



2,420 SF

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**For Lease | 550 11<sup>th</sup> Avenue SW, Calgary, AB**

# 5/5 retail space for lease

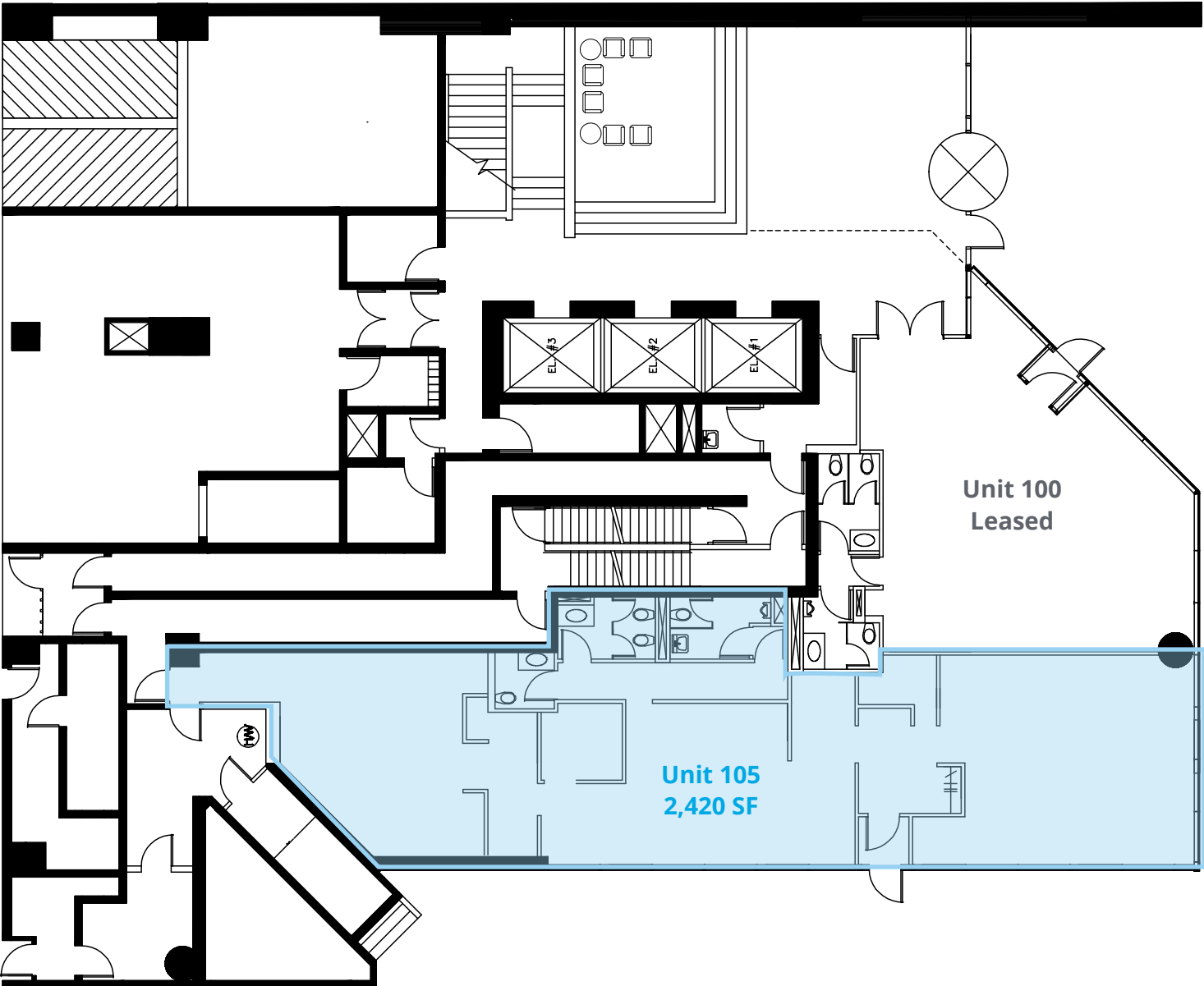
Main floor retail space at the base of an 11-storey office building located in the Beltline on the corner of 11<sup>th</sup> Avenue SW and 5<sup>th</sup> Street SW

