

1,736 sf

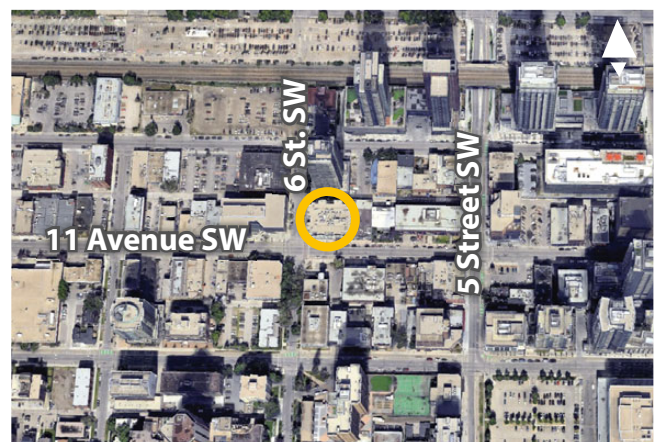
Unit 101



BELTLINE RETAIL SPACE FOR LEASE

638 11th Avenue SW
Calgary

» Excellent street front and signage exposure along busy 11 Avenue SW



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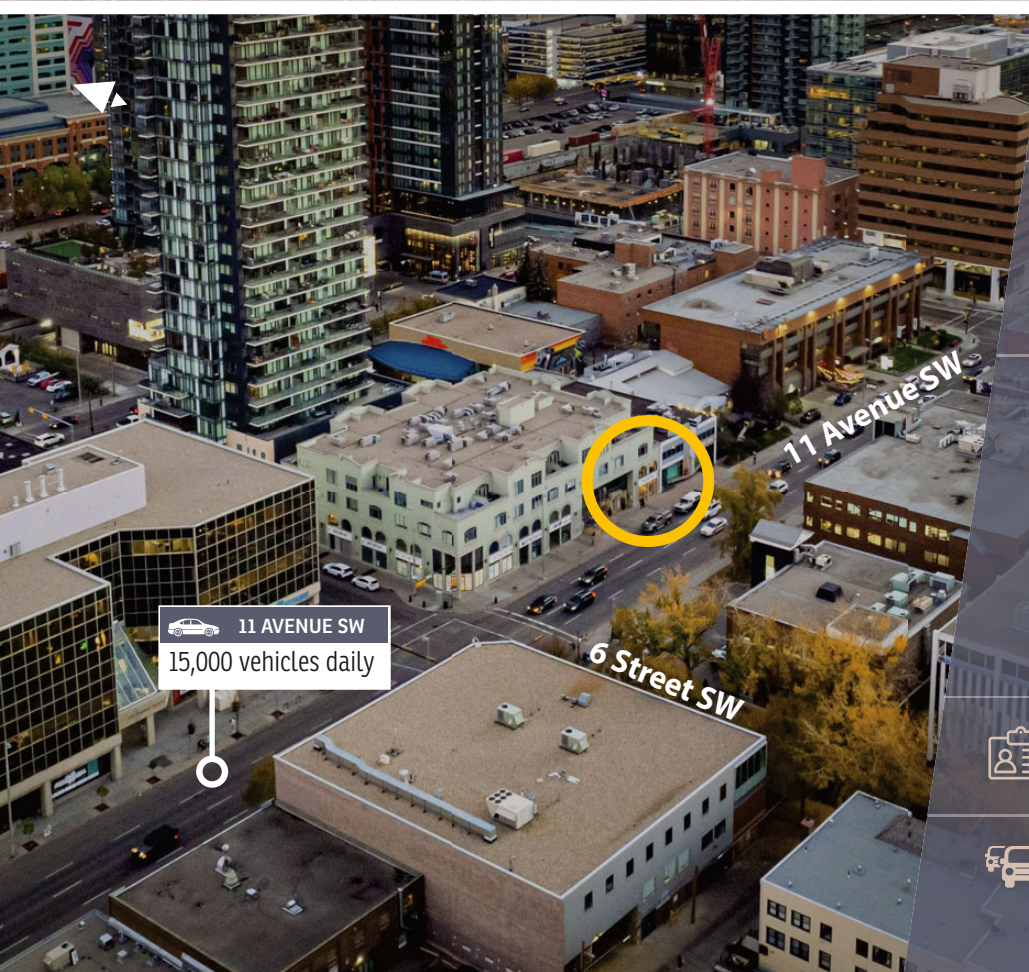
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TCN
WORLDWIDE
REAL ESTATE SERVICES

LOCAL
EXPERTISE
MATTERS

- » Located in the popular Designer District.
- » Strong demographics within the immediate area.
- » Excellent street front and signage exposure along busy 11 Avenue SW
- » High foot traffic.



