



**MERCANTILE**  
REAL ESTATE ADVISORS INC

**FOR LEASE**

620 8<sup>TH</sup> AVENUE SE  
CALGARY, ALBERTA

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



## PROPERTY INFORMATION

### LOCATION

620 8<sup>TH</sup> AVENUE SE

### AVAILABLE FOR LEASE

1,140 SQ.FT. +/-

### PARKING

2 STALLS AVAILABLE FOR RENT

- MARKET RATES → \$150 - \$200 (NEGOTIABLE)

### OPERATING COSTS & TAXES

ESTIMATED AT \$24.77 / SQ.FT.

### LEASE RATE

MARKET

### TERM

5-10 YEARS

### ZONING

CC-EPR CENTRE CITY  
EAST VILLAGE  
PRIMARY  
RESIDENTIAL

### AVAILABLE

IMMEDIATELY

## DEMOGRAPHICS

### POPULATION

	2KM	5KM	10KM
2023	48,290	198,458	623,719
2028	54,450	224,657	703,542

### ANNUAL GROWTH

2023 - 2028	2.6%	2.6%	2.6%
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### AVERAGE INCOME

2023	\$109,701	\$135,727	\$125,446
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### MEDIAN AGE OF POP.

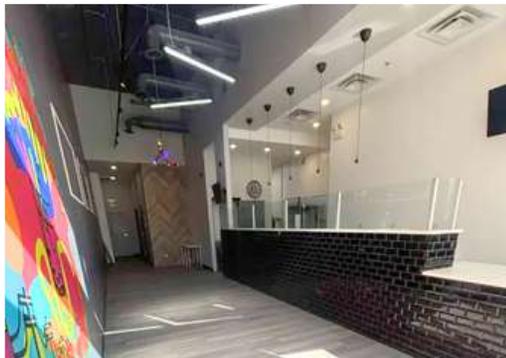
2023	38.4	38.5	39.4
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## TRAFFIC COUNTS (2018)

5<sup>TH</sup> STREET SE & 9<sup>TH</sup> AVENUE SE: 16,000 VEHICLES / DAY

9<sup>TH</sup> AVENUE SE & 6<sup>TH</sup> STREET: 21,000 VEHICLES / DAY

4<sup>TH</sup> STREET SE & 11<sup>TH</sup> STREET: 11,000 VEHICLES / DAY



## GENERAL INFORMATION

RETAIL / CAFÉ OPPORTUNITY – HEART OF EAST VILLAGE

POSITION YOUR BUSINESS IN THE VIBRANT HEART OF EAST VILLAGE AT 620 8TH AVENUE SE, A DYNAMIC AND GROWING NEIGHBORHOOD IN CALGARY'S CENTRE CITY. THIS WELL-LOCATED RETAIL SPACE FEATURES A FULLY BUILT-OUT FORMER BUBBLE TEA CAFÉ, OFFERING AN EXCELLENT OPPORTUNITY FOR CAFÉ, BEVERAGE, DESSERT, OR QUICK-SERVICE CONCEPTS LOOKING FOR A TURNKEY SETUP IN A HIGH-DENSITY RESIDENTIAL AREA.

SURROUNDED BY A RAPIDLY EXPANDING POPULATION AND STRONG HOUSEHOLD INCOMES, THE PROPERTY BENEFITS FROM STEADY FOOT TRAFFIC AND A THRIVING URBAN COMMUNITY. THE IMMEDIATE AREA CONTINUES TO SEE CONSISTENT GROWTH, WITH OVER 54,000 RESIDENTS WITHIN 2 KM PROJECTED BY 2028 AND AN AVERAGE HOUSEHOLD INCOME EXCEEDING \$109,000 NEARBY.

WITH STRONG DEMOGRAPHICS, CONSISTENT POPULATION GROWTH, AND A LIVELY MIX OF RESIDENTIAL, RETAIL, AND ENTERTAINMENT AMENITIES NEARBY, THIS LOCATION OFFERS AN OUTSTANDING OPPORTUNITY TO ESTABLISH OR EXPAND YOUR BUSINESS IN ONE OF CALGARY'S MOST SOUGHT-AFTER URBAN DISTRICTS.

