

RETAIL FOR LEASE



RED CAP CORNER

502 25 Avenue NW, Calgary, AB

- **Fixtured small format retail opportunity in a well located, inner-city center in Mount Pleasant**
- Small format office or retail (1,100 sf) available with improvements in place
- Convenient access from 4th Street NW and local residents of Mount Pleasant
- Located in close proximity to neighborhood amenities including Confederation Park, Ecole de la Rose Sauvage, North Mount Pleasant Arts Centre, and North Mount Pleasant Community Sportsplex & Community Association
- Easy access to major thoroughfares including Centre Street N, 16 Avenue NW and 20 Avenue NW

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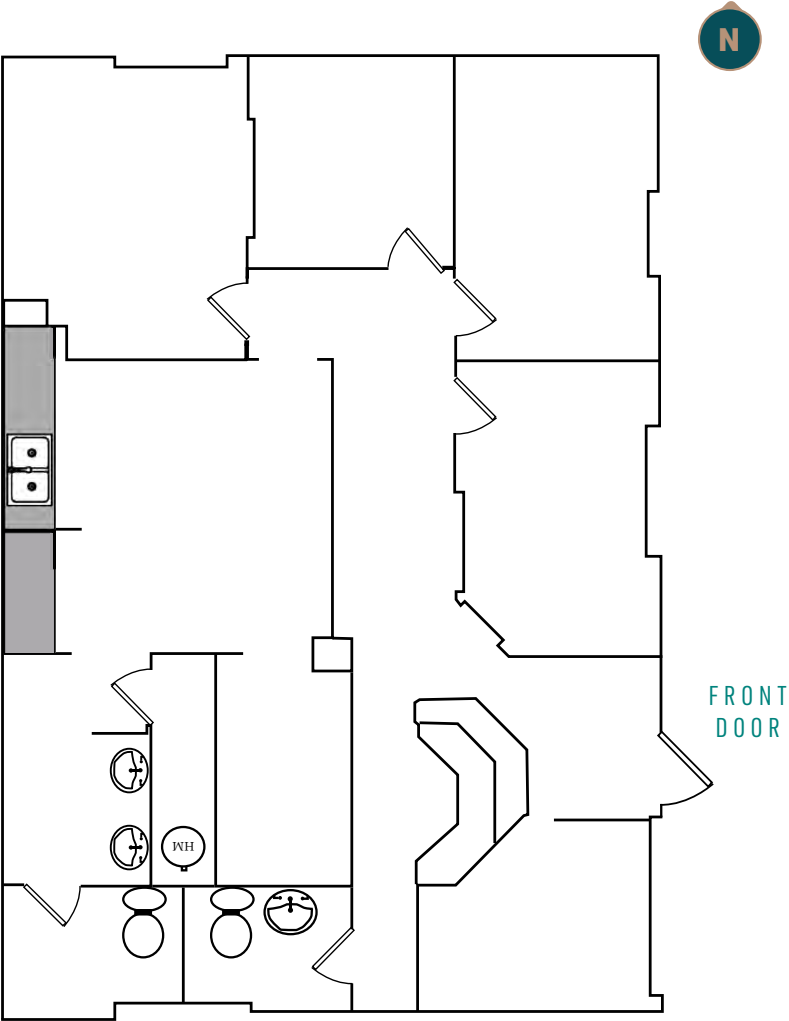
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PROPERTY FEATURES

Vacancy	1,100 SF
Available	90 Days notice
Municipal	502 25 Avenue NW, Calgary, AB
Zoning	C-N2 Commercial - Neighbourhood 2
Gross Rent	Negotiable
Op Costs	Included
Parking	On site & street