AREA DEMOGRAPHICS (1 km radius)

Population **41,949** Median Age **33.8**

Average Household Income **\$140,080**

Current Consumption / Household

\$14,433 FOOD **\$4,698** HEALTH CARE

\$4,666 RECREATION **\$2,061** PERSONAL CARE

\$5,470 LIQUOR/TOBACCO **\$3,414** CLOTHING

Daytime Employment **101,835** EMPLOYEES **4,896** BUSINESSES

Traffic Count **15,000** VEHICLES DAILY ON 11 AVE SW

LEASE INFORMATION

MUNICIPAL ADDRESS:
638 11th Avenue SW, Calgary

AVAILABLE FOR LEASE:
1,736 sq. ft. – Unit 101

AVAILABILITY: Immediate

OP. COSTS AND TAXES:
\$16.00 per sq. ft.

NET RENT: Market

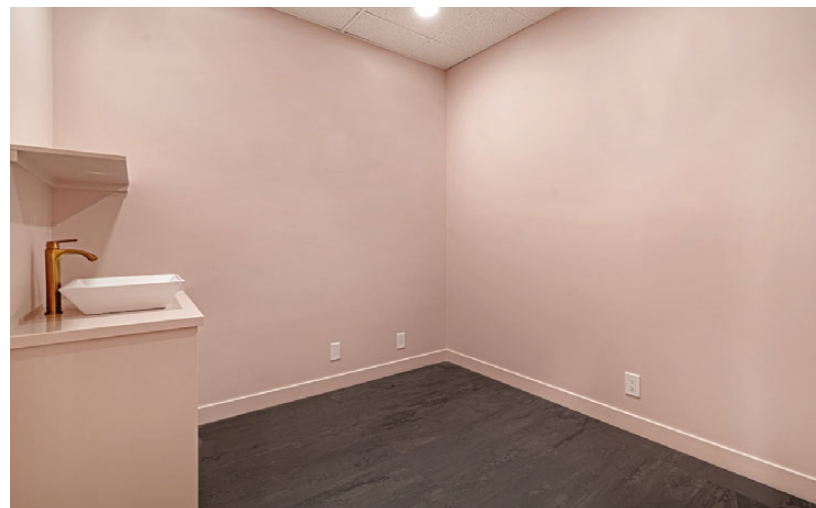
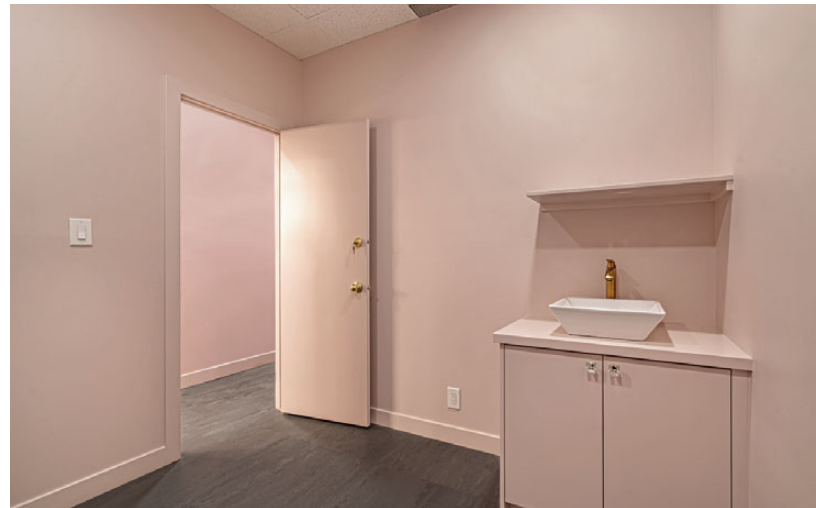
EXISTING RETAIL TENANTS IN THE BUILDING

SKA redbloom
CITY THERMAL SPA SALON

LUXI & CO REDHEADS
NAILS | LASHES | WAXING JAPA CAFE

Healthy Gormet Catering





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LOCAL EXPERTISE MATTERS