



MERCANTILE
REAL ESTATE ADVISORS INC

FOR LEASE

620 8TH AVENUE SE
CALGARY, ALBERTA

jrmercantile.com • 403.770.3071



PROPERTY INFORMATION

LOCATION

620 8TH AVENUE SE

AVAILABLE FOR LEASE

1,140 SQ.FT. +/-

PARKING

2 STALLS AVAILABLE FOR RENT

- MARKET RATES → \$150 - \$200 (NEGOTIABLE)

OPERATING COSTS & TAXES

ESTIMATED AT \$24.77 / SQ.FT.

LEASE RATE

MARKET

TERM

5-10 YEARS

ZONING

CC-EPR CENTRE CITY
EAST VILLAGE
PRIMARY
RESIDENTIAL

AVAILABLE

IMMEDIATELY

DEMOGRAPHICS

POPULATION

	2KM	5KM	10KM
2023	48,290	198,458	623,719
2028	54,450	224,657	703,542

ANNUAL GROWTH

2023 - 2028	2.6%	2.6%	2.6%
-------------	------	------	------

AVERAGE INCOME

2023	\$109,701	\$135,727	\$125,446
------	-----------	-----------	-----------

MEDIAN AGE OF POP.

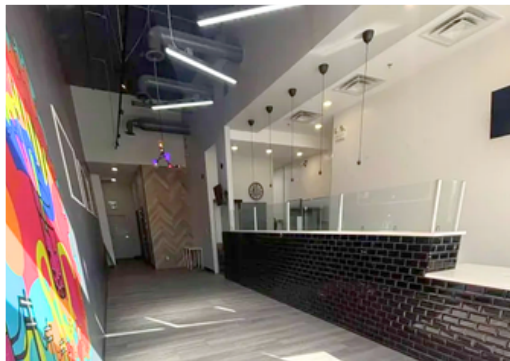
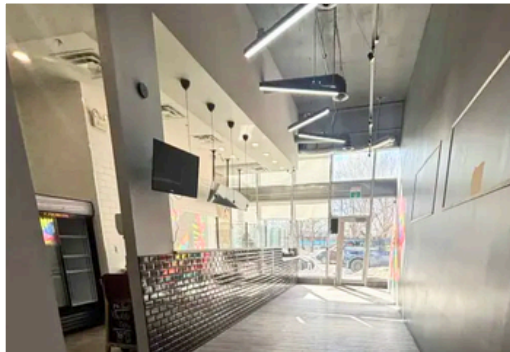
2023	38.4	38.5	39.4
------	------	------	------

TRAFFIC COUNTS (2018)

5TH STREET SE & 9TH AVENUE SE: 16,000 VEHICLES / DAY

9TH AVENUE SE & 6TH STREET: 21,000 VEHICLES / DAY

4TH STREET SE & 11TH STREET: 11,000 VEHICLES / DAY



GENERAL INFORMATION

RETAIL / CAFÉ OPPORTUNITY – HEART OF EAST VILLAGE

POSITION YOUR BUSINESS IN THE VIBRANT HEART OF EAST VILLAGE AT 620 8TH AVENUE SW, A DYNAMIC AND GROWING NEIGHBORHOOD IN CALGARY'S CENTRE CITY. THIS WELL-LOCATED RETAIL SPACE FEATURES A FULLY BUILT-OUT FORMER BUBBLE TEA CAFÉ, OFFERING AN EXCELLENT OPPORTUNITY FOR CAFÉ, BEVERAGE, DESSERT, OR QUICK-SERVICE CONCEPTS LOOKING FOR A TURNKEY SETUP IN A HIGH-DENSITY RESIDENTIAL AREA.

SURROUNDED BY A RAPIDLY EXPANDING POPULATION AND STRONG HOUSEHOLD INCOMES, THE PROPERTY BENEFITS FROM STEADY FOOT TRAFFIC AND A THRIVING URBAN COMMUNITY. THE IMMEDIATE AREA CONTINUES TO SEE CONSISTENT GROWTH, WITH OVER 54,000 RESIDENTS WITHIN 2 KM PROJECTED BY 2028 AND AN AVERAGE HOUSEHOLD INCOME EXCEEDING \$109,000 NEARBY.

WITH STRONG DEMOGRAPHICS, CONSISTENT POPULATION GROWTH, AND A LIVELY MIX OF RESIDENTIAL, RETAIL, AND ENTERTAINMENT AMENITIES NEARBY, THIS LOCATION OFFERS AN OUTSTANDING OPPORTUNITY TO ESTABLISH OR EXPAND YOUR BUSINESS IN ONE OF CALGARY'S MOST SOUGHT-AFTER URBAN DISTRICTS.