### VISIT US

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

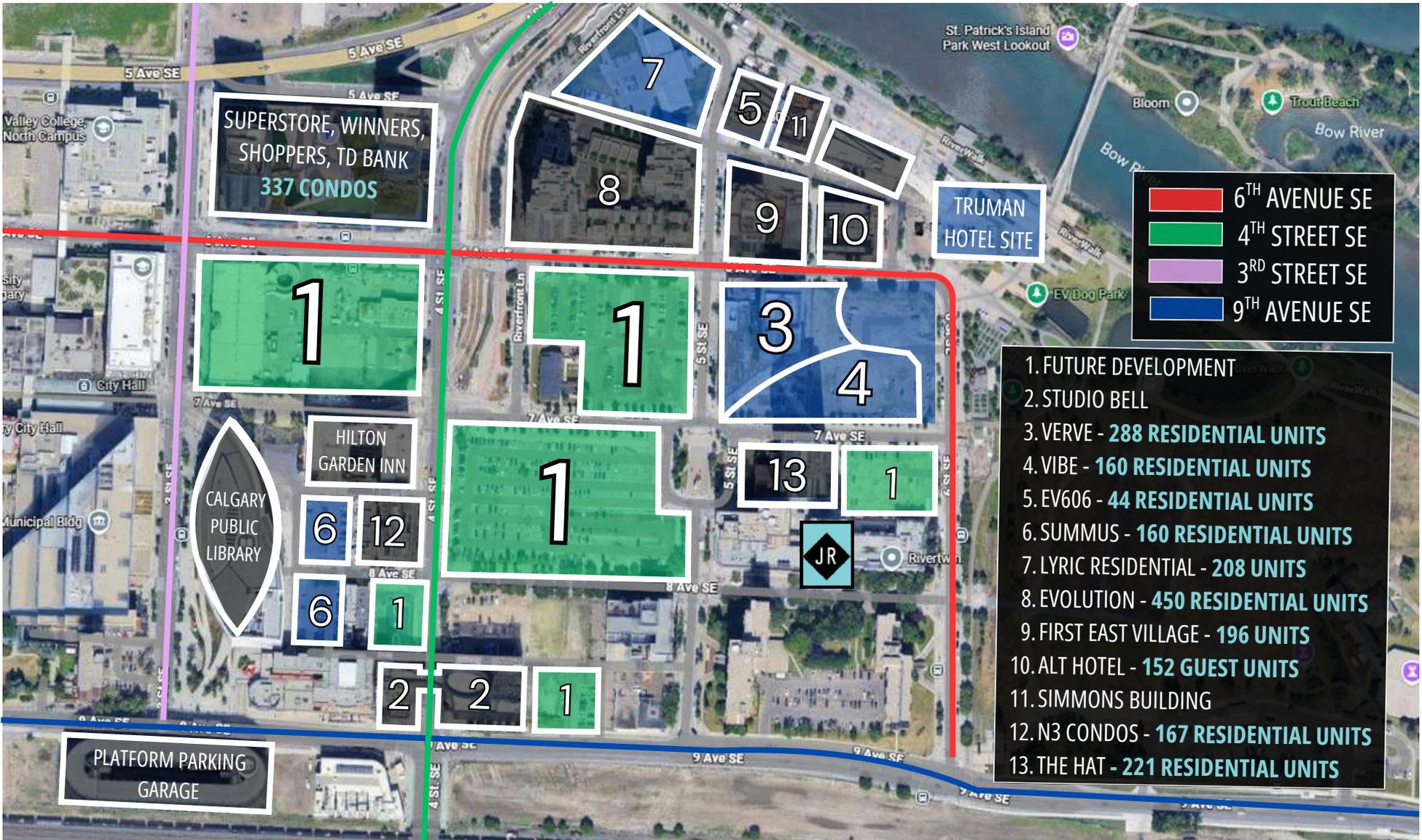
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### JEFF ROBSON PRESIDENT & BROKER

