



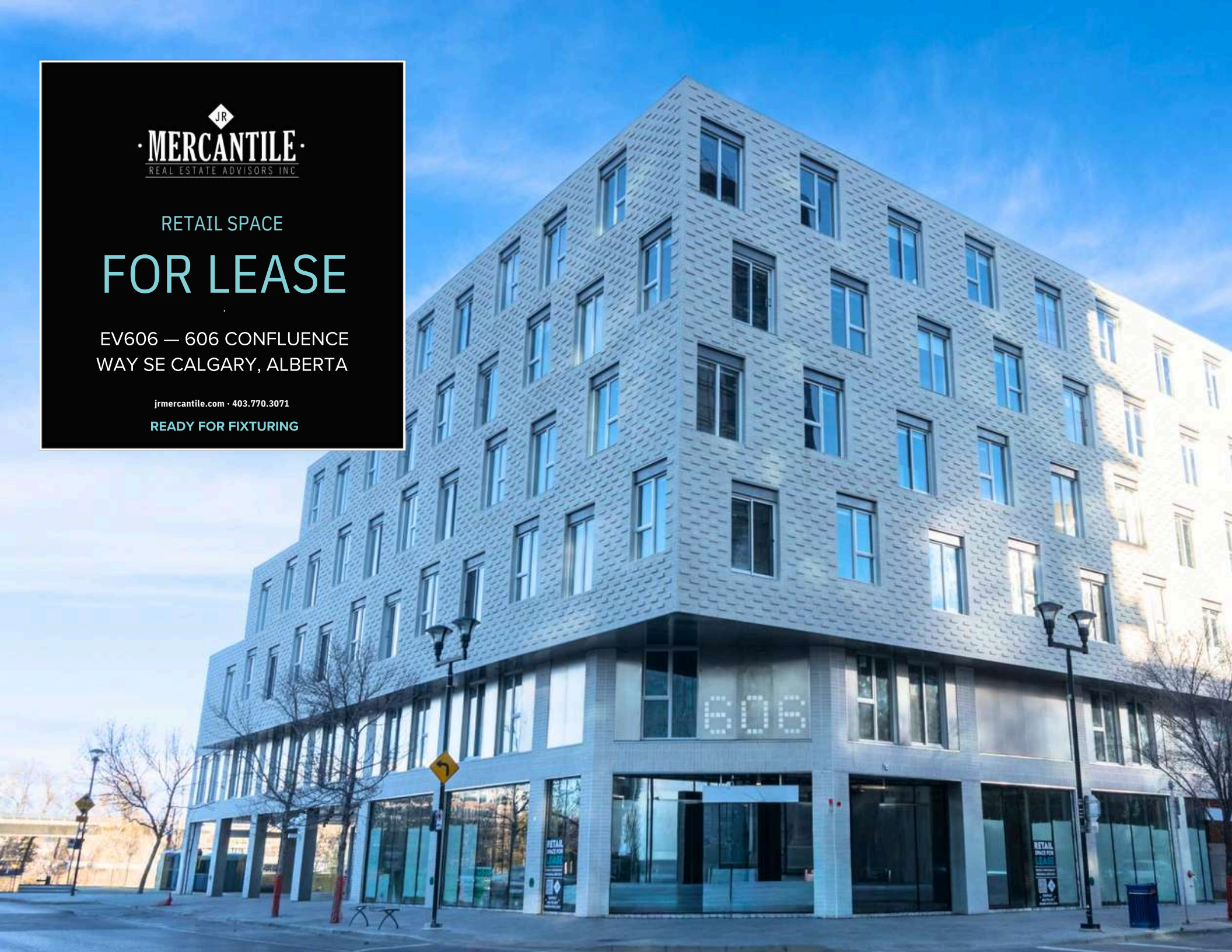
RETAIL SPACE

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 5TH STREET SE
CALGARY, ALBERTA T2H 2L9

jrmercantile.com

JEFF ROBSON PRESIDENT & BROKER
jeff@jrmercantile.com
403.770.3071 ext 200

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:

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. +/-

OPERATING COSTS AND TAXES
\$15 PER SQ.FT +/-

LEASE RATE
MARKET

TERM
5-10 YEARS

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%
AVERAGE INCOME			
2022	\$109,912	\$121,388	\$133,042
MEDIAN AGE OF POP.			
2022	37.70	37.30	37.60

