



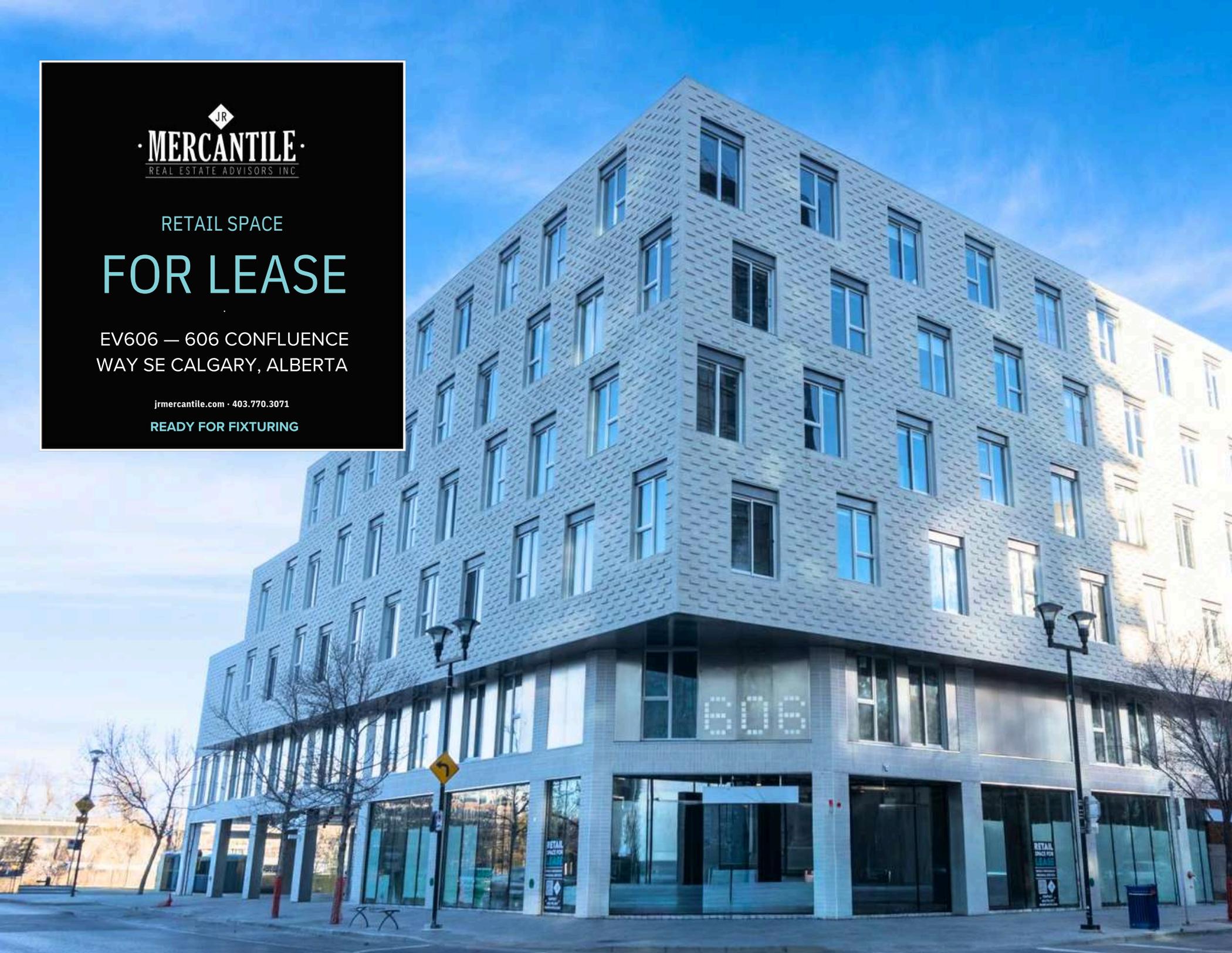
RETAIL SPACE

# FOR LEASE

EV606 — 606 CONFLUENCE  
WAY SE CALGARY, ALBERTA

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READY FOR FIXTURING



## NORTH + SOUTH CRU INFORMATION



### NORTH CRU 109

- INCOMPARABLE URBAN RIVERFRONT PATIO
- CAREFULLY PLANNED LAYOUT TO ACCOMMODATE THE MOST DISCERNING RESTAURANTEURS
- DELIVERY OF SPACE COINCIDES WITH THE DEVELOPMENT OF THE NEW BMO CENTRE EXPANSION, GLENBOW MUSEUM RENOVATION / REVITALIZATION AND OTHER VARIOUS URBAN DEVELOPMENTS WITHIN A CLOSE PROXIMITY

### SOUTH CRU 103

- WELL POSITIONED STREET FRONT RETAIL SPACE
- SIGNATURE FRONT GLAZING TO ALLOW MAXIMUM EXPOSURE FOR FUTURE TENANTS
- SOUTHWEST FACING PATIO OPPORTUNITIES.



VISIT US  
202, 7710 5<sup>TH</sup> STREET SE  
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## PROPERTY INFORMATION

### LOCATION

EV606 – 606 CONFLUENCE WAY SE

### AVAILABLE FOR LEASE

#### NORTH CRU 109:

LEASED TO TALITY

#### SOUTH CRU 103:

2,350 SQ. FT. +/-

#### SOUTH CRU DEMISING OPTION A:

### OPERATING COSTS AND TAXES

\$15 PER SQ.FT +/-

### LEASE RATE

MARKET

### TERM

5-10 YEARS

CRU 103 A: 1,539 SQ.FT. +/-

CRU 103 B: 809 SQ.FT. +/-

#### SOUTH CRU DEMISING OPTION B:

CRU 103 A: 1,387 SQ.FT. +/-

CRU 103 B: 957 SQ.FT. +/-

## DEMOGRAPHICS

### POPULATION

	2KM	3KM	5KM
2022	49,870	103,872	199,526
2027	54,869	114,069	219,584

### GROWTH

2022 - 2027	10.02%	9.82%	10.05%
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### AVERAGE INCOME

2022	\$109,912	\$121,388	\$133,042
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### MEDIAN AGE OF POP.

2022	37.70	37.30	37.60
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5TH AVENUE SE FLYOVER AND DERMOT BALDWIN WAY SE: 48,000 VEHICLES / DAY\*