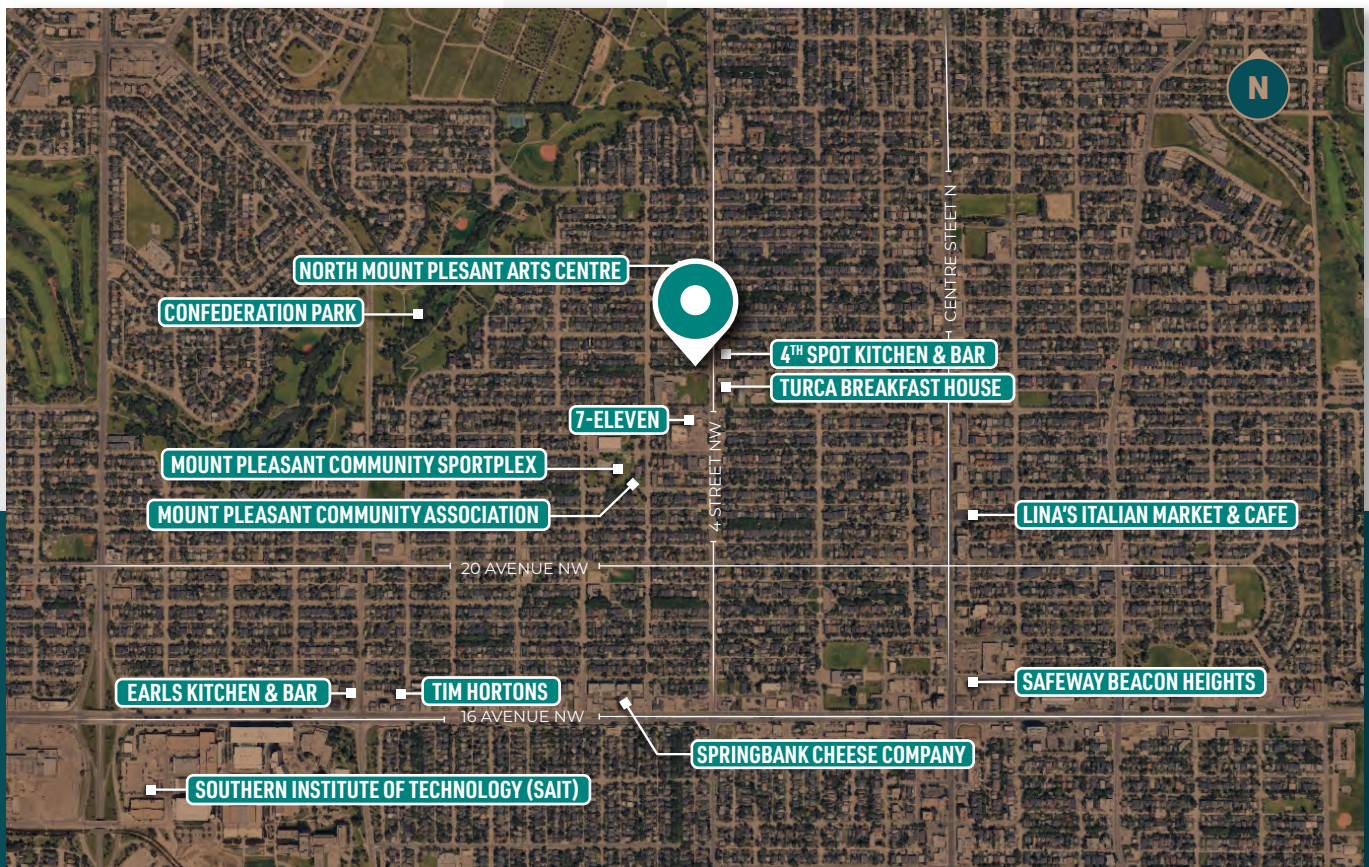


FLOOR PLAN



THE OPPORTUNITY

Red Cap Corner is a well located retail, office and residential site in the heart of Mount Pleasant. Benefit from strong daily traffic from residents of the area, close proximity to downtown and multiple major thoroughfares in the mature northwest. The site offers a curated mix of local retailers and service providers in an area with low retail vacancy. Surrounded by multiple beloved local restaurants and retailers alike.



11 STALLS ON SITE



AMPLE STREET
PARKING AVAILABLE



NEARBY MANU BELOVED
AMENITIES AND
RESTAURANTS

AREA DEMOGRAPHICS

5 KM RADIUS

396,975

DAYTIME POPULATION

23,206 residents
20.5% growth (2020-2025)
16.8% projected growth (2025-2030)

50.6%

20-44 YRS

0-19 yrs = 14.9%
45-64 yrs = 20.4%
65+ yrs = 14.2%

\$149,887

AVERAGE HOUSEHOLD INCOME

22.7% earn \$60-100,000
41.9% earn \$100,000+

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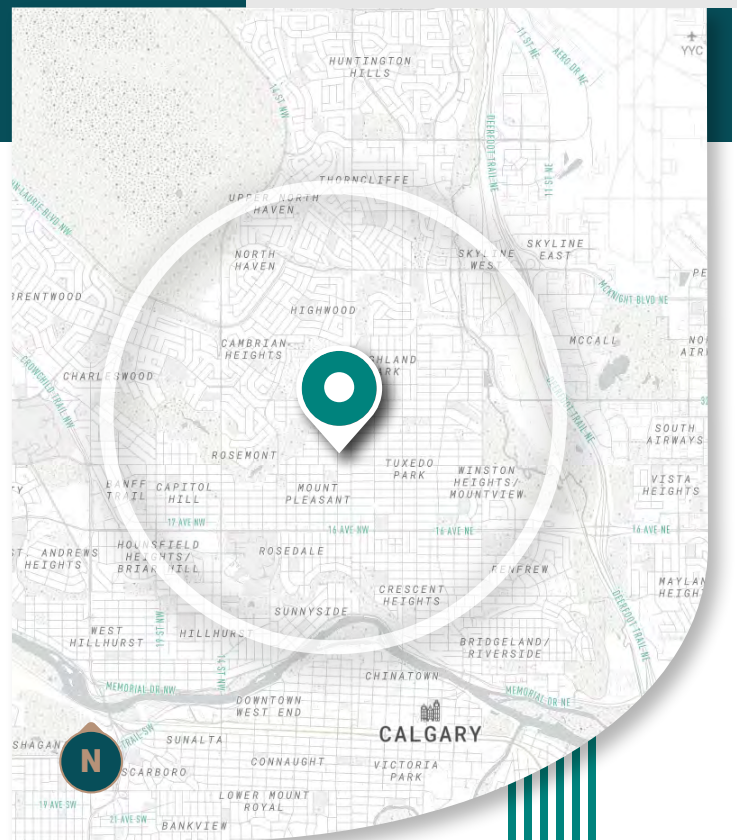
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