1,250 sf
Unit 5

RETAIL SPACE IN JACKSONPORT FOR LEASE

11281 38 Street NE, Calgary

» Build-to-suit or Improvement Allowance

FOR MORE INFORMATION OR TO VIEW, PLEASE CONTACT:

Joshua Gill, SENIOR ASSOCIATE
c: 587-500-7707
o: 403-290-0178
jgill@barclaystreet.com

BARCLAY STREET REAL ESTATE
LOCAL EXPERTISE MATTERS

#not in my city

AREA DEMOGRAPHICS

(2 km radius)

Source: Statistics Canada

Population **22,539**

Median Age **32.1**

Average Household Income **$106,578**

Current Consumption / Household

$14,825 FOOD	$4,850 HEALTH CARE
$4,419 RECREATION	$2,174 PERSONAL CARE
$3,036 LIQUOR/TOBACCO	$3,745 CLOTHING

- » Brand new commercial development.
- » Quick access to Country Hills Blvd. NE.
- » Excellent accessibility to Deerfoot Trail and Stoney Trail.
- » Abundance of parking.

LEASE INFORMATION

ADDRESS: 11281 38 Street NE, Calgary

ZONING: I-C (Industrial—Commercial)

AVAILABLE FOR LEASE:

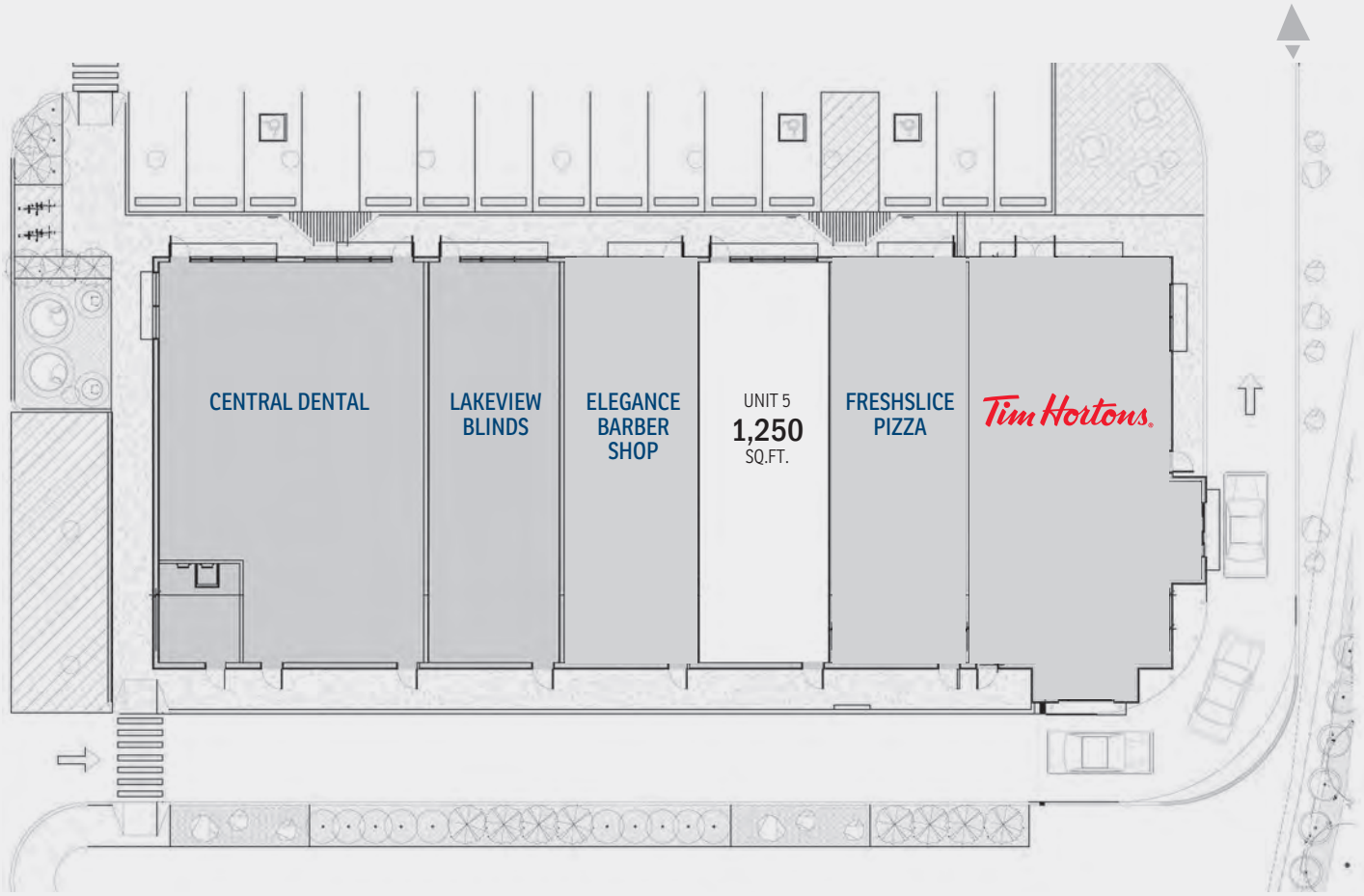
1,250 sq. ft. – Unit 5

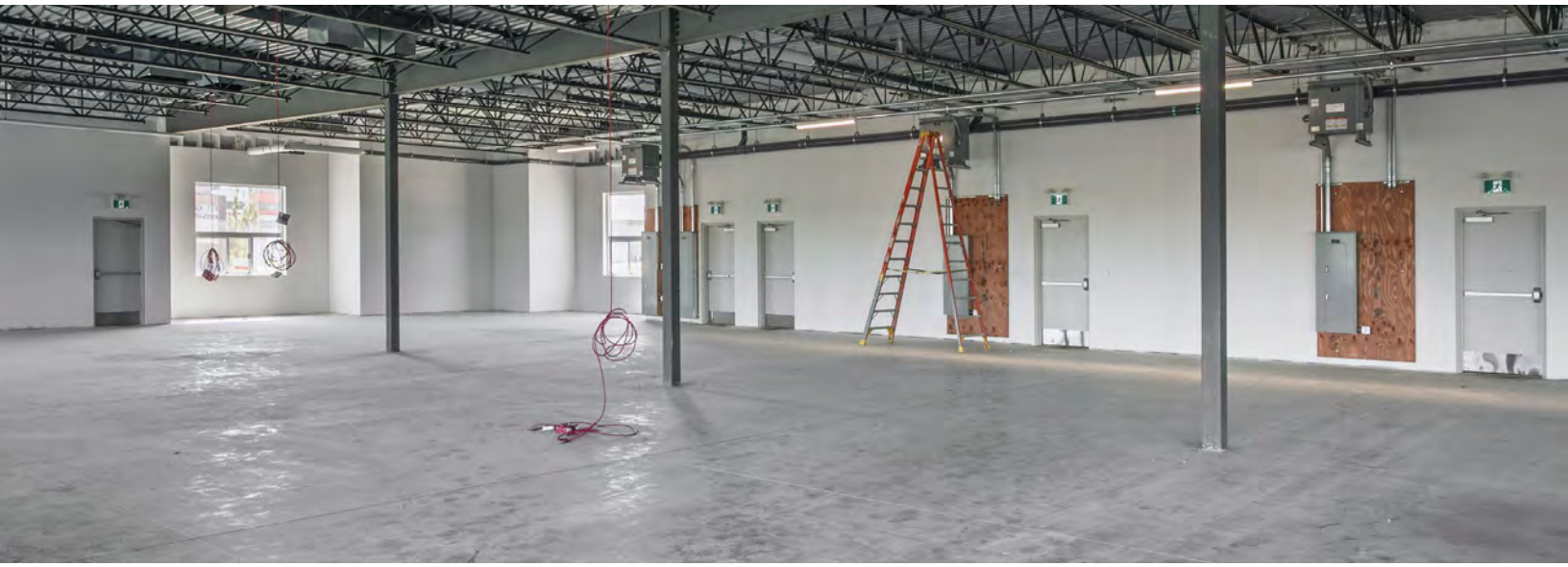
~~1,113.3 sq. ft. – Unit 1~~ LEASED
~~1,220.6 sq. ft. – Unit 2~~ LEASED
~~1,220.6 sq. ft. – Unit 3~~ LEASED
~~1,220.6 sq. ft. – Unit 4~~ LEASED
~~1,220.6 sq. ft. – Unit 6~~ LEASED
~~2,023.3 sq. ft. – Drive-thru~~ LEASED

AVAILABILITY: Immediate

OP. COSTS AND TAXES: $17.00 per sq. ft. (est.)

NET RENT: Market


CENTRAL DENTAL
LAKEVIEW BLINDS
ELEGANCE BARBER SHOP
UNIT 5
1,250
SQ.FT.
FRESHSLICE PIZZA
Tim Hortons



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LOCAL EXPERTISE MATTERS

BBB ACCREDITED BUSINESS