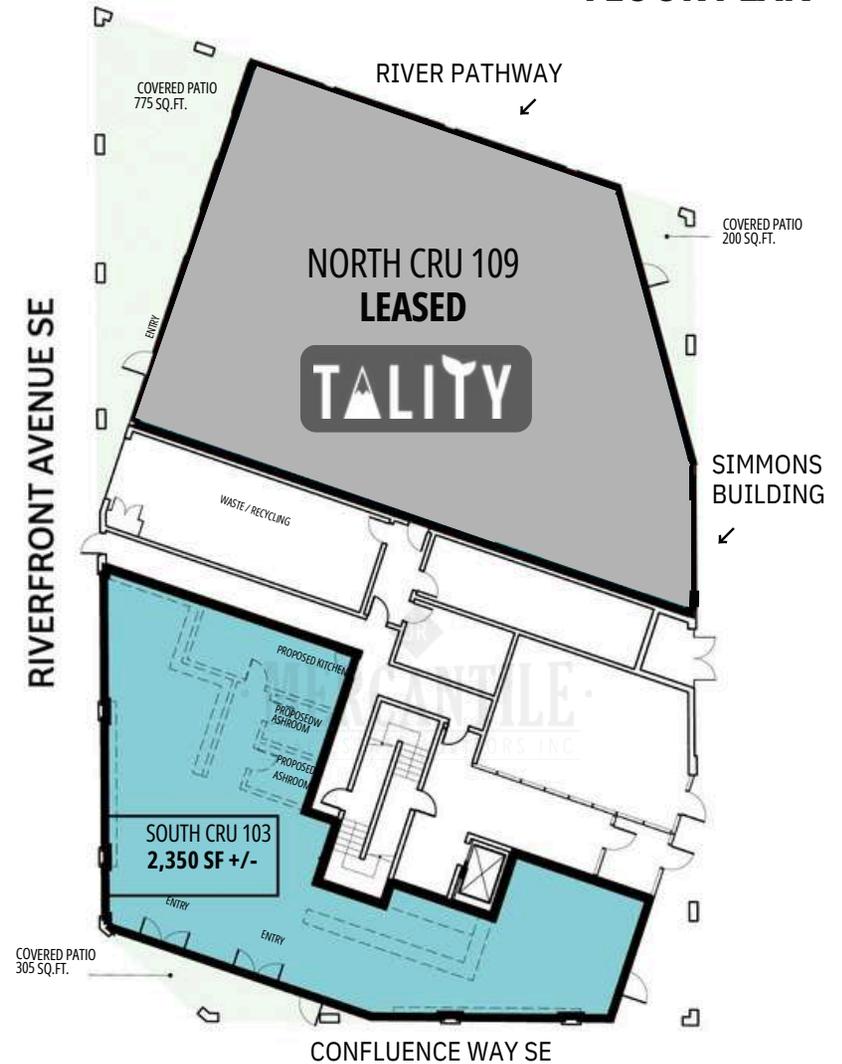
4TH AVENUE SE: 13,000 VEHICLES / DAY\*

RIVERFRONT AVENUE AND 4TH STREET SE: 9,000 VEHICLES / DAY\*

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## FLOOR PLAN



