

RETAIL SPACE IN INGLEWOOD FOR LEASE

1601 9th Avenue SE
Calgary

~2,000–6,500 sf



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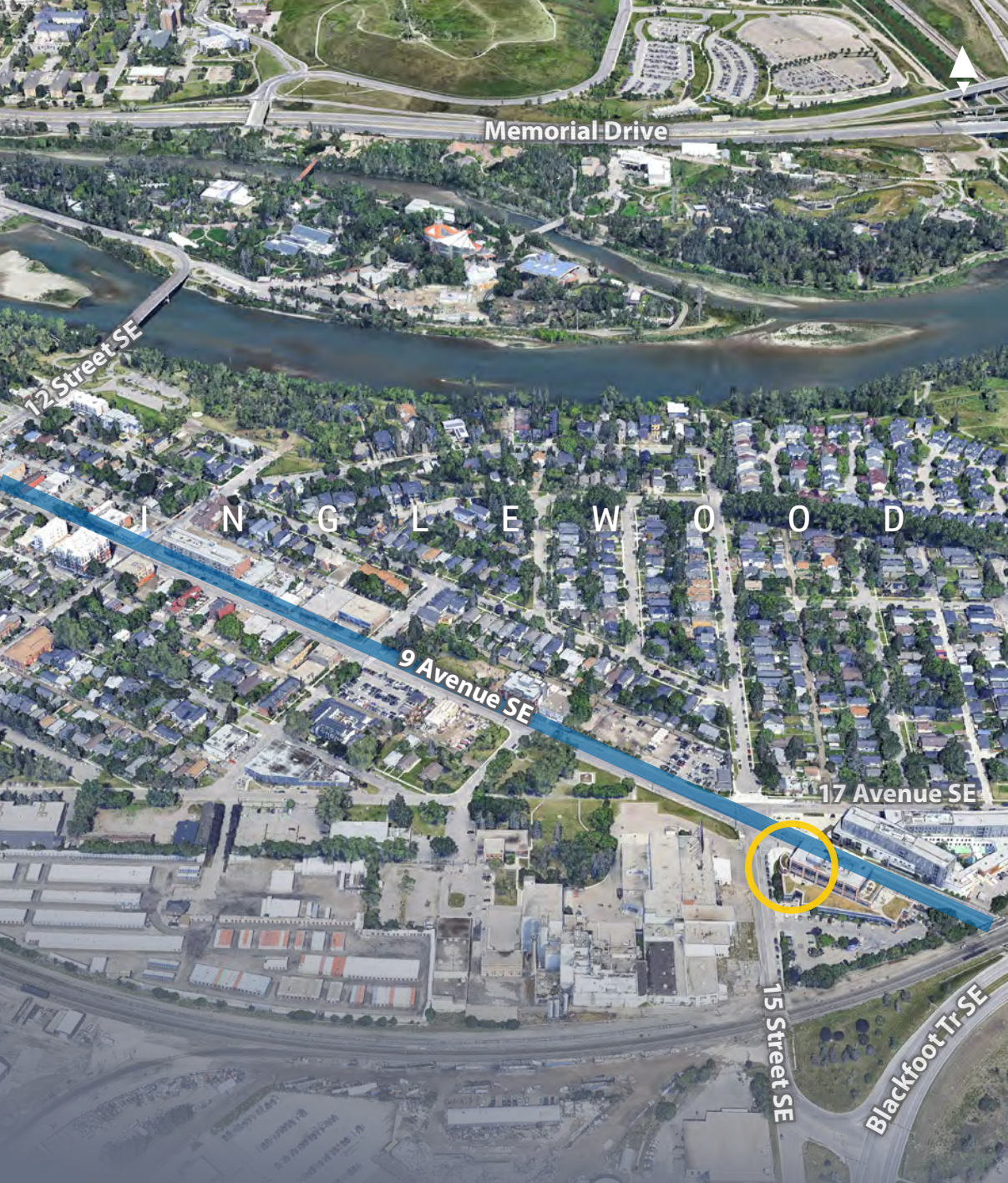
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LOCAL
EXPERTISE
MATTERS



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



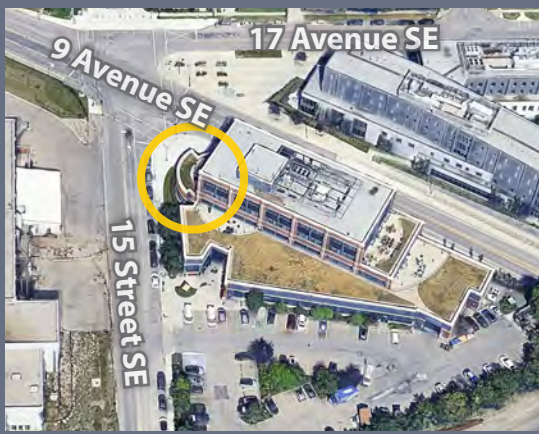
CLOTHING
\$18.4M



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.



