



JR

· **MERCANTILE** ·  
REAL ESTATE ADVISORS INC.

FOR LEASE

RETAIL SPACE

1400 10<sup>TH</sup> AVENUE SW CALGARY,  
ALBERTA

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

## PROPERTY INFORMATION

<b>LOCATION</b> 1400 10 <sup>TH</sup> AVENUE SW CALGARY	<b>TERM</b> 5-10 YEARS	<b>OPERATING COSTS &amp; TAXES</b> \$16.00 / SQ. FT.	<b>ZONING</b> DC (CM-2 GUIDELINES PROVIDES FOR A WIDE RANGE OF USES INCLUDING RESTAURANTS AND MEDICAL)
<b>AVAILABLE FOR LEASE</b> <b>CRU'S 1-3:</b> COND LEASED CHILDCARE <b>CRU 4:</b> OPENING SOON REDOX SPA <b>CRU 5:</b> 2,617 SQ. FT. COND LEASED RESTAURANT <b>CRU 6:</b> 2,617 SQ. FT. OR PROPOSED DEMISING FOR 1,226 SQ.FT. +/- AND 1,256 SQ.FT. +/-	<b>LEASE RATE</b> MARKET	<b>PARKING</b> 48 SURFACE AND 128 UNDERGROUND	

## DEMOGRAPHICS

POPULATION	2KM	3KM	5KM
2023	71,892	128,393	245,962
2028	80,732	145,238	279,579
GROWTH			
2023 - 2028	12.30%	13.12%	13.67%
AVERAGE INCOME	\$129,803	\$144,888	\$143,612
2023			
MEDIAN AGE OF POP.	37.30	37.80	38.50
2023			

## TRAFFIC COUNTS

14<sup>TH</sup> STREET SW AND 10<sup>TH</sup> AVENUE SW:  
28,000 VEHICLES / DAY

14<sup>TH</sup> STREET SW AND 11<sup>TH</sup> AVENUE SW:  
22,000 VEHICLES / DAY

10<sup>TH</sup> AVENUE SW:  
9,000 VEHICLES / DAY



## GENERAL INFORMATION

THIS 7 STOREY MIXED USE BUILDING INCLUDES 105 RESIDENTIAL ONE AND TWO BEDROOM UNITS AND 16,777 SQUARE FEET OF MAIN FLOOR RETAIL SPACE SHOWCASING FLOOR TO CEILING GLAZING AND IMPECCABLE EXPOSURE TO 10<sup>TH</sup> AVENUE SW AND 14<sup>TH</sup> STREET SW.

THE LOCATION IS ONE OF THE FEW BELTLINE OPPORTUNITIES WITH SURFACE PARKING AVAILABLE FOR CUSTOMERS. IN ADDITION TO SECURE UNDERGROUND PARKING STALLS AVAILABLE FOR COMMERCIAL TENANTS AT MARKET RATE.

SIGNIFICANT LOCATION BETWEEN RESIDENTIAL AND BUSINESS COMMUNITIES; LOCATED WITHIN 350 METERS FROM SUNALTA LRT STATION.

