

For Lease



PACIFIC PLACE

999 36 STREET NE
CALGARY, ALBERTA



DEMOGRAPHICS

5km Radius



Population
180,961



Median Age
40



Household Income
\$88,529



Traffic Count
28,000 vpd 36 St. NE
32,000 vpd Memorial Dr. NE

HIGHLIGHTS

- Anchored by Canadian Tire (shadow anchor) and T&T Supermarket with other tenants including Canada Diagnostic, Fit 4 Less, Pharmasave and Prime Health Care Medical Clinic
- Large parking pool with excellent exposure and visibility to 36th Street (approximately 28,000 vehicles per day)
- 180,961 people live within a 5km radius with the average household income of \$88,529

PROPERTY DESCRIPTION

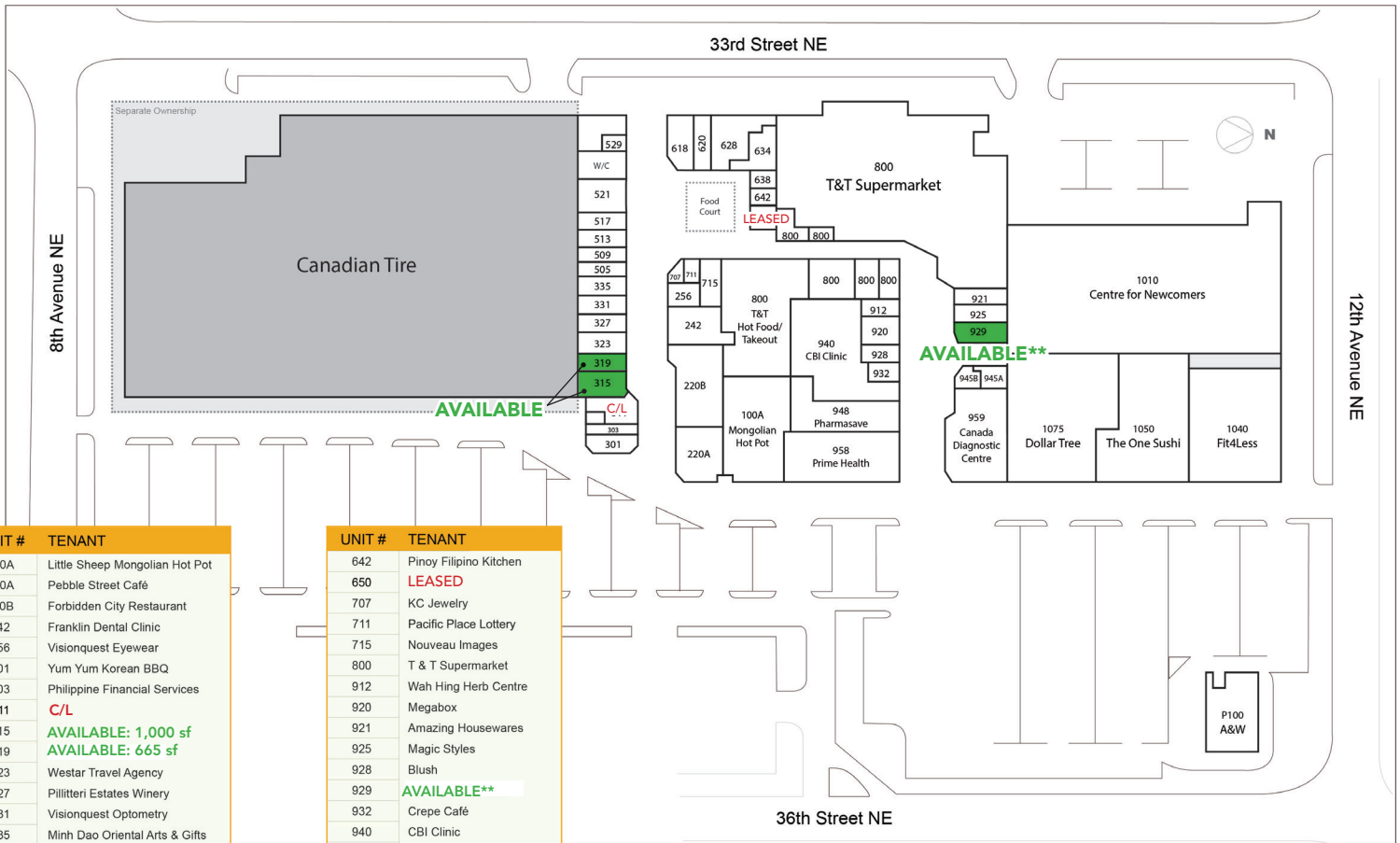
Rent:	Market
Op. Costs:	\$24.00 psf est. 2019
Rentable Area:	Unit 311 - C/L Unit 315 - 1,000 sq. ft. Unit 319 - 665 sq. ft. Unit 929 - lease will include mandatory relocation clause
Term:	5 - 10 years
Signage:	Fascia
Availability:	Immediate

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SITE PLAN

Pacific Place, 999 36 Street NE, Calgary, Alberta



UNIT #	TENANT
100A	Little Sheep Mongolian Hot Pot
220A	Pebble Street Café
220B	Forbidden City Restaurant
242	Franklin Dental Clinic
256	Visionquest Eyewear
301	Yum Yum Korean BBQ
303	Philippine Financial Services
311	C/L
315	AVAILABLE: 1,000 sf
319	AVAILABLE: 665 sf
323	Westar Travel Agency
327	Pillitteri Estates Winery
331	Visionquest Optometry
335	Minh Dao Oriental Arts & Gifts
505	Times Telecom (Bell Mobility)
509	Blue Rose Flowers
513	Top Nails
517	CIR Realty
521	Kashan Persian Rugs
529	Shades N' Time
618	Sunrise Lee Chinese Herbs
620	Re/Max First Realty
628	Pho Huong Noodle House
634	iRemit Canada
638	Vietnamese Express Submarines

UNIT #	TENANT
642	Pinoy Filipino Kitchen
650	LEASED
707	KC Jewelry
711	Pacific Place Lottery
715	Nouveau Images
800	T & T Supermarket
912	Wah Hing Herb Centre
920	Megabox
921	Amazing Housewares
925	Magic Styles
928	Blush
929	AVAILABLE**
932	Crepe Café
940	CBI Clinic
945A	Manila Express
945B	Easyform Lingerie
948	Pharmasave
958	Prime Health Care
959	Canada Diagnostic Centre
1010	Centre for Newcomers
1040	Fit4Less Gym
1050	The One Sushi
1075	Dollar Tree
P100	A&W Restaurant

**lease terms include a mandatory relocation clause

This is a representation for leasing purposes only and should not be used for measurements of any kind. This drawing is not to scale.



PHOTOS

Pacific Place, 999 36 Street NE, Calgary, Alberta

Suite 315



Suite 315



Common Hallway



HEAD OFFICE

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LOCATION

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