5TH AVENUE SE FLYOVER AND DERMOT BALDWIN WAY SE: 48,000 VEHICLES / DAY*

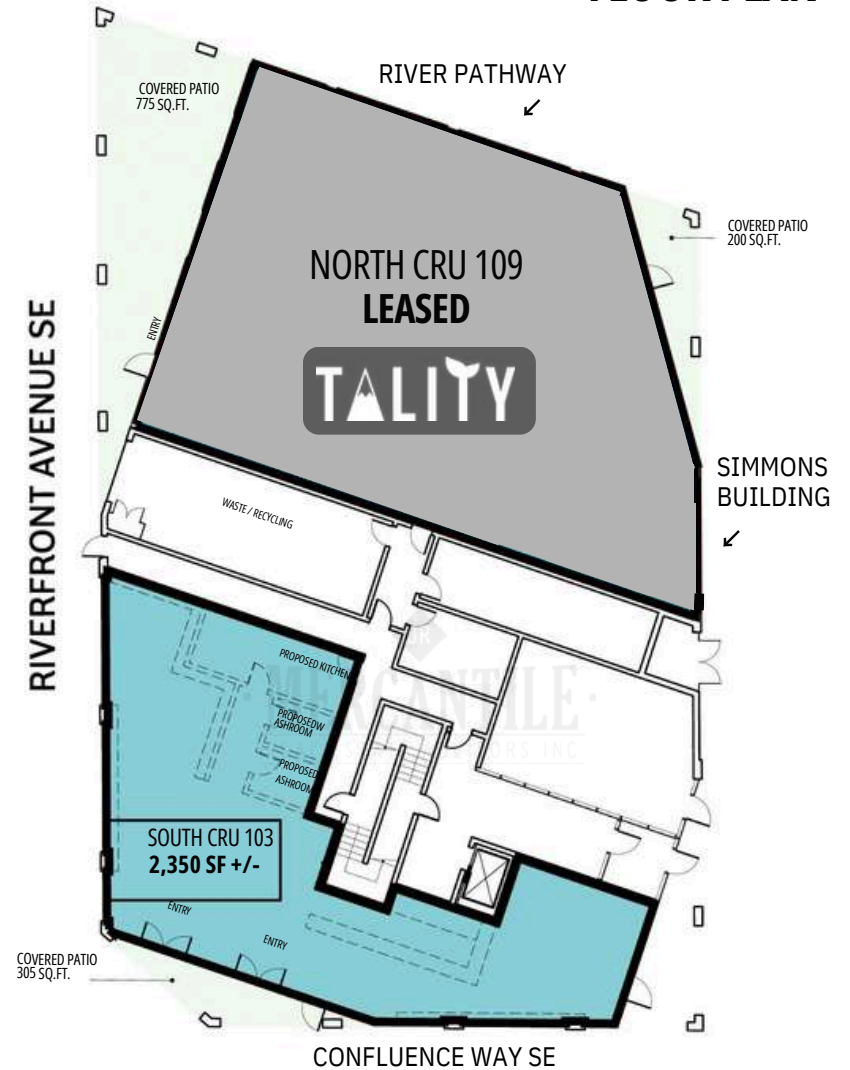
4TH AVENUE SE: 13,000 VEHICLES / DAY*

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

READY FOR FIXTURING



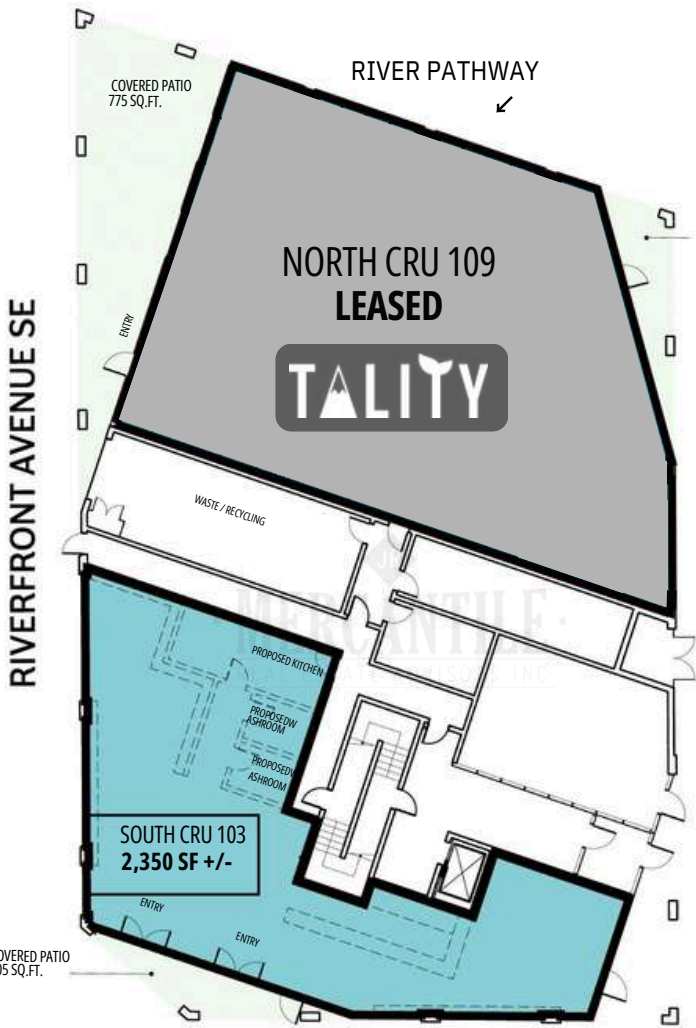
FLOOR PLAN



