



MERCANTILE
REAL ESTATE ADVISORS INC

FOR LEASE

Retail Units For Lease

400 4TH AVE SW
CALGARY, ALBERTA

jrmercantile.com • 403.770.3071



PROPERTY INFORMATION

LOCATION

400 4th Ave SW CALGARY,
ALBERTA

AVAILABLE FOR LEASE

Main Floor:

- **Former Bank** : 3,219 SQ.FT. + 1,370 SQ.FT. +/-
- **Former Café**: 2,627 SQ.FT. +/-
- **Former Salon**: 1,409 SQ.FT. +/-

Second Floor:

- **Former Café**: 926 SQ.FT. +/-
- **Marché-Style**: ~5,688 SQ.FT. +/-

PARKING

AMPLE STREET PARKING WITH
PLUS 15 ACCESS

TERM

5-10 YEARS

OPERATING COSTS & TAXES

ESTIMATED - \$16.35 TOTAL

- **BREAKDOWN**: \$14.35 CAM INCLUDING 15% ADMINISTRATION FEE + \$2.00 TAX

ZONING

CR20 - C20 /
R20

LEASE RATE

MARKET

AVAILABLE

IMMEDIATELY

DEMOGRAPHICS

POPULATION

	2KM	5KM	10KM
2023	77,719	223,449	635,977
2028	87,169	254,045	718,847

ANNUAL GROWTH

	2.4%	2.7%	2.6%
2023 - 2028			

AVERAGE INCOME

	\$116,477	\$141,400	\$130,675
2023			

MEDIAN AGE OF POP.

	37.4	38.4	39.5
2023			

DAYTIME POPULATION

	258,229	416,614	850,732

TRAFFIC COUNTS (2018)

