

1,736 sf

Unit 101

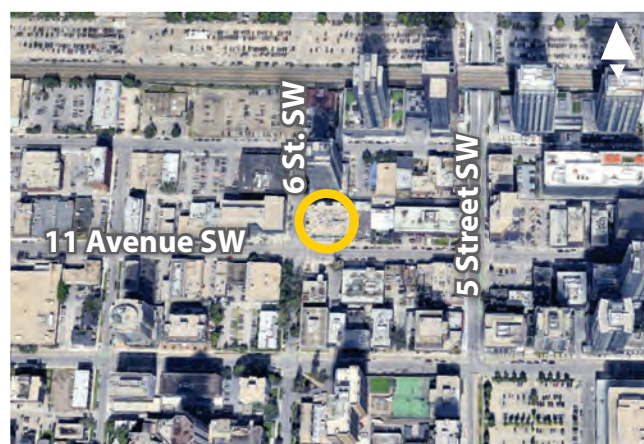
UNCONDITIONALLY  
LEASED



## BELTLINE RETAIL SPACE FOR LEASE

638 11th Avenue SW  
Calgary

» Excellent street front and signage  
exposure along busy 11 Avenue SW



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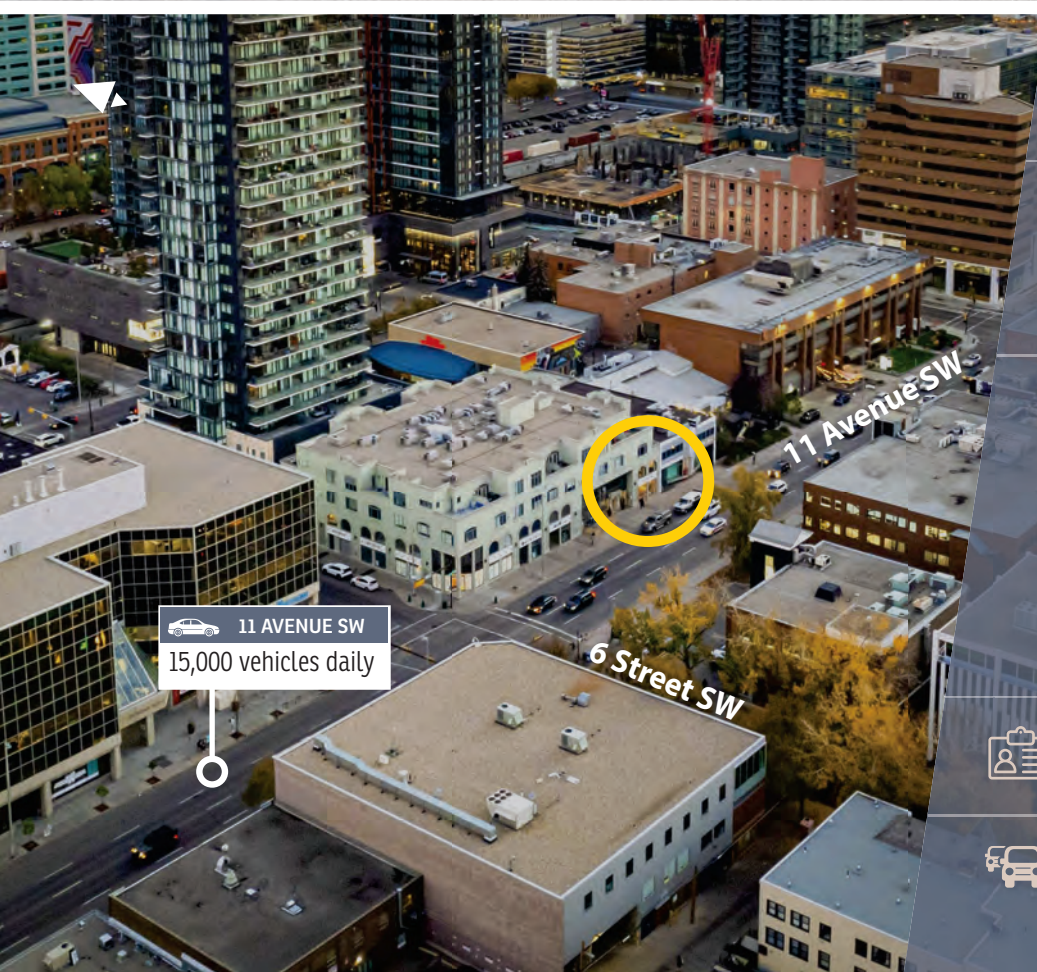
mscheske@barclaystreet.com



**TCN**  
WORLDWIDE  
REAL ESTATE SERVICES


LOCAL  
EXPERTISE  
MATTERS

- » Located in the popular Designer District.
- » Strong demographics within the immediate area.
- » Excellent street front and signage exposure along busy 11 Avenue SW
- » High foot traffic.






