

JR

· **MERCANTILE** ·

REAL ESTATE ADVISORS INC

OFFICE & RESTAURANT SPACE

FOR LEASE

VISTA ON 36TH 920 – 36 STREET NE
CALGARY ALBERTA

jrmercantile.com · 403.770.3071

SHOES



PROPERTY INFORMATION & TRAFFIC COUNTS

LOCATION

VISTA ON 36TH : 920 – 36 STREET NE.

AVAILABLE FOR LEASE:

UNIT 202: OFFICE
SPACE: 1,078 SQ.FT. +/-
STATE: BUILT-OUT
POWER: 100 AMP
HVAC: 4 TONS

UNIT 100: RESTAURANT
SPACE: 2,500 SQ.FT. +/-
STATE: SHELL SPACE
POWER: 200 AMP
HVAC: 12 TONS
HOOD FANS: 2

OPERATIONAL CAPABILITIES TO BE VERIFIED BY THE TENANT.

LEASE RATE

MARKET

TERM:

5-10 YEARS

ZONING

C-COR2

TAXES & OPERATING COSTS

ESTIMATED \$15.69 SQ FT.

TRAFFIC COUNTS

36 STREET & 12 AVENUE NE: 44,000

36 STREET NE & MARLBOROUGH DRIVE NE: 26,000

PARKING

AMPLE SURFACE PARKING

DEMOGRAPHICS

POPULATION

2024

3KM

74,584

5KM

176,312

10KM

486,602

GROWTH

2023- 2029

12.2%

12.3%

13.3%

AVERAGE INCOME

2024

\$80,858

\$88,148

\$115,475

MEDIAN AGE OF POP.

2024

39

39

38

GENERAL INFORMATION

- WELL ESTABLISHED SHOPPING CENTER (126,000 SQ FT) IN NORTH EAST CALGARY WITH AMPLE PARKING
- HIGH TRAFFIC VOLUMES ALONG 36TH STREET
- SURROUNDED BY LARGE SCALE RETAIL CENTERS; PACIFIC PLACE MALL, MALBOROUGH MALL, T&T SUPERMARKET, CANADIAN TIRE, WALMART SUPERCENTRE



CITY MAP



VISIT US

202, 7710 5TH STREET SE
 CALGARY, ALBERTA T2H 2L9

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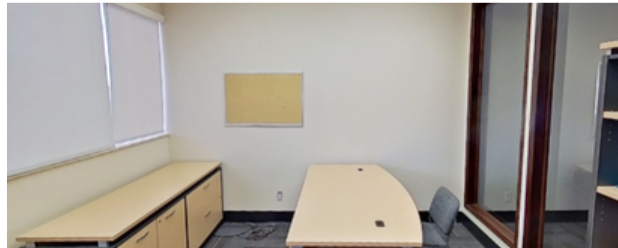
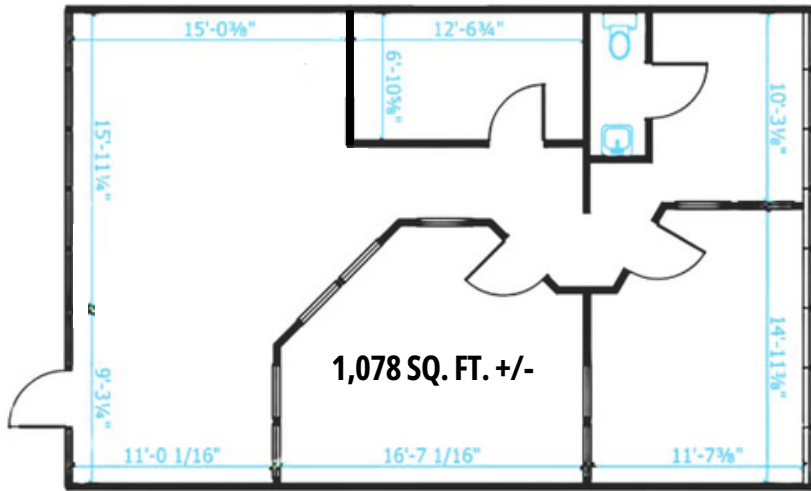
ANDRÉE ROBERTS ASSOCIATE

andree@jrmercantile.com
 403.770.3071 ext 203

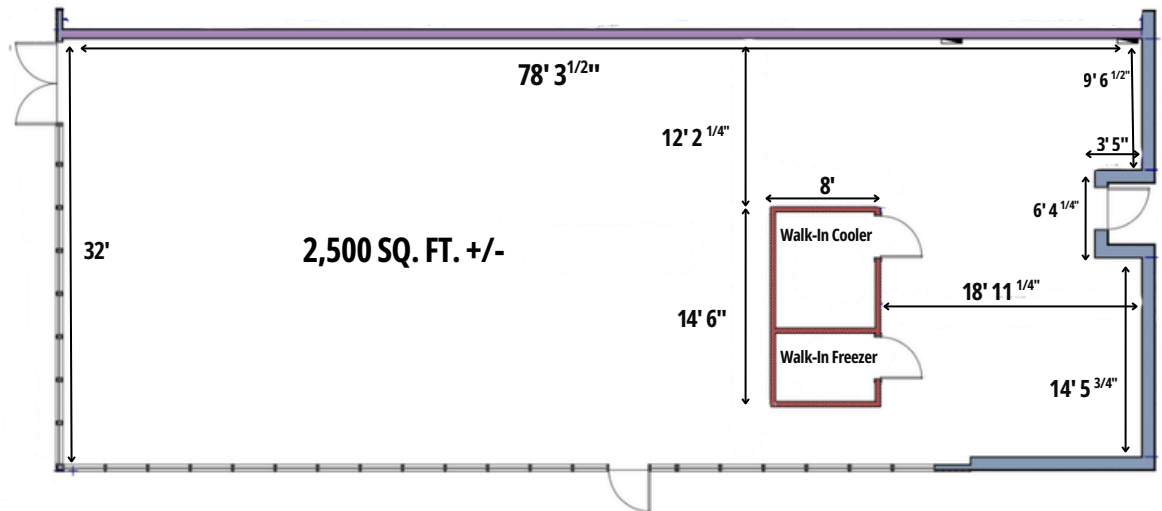
JEFF ROBSON PRESIDENT & BROKER

jeff@jrmercantile.com
 403.770.3071 ext 200

UNIT 202 - OFFICE SPACE



UNIT 100 - RESTAURANT SPACE



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