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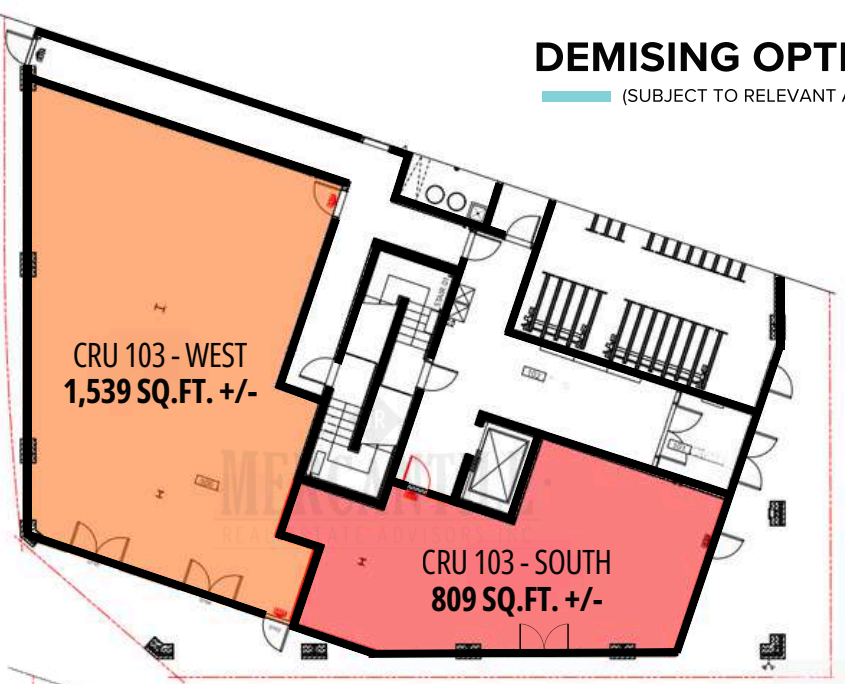
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CRU 103 FLOOR PLANS



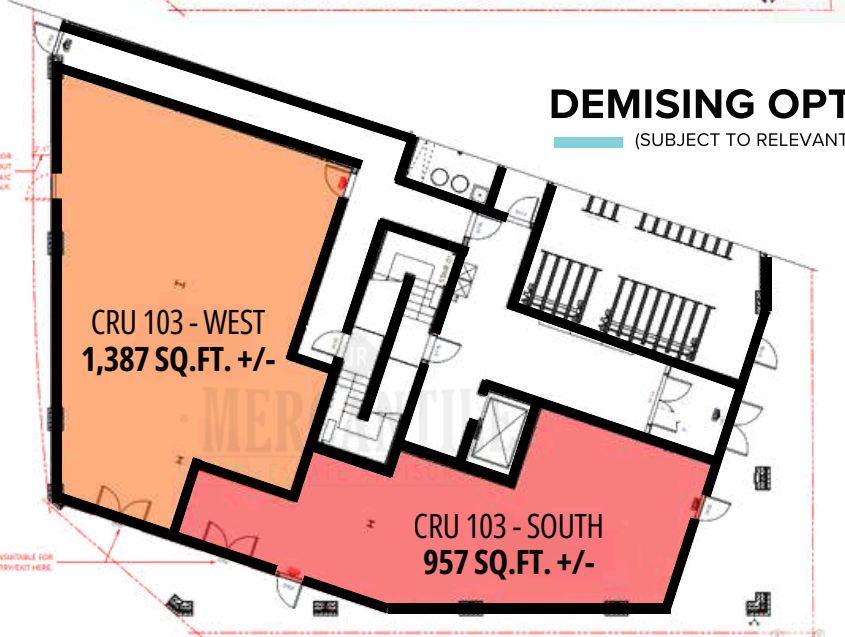
DEMISING OPTION A

(SUBJECT TO RELEVANT APPROVALS)



DEMISING OPTION B

(SUBJECT TO RELEVANT APPROVALS)



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