RETAIL SPACE IN INGLEWOOD FOR LEASE

1601 9th Avenue SE
Calgary

~2,000–6,500 sf

CONDITIONALLY LEASED

FOR MORE INFORMATION OR TO VIEW, PLEASE CONTACT:

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#not in my city

WELL CONNECTED

Highly accessible Inglewood location offering excellent connectivity to major roadways and convenient access to Downtown Calgary.

Situated along highly walkable 9th Avenue SE – a major corridor through Inglewood – the property benefits from strong connectivity and accessibility.

AREA DEMOGRAPHICS

(2 km radius)

Population
15,311

Average Household Income
$129,183

Median Age
38.8

Current Consumption (Total)

FOOD
$85.4M

HEALTH CARE
$20.9M

RECREATION
$35.9M

PERSONAL CARE
$14.9M

LIQUOR/TOBACCO
$9.4M

CLOTHING
$18.4M

Sources: Statistics Canada

STRONG VISIBILITY

Positioned at a prominent high-traffic intersection along busy 9 Avenue SE, the property benefits from great visibility and exposure to steady daily vehicle traffic in excess of 13,000 VPD.

LEASE INFORMATION

MUNICIPAL ADDRESS:
1601 9th Avenue SE, Calgary

ZONING: DC (Direct Control)

AVAILABLE FOR LEASE:
~2,000 – 6,500 sq. ft.

Refer to the floorplan on the right.
Area calculations are approximate and subject to remeasurement.

AVAILABILITY: CONDITIONALLY LEASED
Immediate

PARKING:
» 6 visitors stalls
» Street parking

LEASE RATE:
Gross rent

SUBJECT PREMISES

SUBJECT PREMISES

POTENTIAL EXPANSION

EXPANSION PREMISES #1

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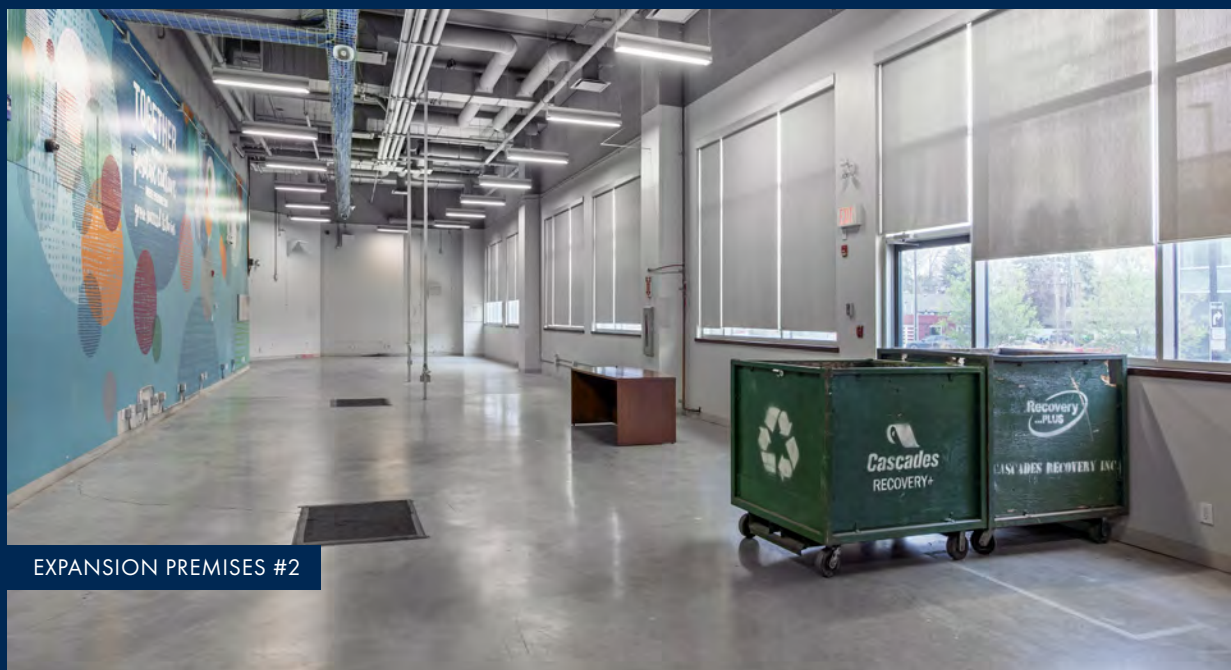
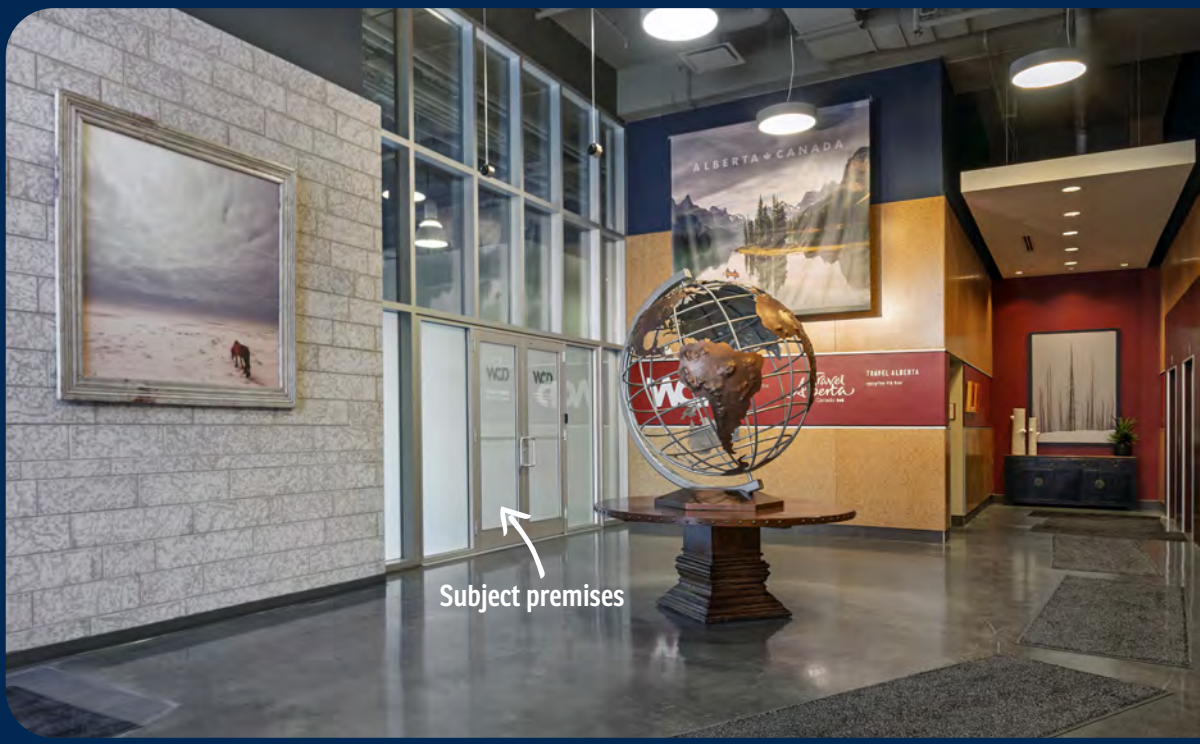
EXPANSION PREMISES #1



EXPANSION PREMISES #2

SOUTH ENTRANCE AND BUILDING'S LOBBY



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