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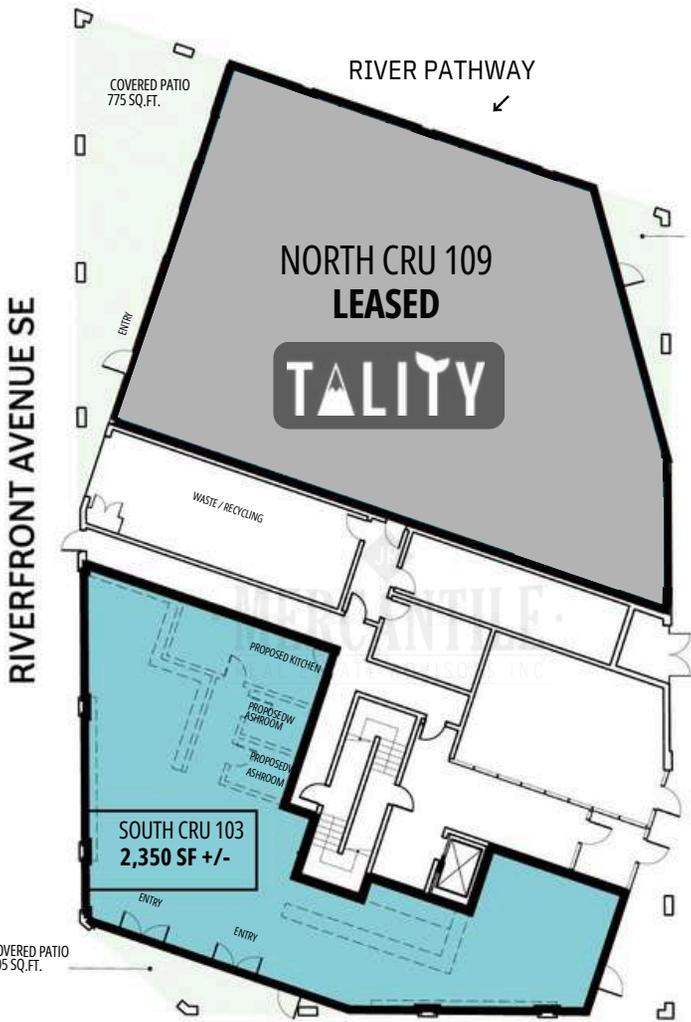
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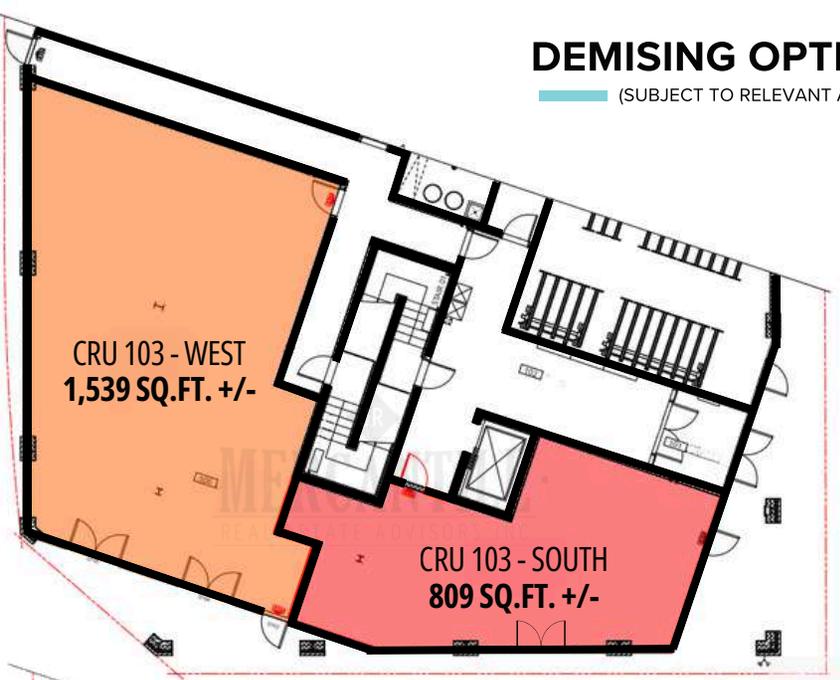
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# CRU 103 FLOOR PLANS



