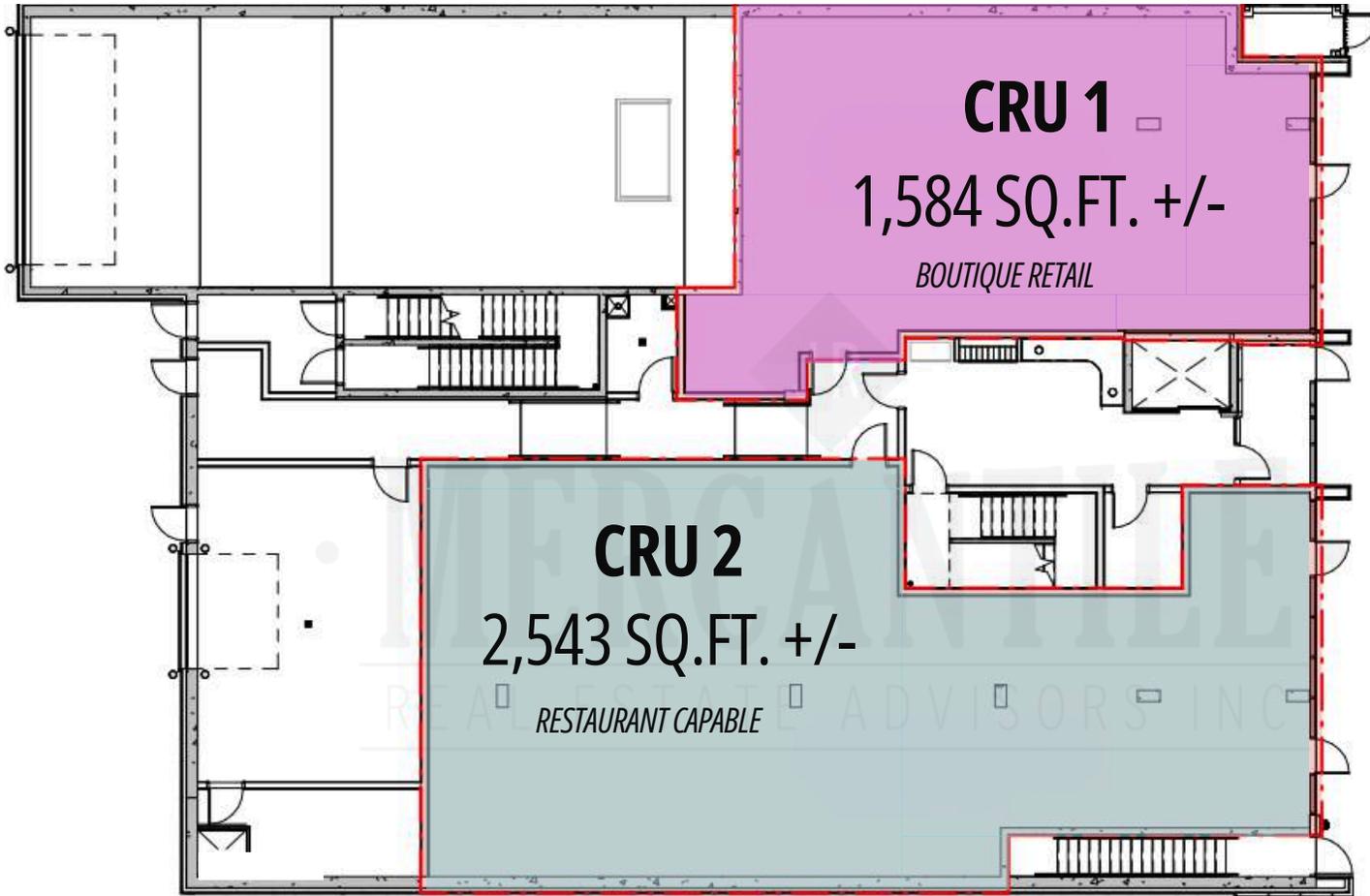
EXISTING BUILDING (LE BELLE ARTI)