



RETAIL SPACE

FOR LEASE

AVLI — 1020 9TH AVENUE SE

CALGARY, ALBERTA

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PROPERTY INFORMATION & TRAFFIC COUNTS

LOCATION 1020 9 TH AVENUE SE CALGARY, ALBERTA	ADDITIONAL RENT PROPERTY TAX \$12.09 / SQ.FT. (9EST) OPERATING COSTS \$9.17 / SQ.FT. (EST) MANAGEMENT FEE 10% OF NET RENT	LEASE RATE MARKET	TRAFFIC COUNTS 9 TH AVENUE SE: 21,000 VEHICLES / DAY
AVAILABLE FOR LEASE 1,846 SQ. FT.+/-		PARKING ABUNDANT STREET PARKING ALONG 9TH AVENUE SE	TERM 5-10 YEARS
AVAILABLE DEC 15, 2025		ZONING C-COR1	

DEMOGRAPHICS

POPULATION	2KM	5KM	10KM
2023	33,513	196,146	603,077
2028	37,874	221,154	680,008
2023	41,151	680,008	754,912
ANNUAL GROWTH			
2023 - 2028	2.6%	2.6%	2.6%
2023 - 2033	2.3%	2.5%	2.5%
AVERAGE INCOME			
2023	\$99,388	\$126,935	\$124,004
MEDIAN AGE OF POP.			
2023	38.9	38.5	39.3

GENERAL INFORMATION

DESIRABLE LOCATION IN VIBRANT INGLEWOOD
7 STORY MIXED-USE DEVELOPMENT WITH 64
RESIDENTIAL UNITS
FULLY BUILT OUT SPACE
HIGH TRAFFIC VOLUMES WITH AMPLE STREET
PARKING ALONG 9TH AVENUE SE



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CITY PLAN

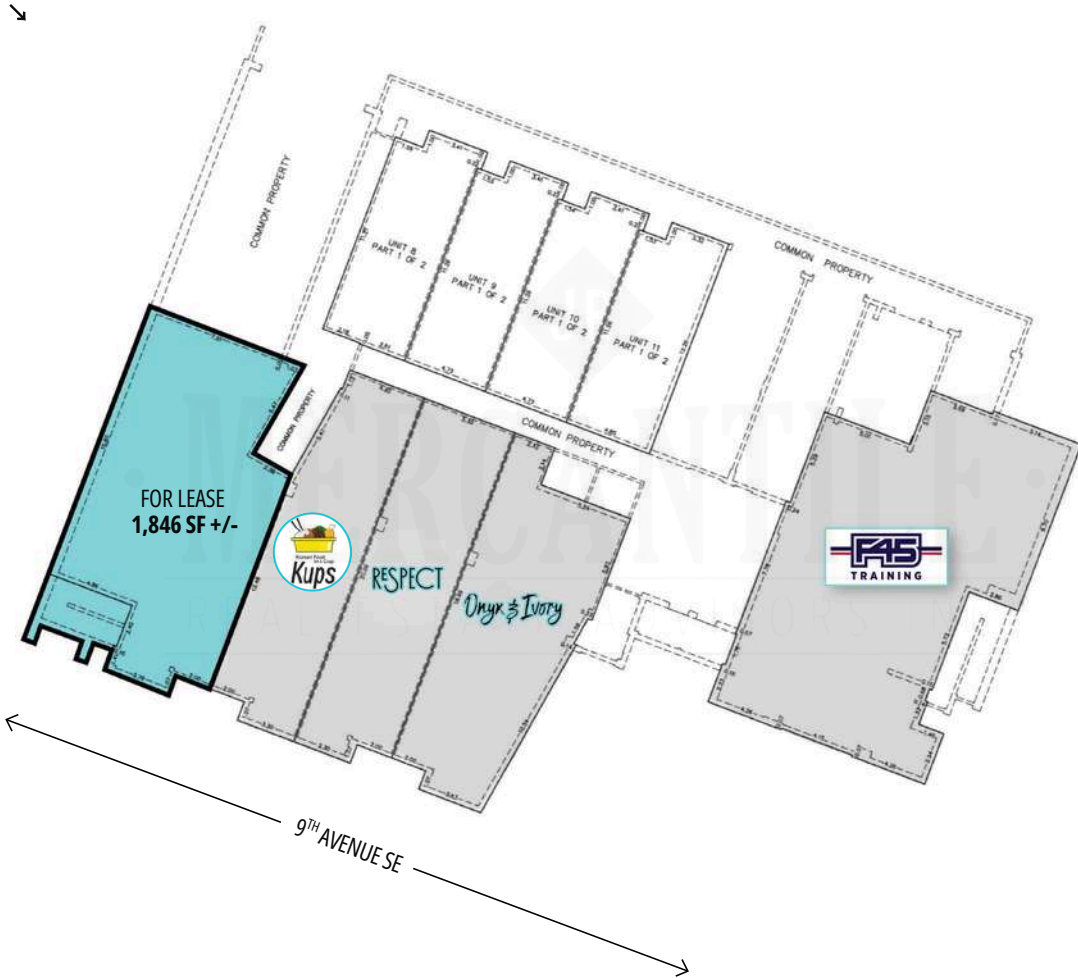


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FLOOR PLAN



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