

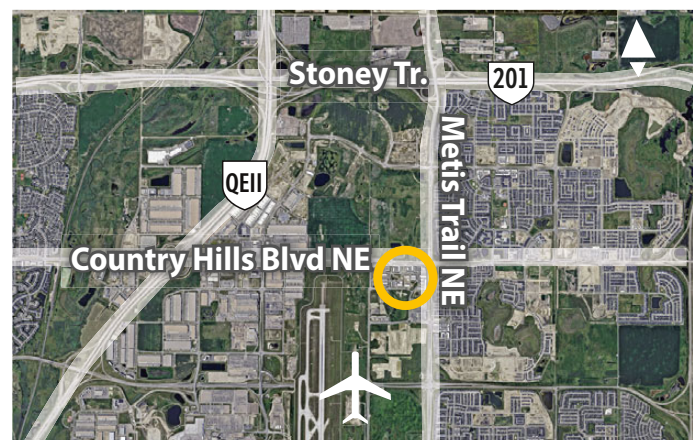
1,113 sf – 9,471 sf



RETAIL SPACE IN JACKSONPORT FOR LEASE

11281 38 Street NE,
Calgary

- » Build-to-suit or Improvement Allowance
- » 2,023 sq. ft. drive-thru opportunity



FOR MORE
INFORMATION OR
TO VIEW, PLEASE
CONTACT:

Joshua Gill, SENIOR ASSOCIATE

C: 587-500-7707

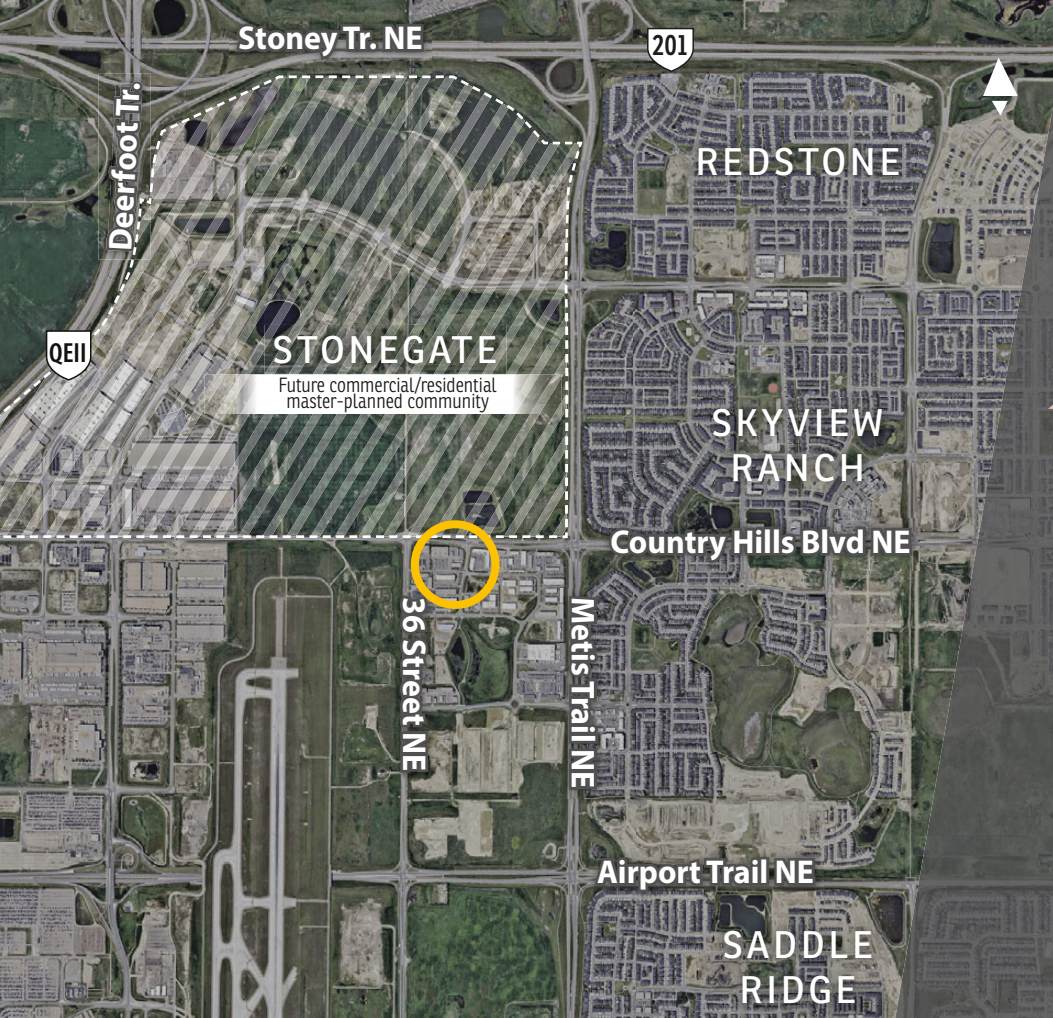
O: 403-290-0178

jgill@barclaystreet.com



TCN
WORLDWIDE
REAL ESTATE SERVICES

LOCAL
EXPERTISE
MATTERS



AREA DEMOGRAPHICS (2 km radius)



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:

1,113.3 sq. ft. — Unit 1 **C/L**

1,220.6 sq. ft. — Unit 2 **C/L**

1,220.6 sq. ft. — Unit 3

1,220.6 sq. ft. — Unit 4

1,220.6 sq. ft. — Unit 5

1,220.6 sq. ft. — Unit 6

2,023.3 sq. ft. — Drive-thru

AVAILABILITY: Immediate

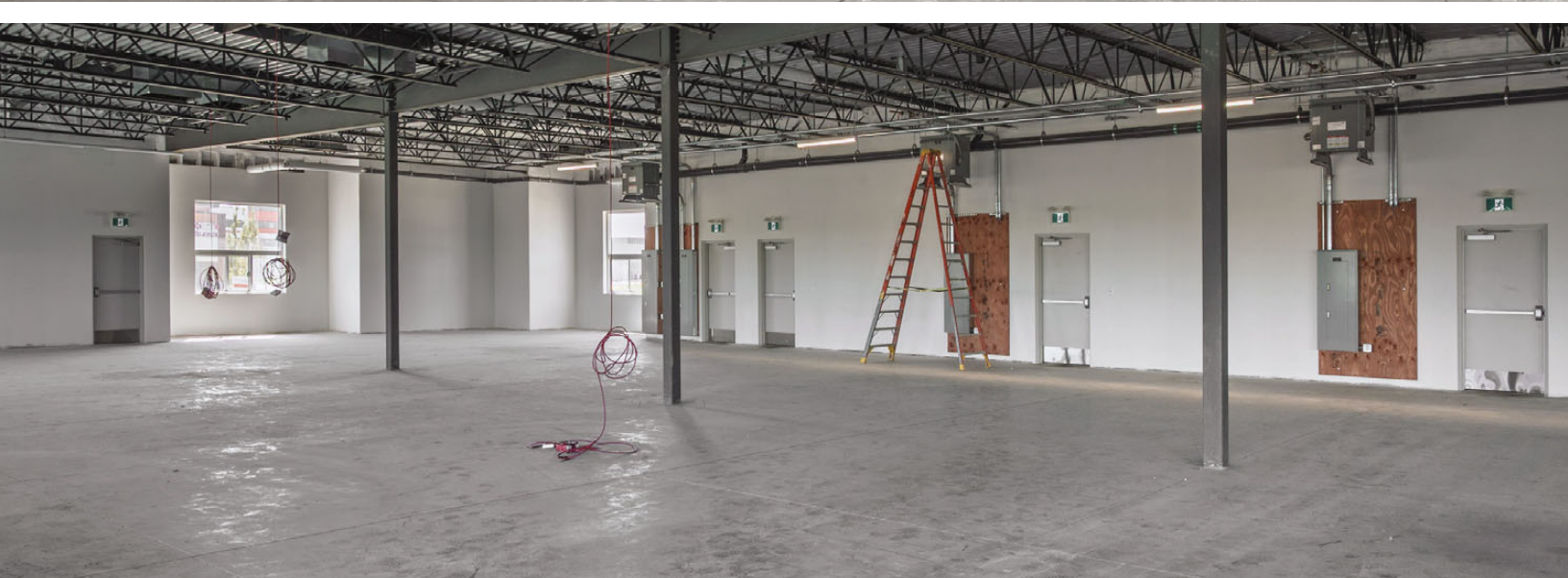
OP. COSTS AND TAXES: \$18.50 per sq. ft. (est.)

NET RENT: Market



Pylon signage on
38 Street NE





The information contained herein has been gathered from sources deemed reliable, but is not warranted as such and does not form any part of any future contract. This offering may be altered or withdrawn at any time without notice.

Copyright © 2025 Barclay Street Real Estate Ltd. All rights reserved.