- Exposure to 20,000 vehicles per day along 11<sup>th</sup> Avenue SW
- Located within a 5 minute walk to/from the downtown core
- Over 120,000 residents living within a 3km radius in the Beltline

# Property Overview

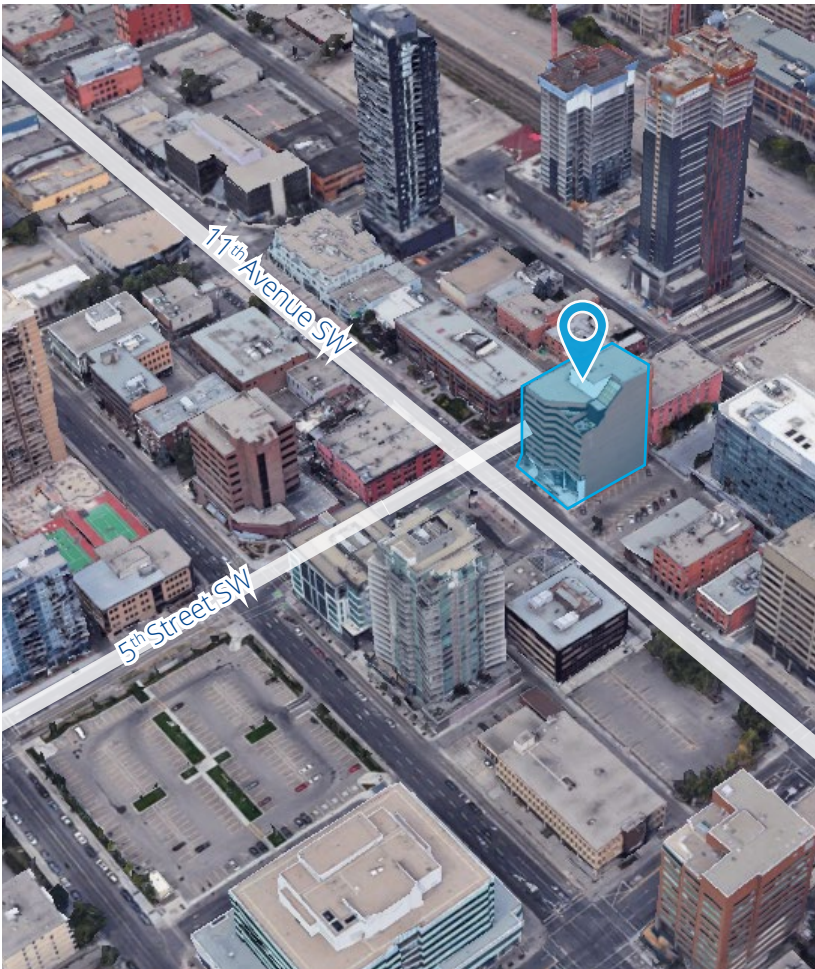
Available Space:	Unit 105: 2,420 SF	Improvement Allowance:	Negotiable
Occupancy:	Immediately	Parking:	Street
Net Rent:	Market Rates	Total Area:	96,164 SF
Operating Costs:	\$15.84 PSF	Term:	5 - 10 years

## Floorplan





# Property Location



## Demographics



Current  
population  
(2020)

**124,046**



Projected  
population  
(2025)

**148,369**



Average  
household  
income (2020)

**\$141,047**



Projected  
household  
income (2025)

**\$156,376**





# Colliers

**Royal Bank Building**

Suite 900

335 - 8<sup>th</sup> Avenue SW

Calgary, AB T2P 1C9

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