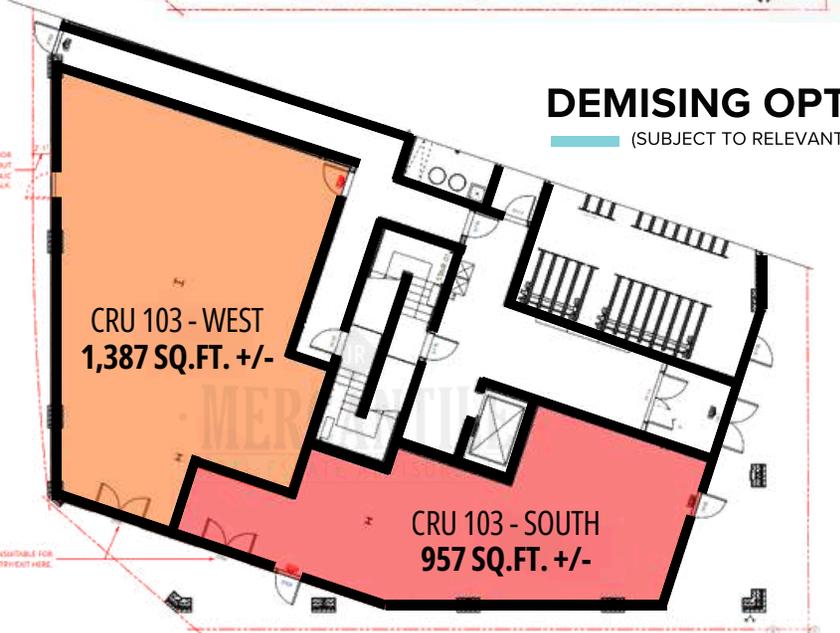
## DEMISING OPTION A

(SUBJECT TO RELEVANT APPROVALS)



## DEMISING OPTION B

(SUBJECT TO RELEVANT APPROVALS)



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