



· **MERCANTILE** ·
REAL ESTATE ADVISORS INC

OFFICE SPACE
FOR LEASE

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

jrmercantile.com · 403.770.3071



PROPERTY INFORMATION & TRAFFIC COUNTS

LOCATION VISTA ON 36 TH : 920 – 36 AVENUE NE.	TAXES & OPERATING COSTS ESTIMATED \$15.69 SQ FT.	LEASERATE MARKET	TRAFFICCOUNTS 36 STREET & 12 AVENUE NE: 44,000
AVAILABLEFORLEASE: UNIT 202: OFFICE SPACE AVAILABLE IMMEDIATELY – 1,078 SQ FT.	TERM 5-10 YEARS	PARKING AMPLE SURFACE PARKING	36 STREET NE & MARLBOROUGH DRIVE NE: 26,000
		ZONING C-COR2	

DEMOGRAPHICS

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



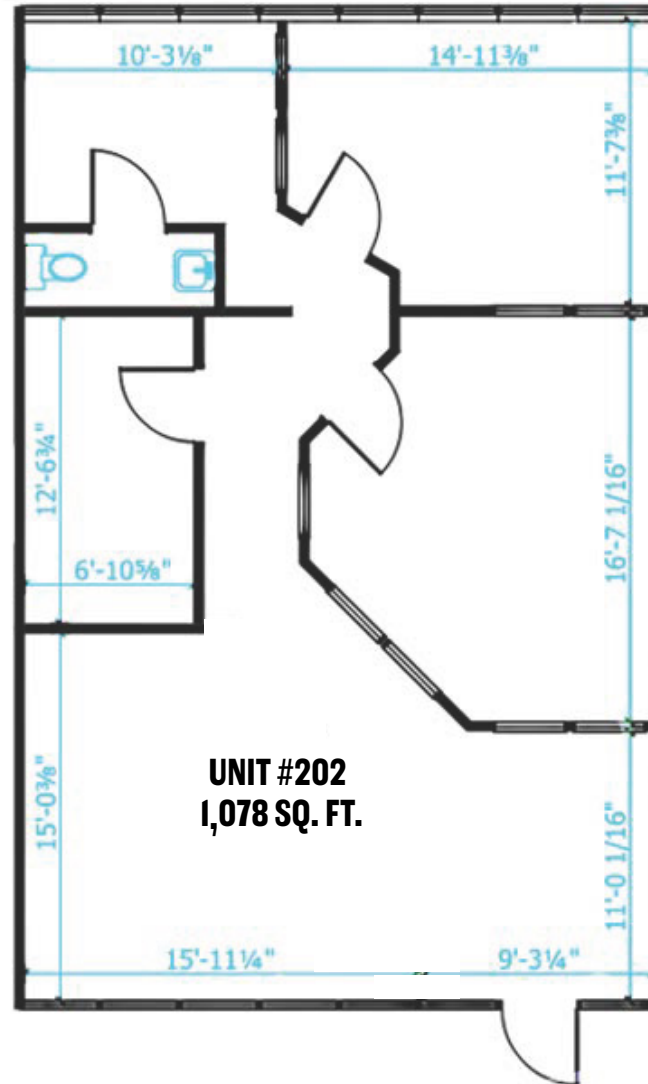
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