## AREA DEMOGRAPHICS (1 km radius)

 Population **41,949**  Median Age **33.8**

 Average Household Income **\$140,080**

### Current Consumption / Household

 <b>\$14,433</b> FOOD	 <b>\$4,698</b> HEALTH CARE
 <b>\$4,666</b> RECREATION	 <b>\$2,061</b> PERSONAL CARE
 <b>\$5,470</b> LIQUOR/TOBACCO	 <b>\$3,414</b> CLOTHING

 Daytime Employment **101,835** EMPLOYEES **4,896** BUSINESSES

 Traffic Count **15,000** VEHICLES DAILY ON 11 AVE SW

Sources: Statistics Canada, City of Calgary, CoStar

## LEASE INFORMATION

MUNICIPAL ADDRESS:  
638 11th Avenue SW, Calgary

AVAILABLE FOR LEASE:  
1,736 sq. ft. – Unit 101 **U/L**

AVAILABILITY: Immediate

OP. COSTS AND TAXES:  
\$16.00 per sq. ft.

NET RENT: Market

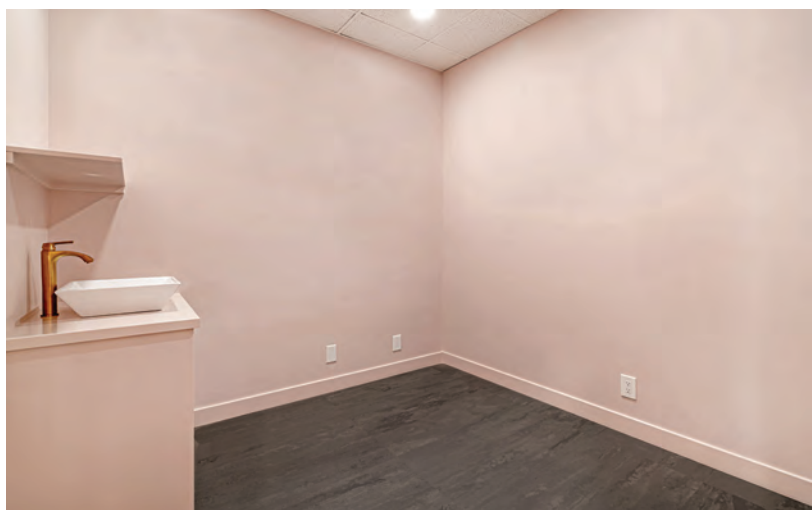
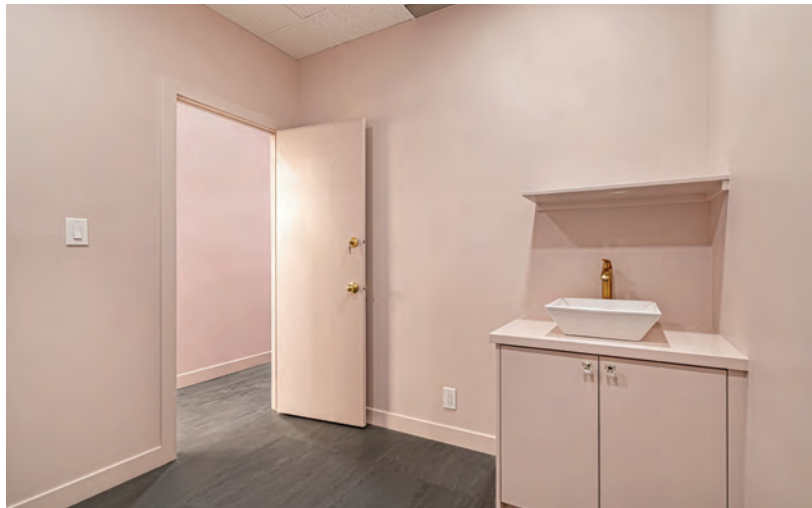
EXISTING RETAIL TENANTS IN THE BUILDING

**SKA** **redbloom**  
CITY THERMAL SPA SALON

**LUXI & Co** **REDHEADS**  
NAILS | LASHES | WAXING **JAPA CAFE**

Healthy Gormet Catering





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