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)

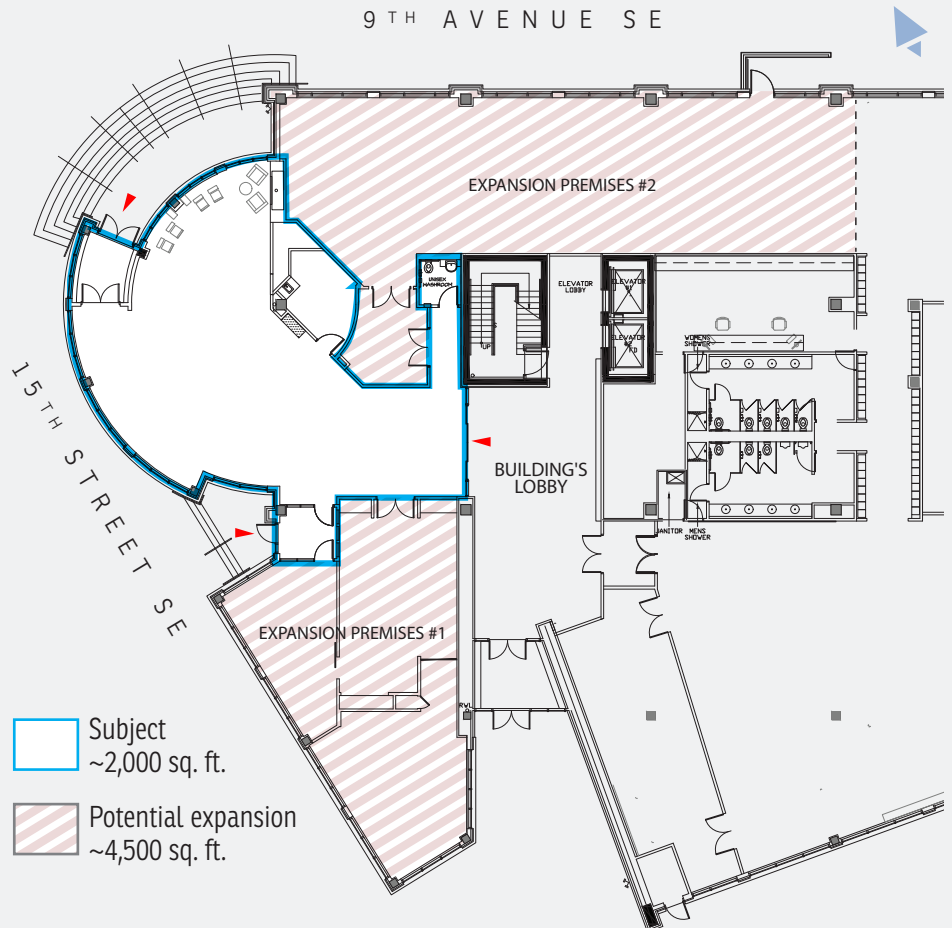
AVAILABLE FOR LEASE:
~2,000 – 6,500 sq. ft.

