



· **MERCANTILE** ·  
REAL ESTATE ADVISORS INC

OFFICE SPACE  
**FOR LEASE**

VISTA ON 36th : 920 -36 AVENUE NE  
CALGARY, ALBERTA

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



**PROPERTY INFORMATION & TRAFFIC COUNTS**

|   |  |   |  |
|---|--|---|--|
| <b>LOCATION</b><br>VISTA ON 36 TH : 920 – 36 AVENUE NE.   | <b>TAXES &amp; OPERATING COSTS</b><br>ESTIMATED \$15.69 SQ FT. | <b>LEASERATE</b><br>MARKET              | <b>TRAFFICCOUNTS</b><br>36 STREET & 12 AVENUE NE: 44,000 |
| <b>AVAILABLE FOR LEASE:</b><br><b>UNIT 202:</b> OFFICE SPACE AVAILABLE IMMEDIATELY 1,078 SQ FT. +/- | <b>TERM:</b><br>5-10 YEARS                                     | <b>PARKING</b><br>AMPLE SURFACE PARKING | 36 STREET NE & MARLBOROUGH DRIVE NE: 26,000              |
| <b>POWER:</b><br>100 AMP ELECTRICAL SERVICE   | <b>HVAC:</b><br>4 TON HVAC UNIT                                | <b>ZONING</b><br>C-COR2                 |  |

**DEMOGRAPHICS**

|                                   |                      |                       |                        |
|-----------------------------------|----------------------|-----------------------|------------------------|
| <b>POPULATION</b><br>2024         | <b>3KM</b><br>74,584 | <b>5KM</b><br>176,312 | <b>10KM</b><br>486,602 |
| <b>GROWTH</b><br>20234- 2029      | 12.2%                | 12.3%                 | 13.3%                  |
| <b>AVERAGE INCOME</b><br>2024     | \$80,858             | \$88,148              | \$115,475              |
| <b>MEDIAN AGE OF POP.</b><br>2024 | 39                   | 39                    | 38                     |

**GENERAL INFORMATION**

- WELL ESTABLISHED SHOPPING CENTER (126,000 SQ FT) IN NORTH EAST CALGARY WITH AMPLE PARKING
- HIGH TRAFFIC VOLUMES ALONG 36 TH STREET
- SURROUNDED BY LARGE SCALE RETAIL CENTERS; PACIFIC PLACE MALL, MALBOROUGH MALL, T&T SUPERMARKET, CANADIAN TIRE, WALMART SUPERCENTRE



CITY MAP

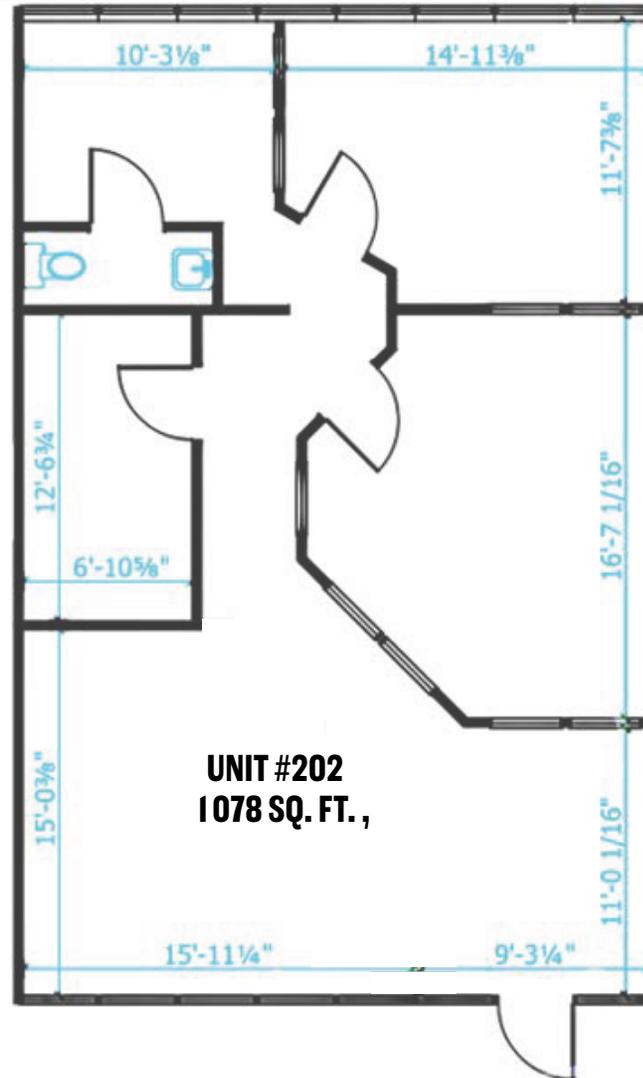
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