CRU 6 EITHER 2,617 SQ.FT. +/- OR THE OPTION OF DEMISING INTO TWO UNITS AT 1,226 SQ.FT. +/- & 1,256 SQ.FT. +/-

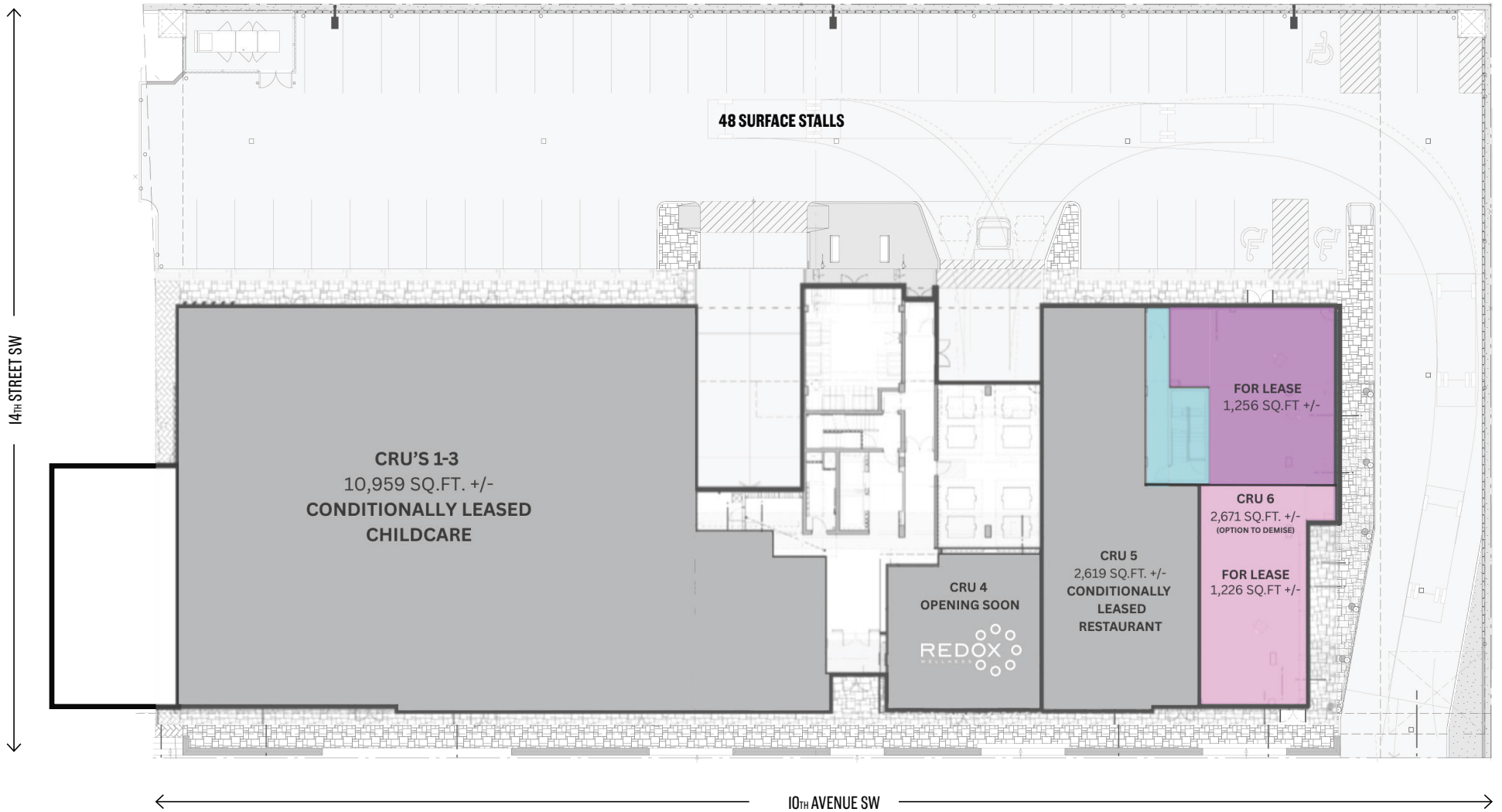
## CITY PLAN

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

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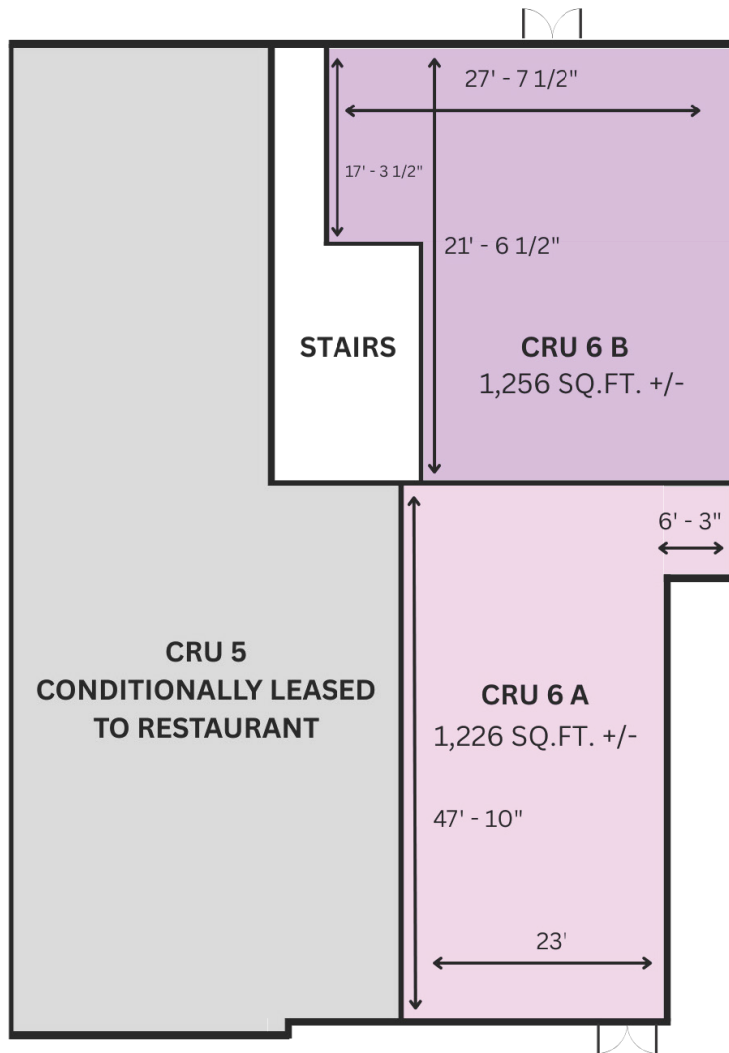