4TH AVENUE SW & 3RD STREET SW: 21,000 VEHICLES / DAY

4TH AVENUE SW & 5TH STREET SE: 23,000 VEHICLES / DAY

5TH AVENUE SW & 3RD STREET SOUTH: 20,000 VEHICLES / DAY

GENERAL INFORMATION

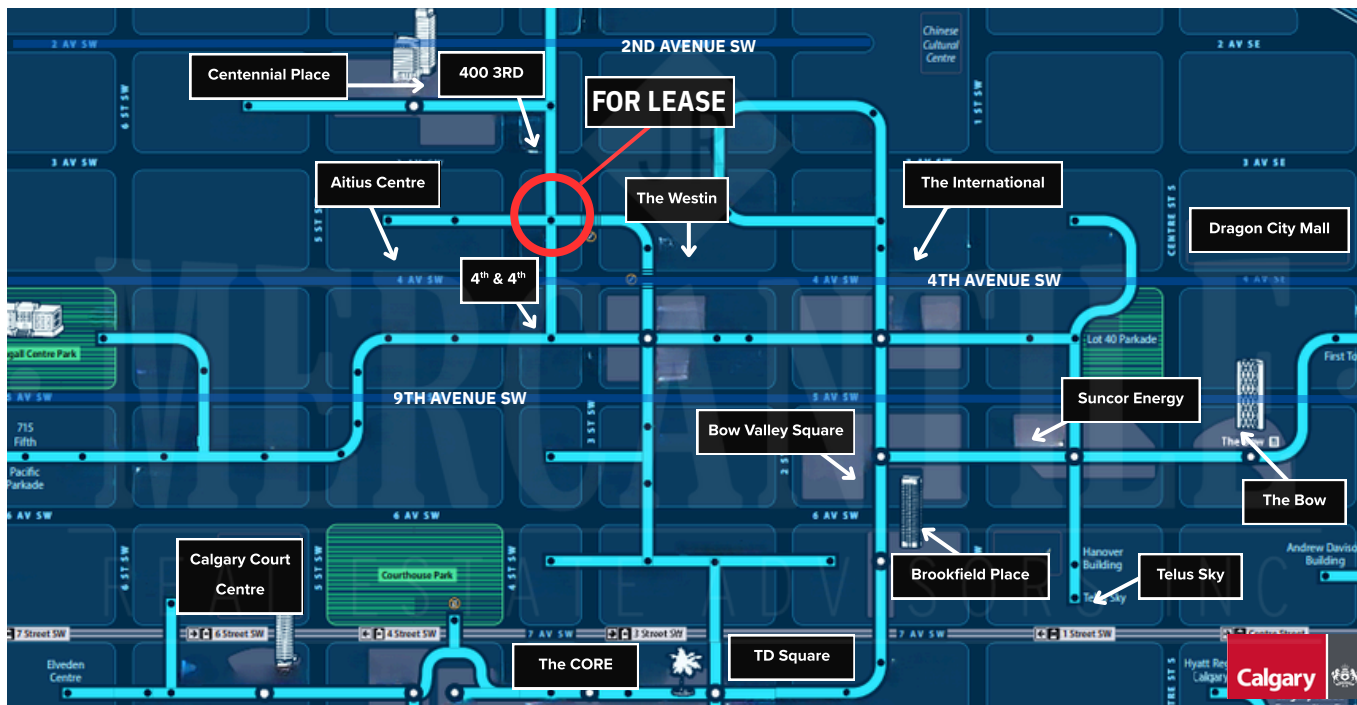
POSITION YOUR BUSINESS IN THE HEART OF DOWNTOWN CALGARY AT 400 4TH AVENUE SW – A RARE OPPORTUNITY TO LEASE HIGHLY VISIBLE RETAIL SPACE WITH DIRECT +15 CONNECTIVITY IN ONE OF THE CITY'S MOST ESTABLISHED OFFICE AND PEDESTRIAN CORRIDORS. OFFERING MULTIPLE LEASING OPPORTUNITIES RANGING FROM 926 SQ.FT. +/- TO 3,219 SQ.FT. +/-, THE AVAILABLE SPACES INCLUDE FORMER BANK, CAFÉ, AND SALON PREMISES WITH EXISTING INFRASTRUCTURE THAT COULD HELP REDUCE BUILD-OUT COSTS AND ACCELERATE OPENING TIMELINES.

OFFICE BUILDING IS 100% LEASED TO CANADIAN NATIONAL RESOURCES - REPRESENTING A PORTION OF THE ESTIMATED 3,500 EMPLOYEES IN A MONDAY TO FRIDAY IN-OFFICE CENTRE.

LOCATED WITHIN CADILLAC FAIRVIEW'S PREMIER DOWNTOWN PORTFOLIO, TENANTS BENEFIT FROM IMMEDIATE ACCESS TO CALGARY'S EXTENSIVE +15 NETWORK, CONNECTING DIRECTLY TO SURROUNDING OFFICE TOWERS, AMENITIES, AND A SUBSTANTIAL DAYTIME POPULATION EXCEEDING 258,000 PEOPLE WITHIN 2KM. THE PROPERTY IS SURROUNDED BY STRONG COMMUTER TRAFFIC, DENSE OFFICE CONCENTRATION, AND CONSISTENT PEDESTRIAN FLOW, MAKING IT IDEALLY SUITED FOR RETAIL, FOOD SERVICE, HEALTH & WELLNESS, PROFESSIONAL SERVICES, AND SERVICE-ORIENTED CONCEPTS SEEKING EXPOSURE IN CALGARY'S URBAN CORE.

ADDITIONAL HIGHLIGHTS INCLUDE:

- DIRECT +15 ACCESS
- IMMEDIATE AVAILABILITY
- FLEXIBLE UNIT CONFIGURATIONS
- AMPLE STREET PARKING WITH +15 CONNECTIVITY
- STRONG SURROUNDING OFFICE DENSITY
- HIGH DAYTIME POPULATION AND COMMUTER TRAFFIC
- PROMINENT DOWNTOWN CALGARY LOCATION ALONG MAJOR COMMUTER CORRIDORS