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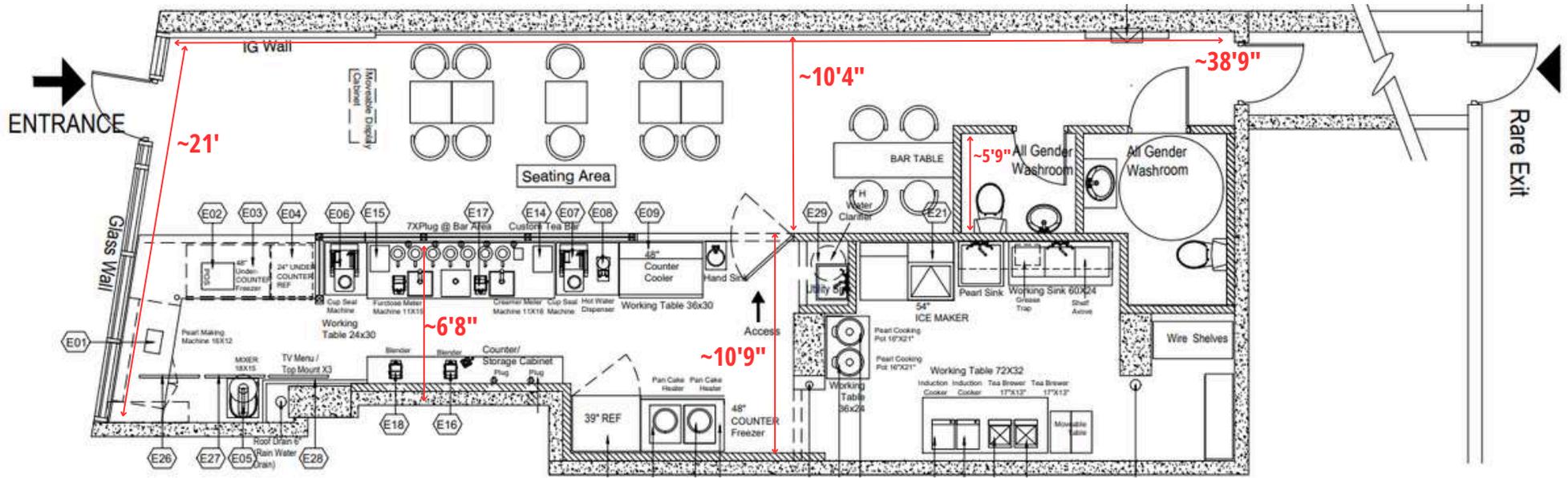


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**FLOOR PLANS UNIT 620 - PREVIOUS TENANT LAYOUT (SOME EQUIPEMENT ILLUSTRATED BELOW MAY BE AVAILABLE WITH THE SPACE, ASK AGENT FOR DETAILS)**



Measurements are estimated, on-site confirmation needed by potential tenants.



**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.



**ABOUT JR MERCANTILE REAL ESTATE ADVISORS INC.**

JR MERCANTILE REAL ESTATE ADVISORS INC. IS A BOUTIQUE COMMERCIAL REAL ESTATE BROKERAGE AND ADVISORY FIRM IN CALGARY. PEOPLE KNOW US AS CALGARY INNER-CITY AND MIXED-USE EXPERTS. WE ADVISE TENANTS, BUILDING OWNERS AND LAND DEVELOPERS ON MAXIMIZING ASSET VALUE BY BRINGING PROPERTIES TO LIFE. WE SPECIALIZE IN THE RETAIL ENVIRONMENT WITH A FOCUS ON RESTAURANTS, MEDICAL AND HEALTH SERVICES REPRESENTATION. YOU CHOOSE JR MERCANTILE WHEN YOU WANT SOUND ADVICE, CREATIVE SOLUTIONS AND DEDICATED ATTENTION.

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