

628 11TH AVENUE SW

SUBLEASE

RETAIL SPACE



RETAIL SPACE
FOR SUBLEASE

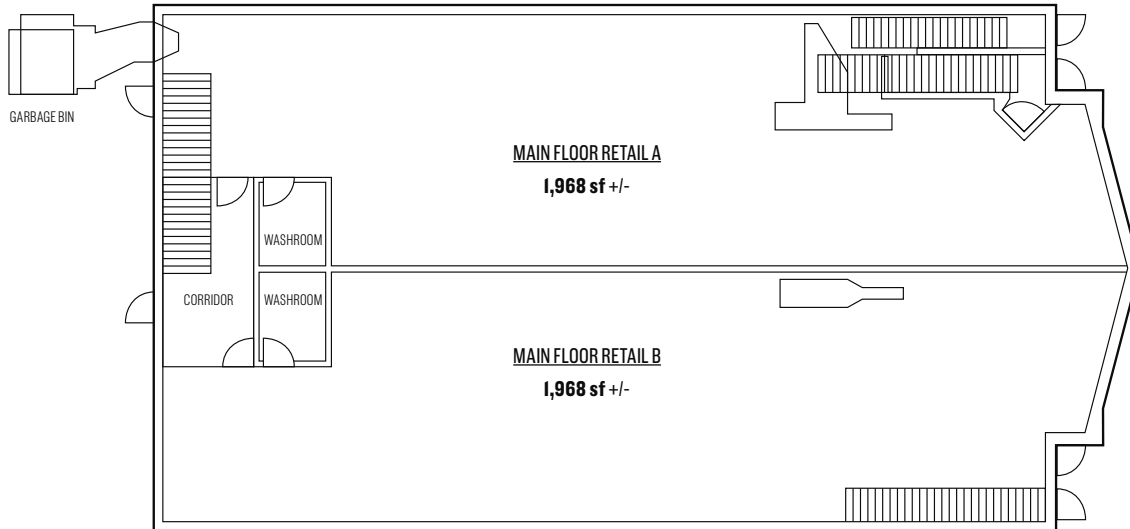
628 11TH AVENUE SW
CALGARY, ALBERTA

PRESENTED BY

DARRELL KOLBJORNSRUD

403.689.0782 | DARRELL@REMAXCP.CA

MAIN FLOOR PLAN



PROPERTY INFORMATION & TRAFFIC COUNTS

<p>LOCATION 628 11TH AVENUE SW</p> <p>AVAILABLE FOR SUBLEASE MAIN FLOOR RETAIL A: 1,968 SQ. FT. MAIN FLOOR RETAIL B: 1,968 SQ. FT.</p> <p>AVAILABLE IMMEDIATELY</p>	<p>OPERATING COSTS \$21.00 / SQ. FT. INCLUDING TAXES AND UTILITIES</p> <p>SUBLEASE RATE MARKET</p> <p>ZONING CC-X</p>	<p>TRAFFIC COUNTS 11TH AVENUE SW: 18,000 VEHICLES / DAY 11TH AVENUE SW AND 6TH STREET SW: 16,000 VEHICLES / DAY 11TH AVENUE SW AND 5TH STREET SW: 14,000 VEHICLES / DAY</p>
---	--	---

DEMOGRAPHICS

POPULATION	3KM	5KM	10KM
2021	125,736	225,876	625,141
2026	139,725	252,077	694,824
GROWTH			
2021 - 2026	11.13%	11.60%	11.50%
AVERAGE INCOME			
2021	\$145,152	\$150,852	\$139,112
MEDIAN AGE OF POP.			
2021	36.70	37.30	38.50



TERM AND ENDING ON THE 31ST DAY OF MAY, 2032 FOR UNIT 102

GENERAL INFORMATION

- LOCATED ON 11TH AVE, THIS BUILDING HAS INCREDIBLE EXPOSURE
- HIGH EXPOSURE SIGNAGE AVAILABLE ONTO 11TH AVENUE SW VIA SIDE OF BUILDING
- SURROUNDED BY NEW MULTI-STORY RESIDENTIAL BUILDINGS (PARK CENTRAL, SODO) THIS VIBRANT BELTLINE AREA IS PRIMED FOR A RESURGENCE
- FLEXIBLE LEASE STRUCTURE AND TERMS AND IDEALLY SUITED FOR MEDICAL AND/OR SERVICE
- DAYTIME WORKING POPULATION OF 26,500 PEOPLE IN THE BELTLINE (EST.)



CALGARY'S
ONLY EXCLUSIVE
RE/MAX COMMERCIAL BROKERAGE



INDUSTRIAL * LAND * MULTI FAMILY * INVESTMENTS * OFFICE
PROPERTY MANAGEMENT

CALGARY
4034 16 Street SW
Calgary, Alberta T2T 6T8
403.204.9300
www.remaxcp.ca