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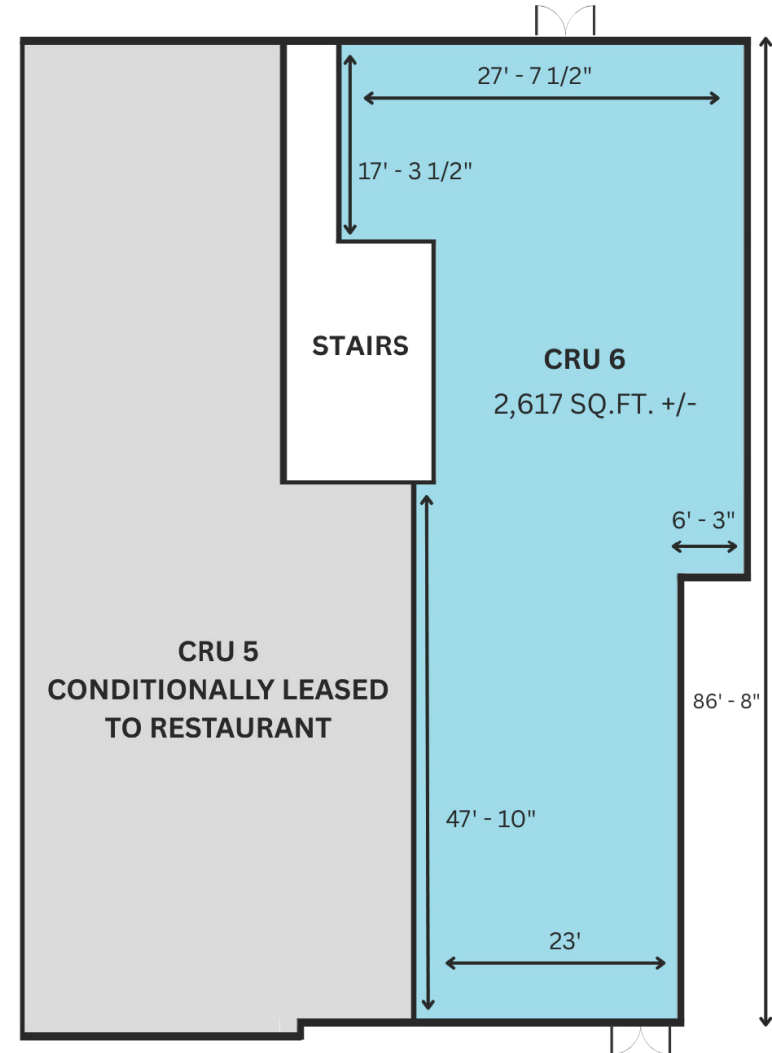
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**CRU 6 DEMISING OPTIONS**



**CRU 6 WITHOUT DEMISING**

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