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

AVAILABILITY:
Immediate

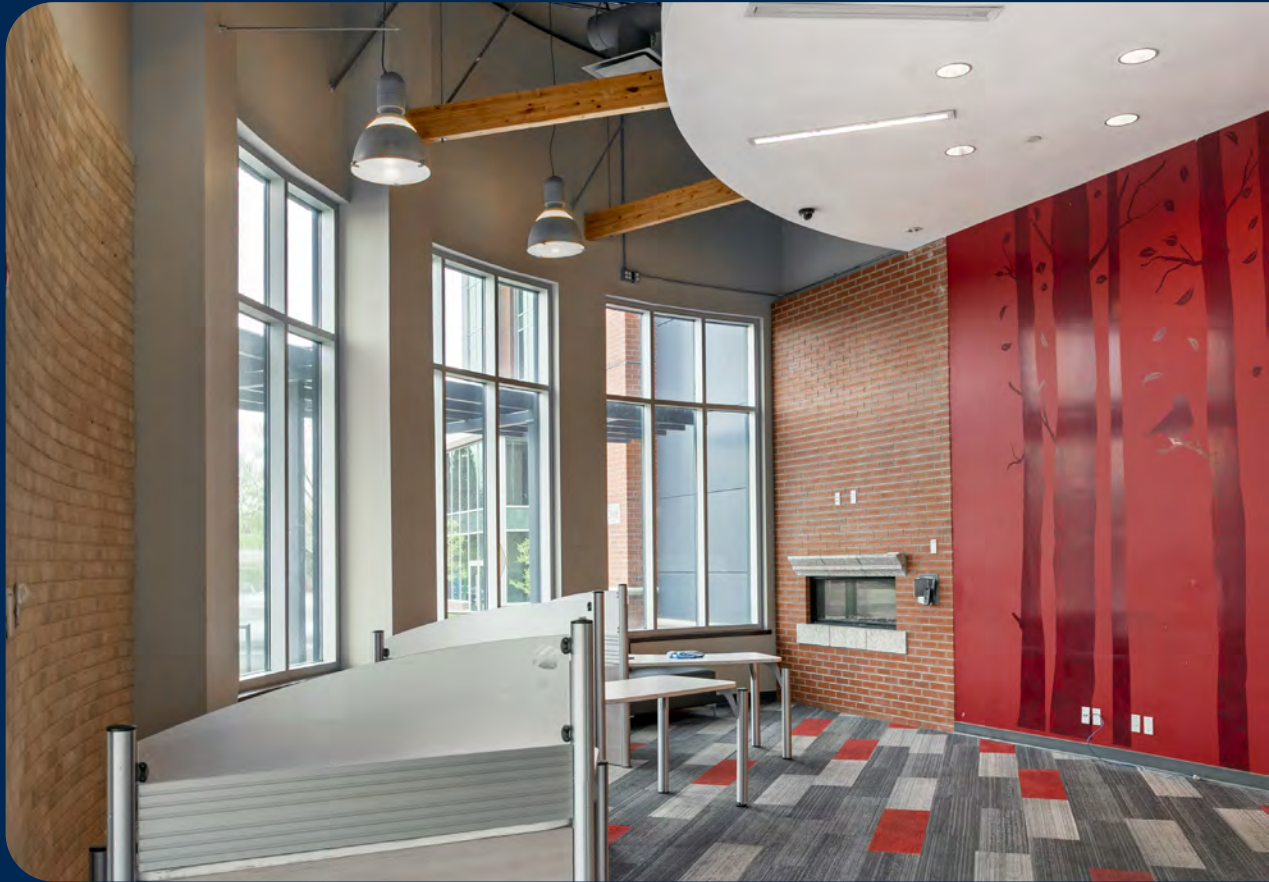
PARKING:
» 6 visitors stalls
» Street parking