VISIT US

202, 7710 5TH STREET SE
CALGARY, ALBERTA T2H 2L9

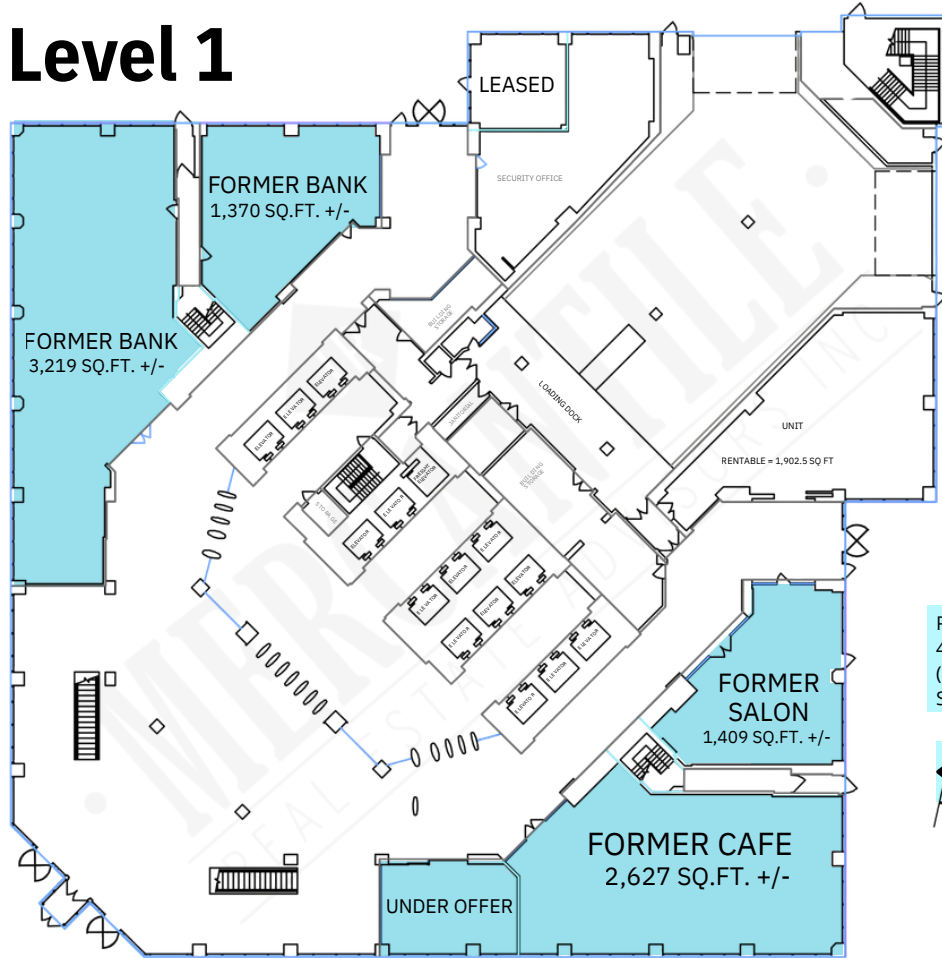
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JEFF ROBSON PRESIDENT & BROKER

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FLOOR PLANS

Level 1



MAIN FLOOR:

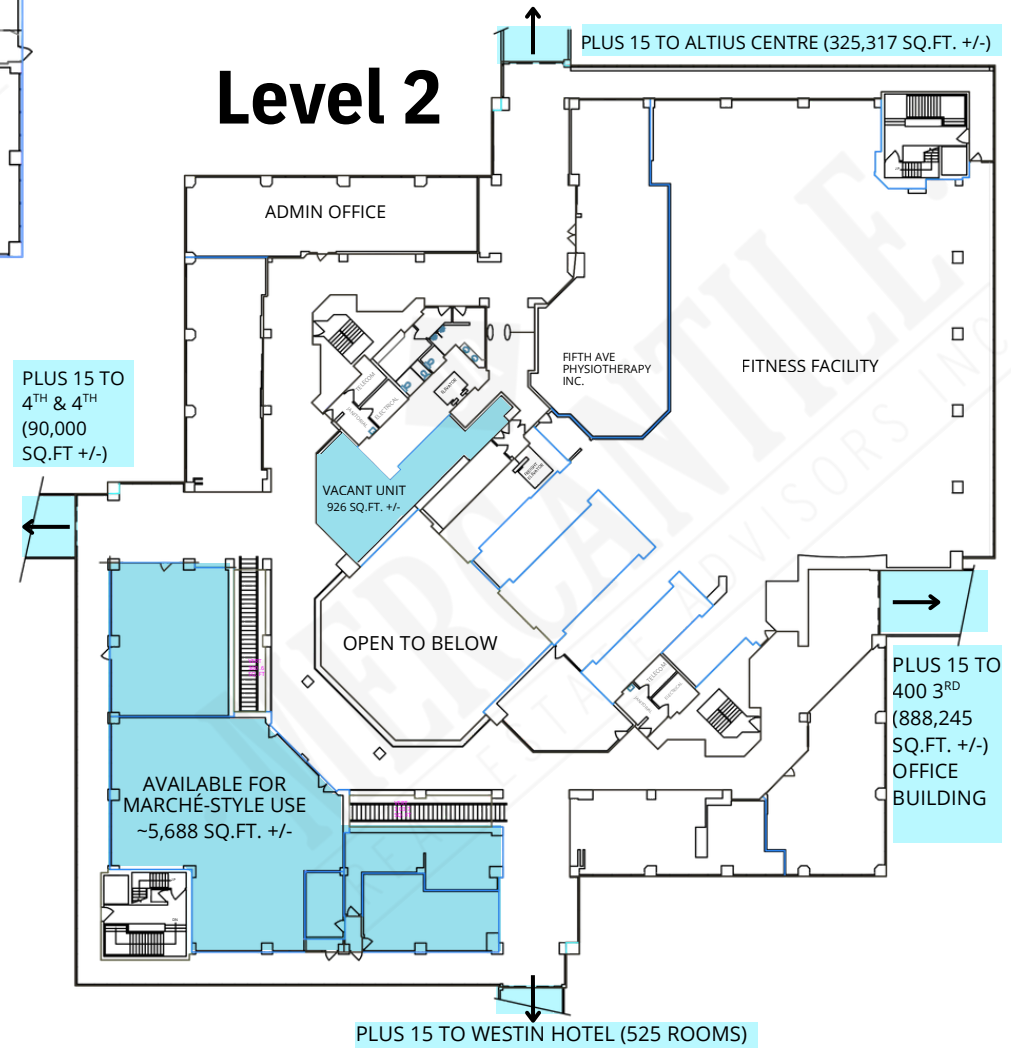
- **FORMER BANK** : 3,219 SQ.FT. + 1,370 SQ.FT. +/-
- **FORMER CAFÉ**: 2,627 SQ.FT. +/-
- **FORMER SALON**: 1,409 SQ.FT. +/-

SECOND FLOOR:

- **FORMER CAFÉ**: 926 SQ.FT. +/-
- **MARCHE-STYLE**: ~5,688 SQ.FT. +/-



Level 2





ABOUT CADILLAC FAIRVIEW

CADILLAC FAIRVIEW IS ONE OF NORTH AMERICA'S LARGEST OWNERS, OPERATORS, INVESTORS, AND DEVELOPERS OF BEST-IN-CLASS OFFICE, RETAIL, MULTI-FAMILY RESIDENTIAL, INDUSTRIAL, AND MIXED-USE PROPERTIES. WHOLLY OWNED BY THE ONTARIO TEACHERS' PENSION PLAN, CADILLAC FAIRVIEW MANAGES PROPERTIES THROUGHOUT CANADA, INCLUDING CF TORONTO EATON CENTRE, TORONTO-DOMINION CENTRE, CF CHINOOK CENTRE, CF PACIFIC CENTRE, AND CF CARREFOUR LAVAL.

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.