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

ANDRÉE ROBERTS ASSOCIATE

andree@jrmercantile.com
403.770.3071 ext 203

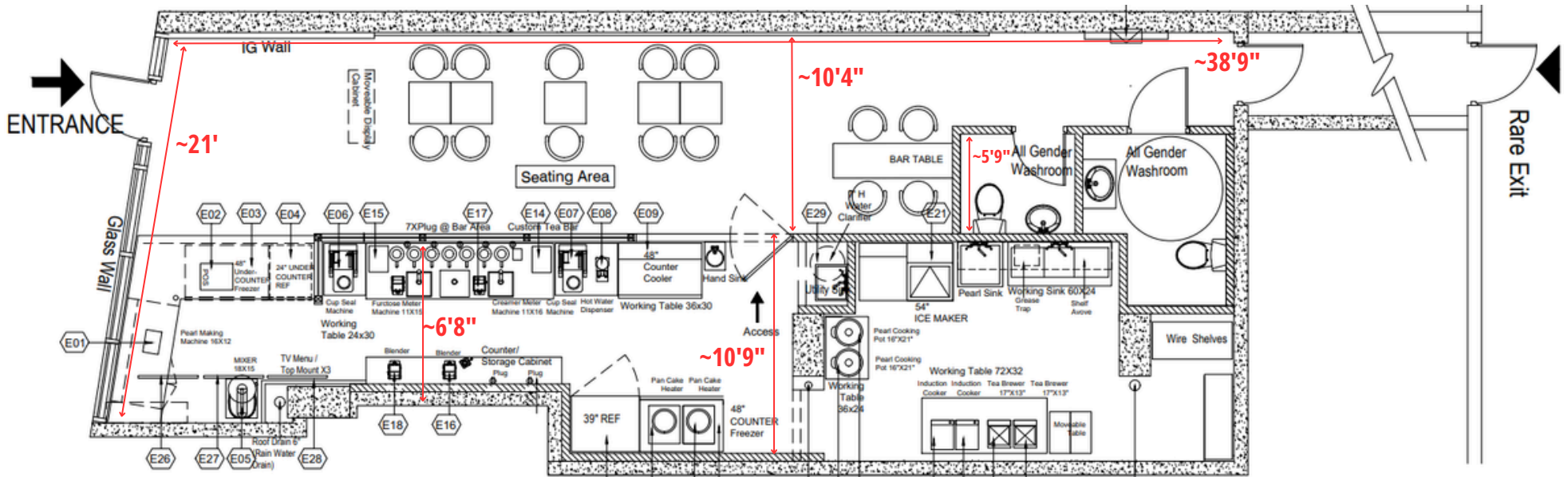


VISIT US
 202, 7710 5TH STREET SE
 CALGARY, ALBERTA T2H 2L9
jrmercantile.com

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

ANDRÉE ROBERTS ASSOCIATE
andree@jrmercantile.com
 403.770.3071 ext 203

FLOOR PLANS UNIT 620 - PREVIOUS TENANT LAYOUT (SOME EQUIPEMENT ILLUSTRATED BELOW MAY BE AVAILABLE WITH THE SPACE, ASK AGENT FOR DETAILS)



Measurements are estimated, on-site confirmation needed by potential tenants.



ABOUT BATTISTELLA DEVELOPMENTS

FOR OVER FOUR DECADES, BATTISTELLA DEVELOPMENTS HAS BEEN AT THE FOREFRONT OF CALGARY'S INNER-CITY TRANSFORMATION – CRAFTING BOLD, DESIGN-FORWARD COMMUNITIES WHERE PEOPLE LIVE, WORK, AND CONNECT. AS A PIONEER IN MIXED-USE AND INFILL DEVELOPMENT, BATTISTELLA BLENDS CONTEMPORARY ARCHITECTURE WITH STREET-LEVEL VIBRANCY, CREATING SPACES THAT BRING ENERGY AND OPPORTUNITY TO EVERY NEIGHBOURHOOD.



ABOUT JR MERCANTILE REAL ESTATE ADVISORS INC.

JR MERCANTILE REAL ESTATE ADVISORS INC. IS A BOUTIQUE COMMERCIAL REAL ESTATE BROKERAGE AND ADVISORY FIRM IN CALGARY. PEOPLE KNOW US AS CALGARY INNER-CITY AND MIXED-USE EXPERTS. WE ADVISE TENANTS, BUILDING OWNERS AND LAND DEVELOPERS ON MAXIMIZING ASSET VALUE BY BRINGING PROPERTIES TO LIFE. WE SPECIALIZE IN THE RETAIL ENVIRONMENT WITH A FOCUS ON RESTAURANTS, MEDICAL AND HEALTH SERVICES REPRESENTATION. YOU CHOOSE JR MERCANTILE WHEN YOU WANT SOUND ADVICE, CREATIVE SOLUTIONS AND DEDICATED ATTENTION.

VISIT US
202, 7710 5TH STREET SE
CALGARY, ALBERTA T2H 2L9
jrmmercantile.com

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

ANDRÉE ROBERTS ASSOCIATE
andree@jrmmercantile.com
403.770.3071 ext 203