LEASE RATE:
Gross rent





SUBJECT
PREMISES



SUBJECT
PREMISES



POTENTIAL EXPANSION

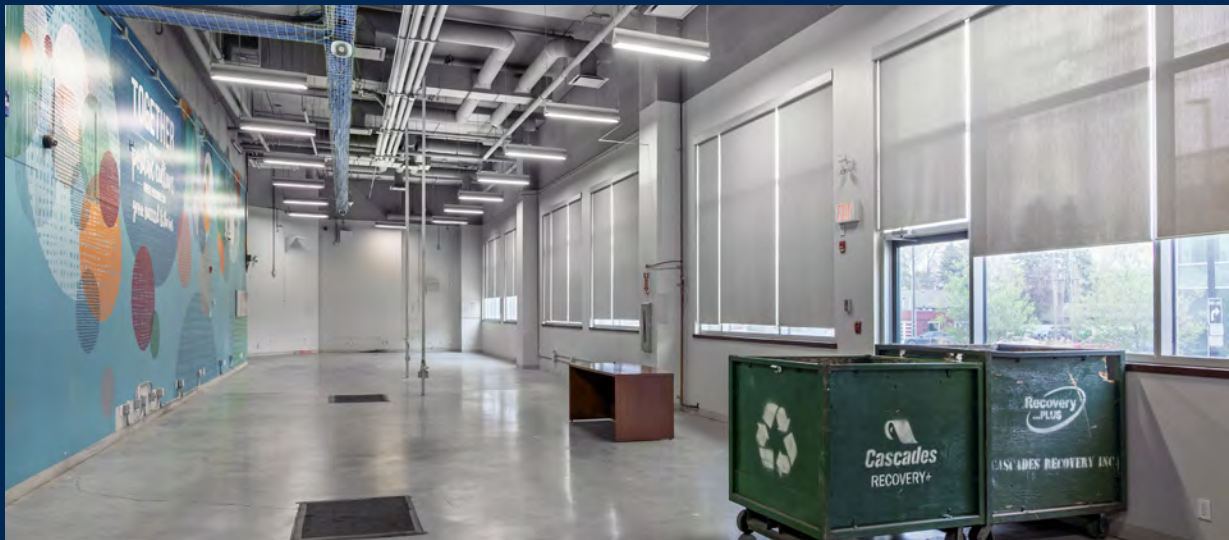
EXPANSION PREMISES #1



EXPANSION PREMISES #1



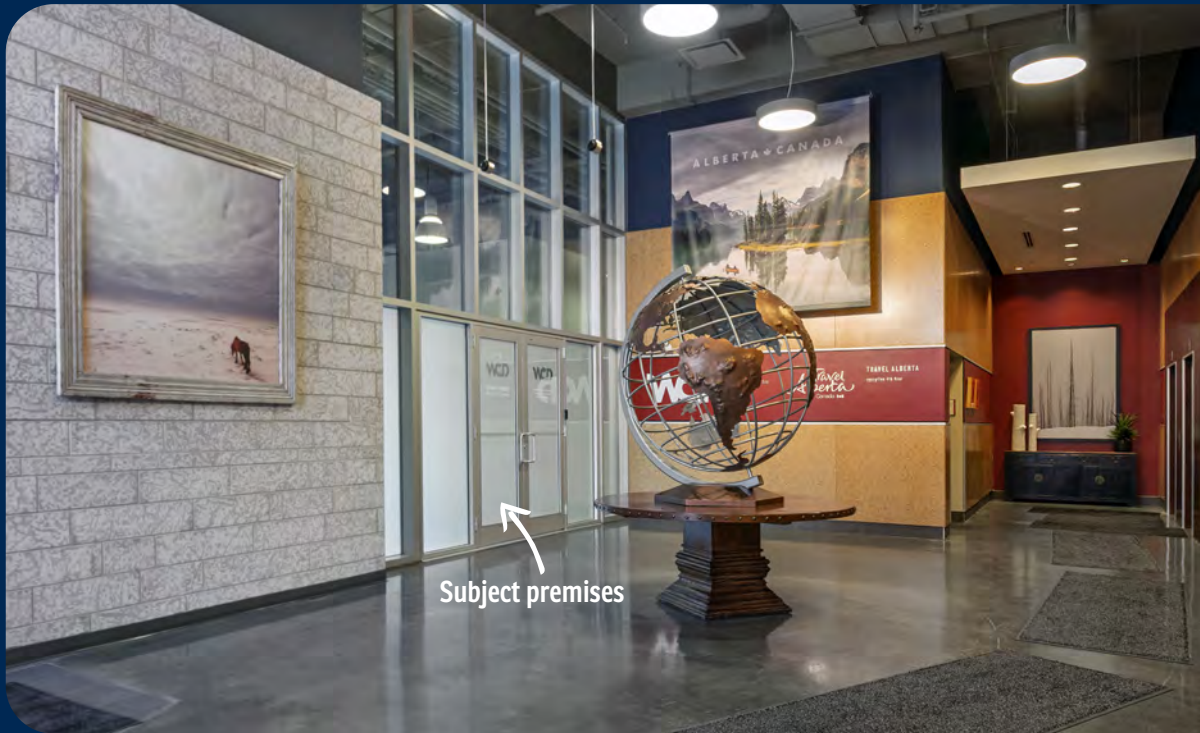
EXPANSION PREMISES #1



EXPANSION PREMISES #2



**SOUTH
ENTRANCE
AND
BUILDING'S
LOBBY**



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LOCAL EXPERTISE MATTERS