

Colliers



## 2<sup>nd</sup> Floor Opportunities

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920 36<sup>th</sup> Street NE | Calgary, AB

# Vista on 36<sup>th</sup> retail for lease

- Strong tenant mix within the plaza including Bombay Spices, and other financial, dental, medical, pharmacy, travel, aesthetics, insurance, and legal services
- Direct exposure facing 36<sup>th</sup> Street NE where 44,000 vehicles pass per day
- Walking distance to the Marlborough LRT station
- Shadow anchored by Pacific Place Mall

# Property Overview

Rentable Area:	Unit 201: 975 SF Unit 204: 1,189 SF
Net Rent:	Market
Additional Rent:	\$13.25 PSF
Available:	Immediately
Term:	5 - 10 years
Improvement Allowance:	Negotiable

## Demographics - based on a 3km radius



Current  
population  
(2020)

**76,733**



Projected  
population  
(2025)

**81,501**



Average  
household  
income (2020)

**\$80,444**

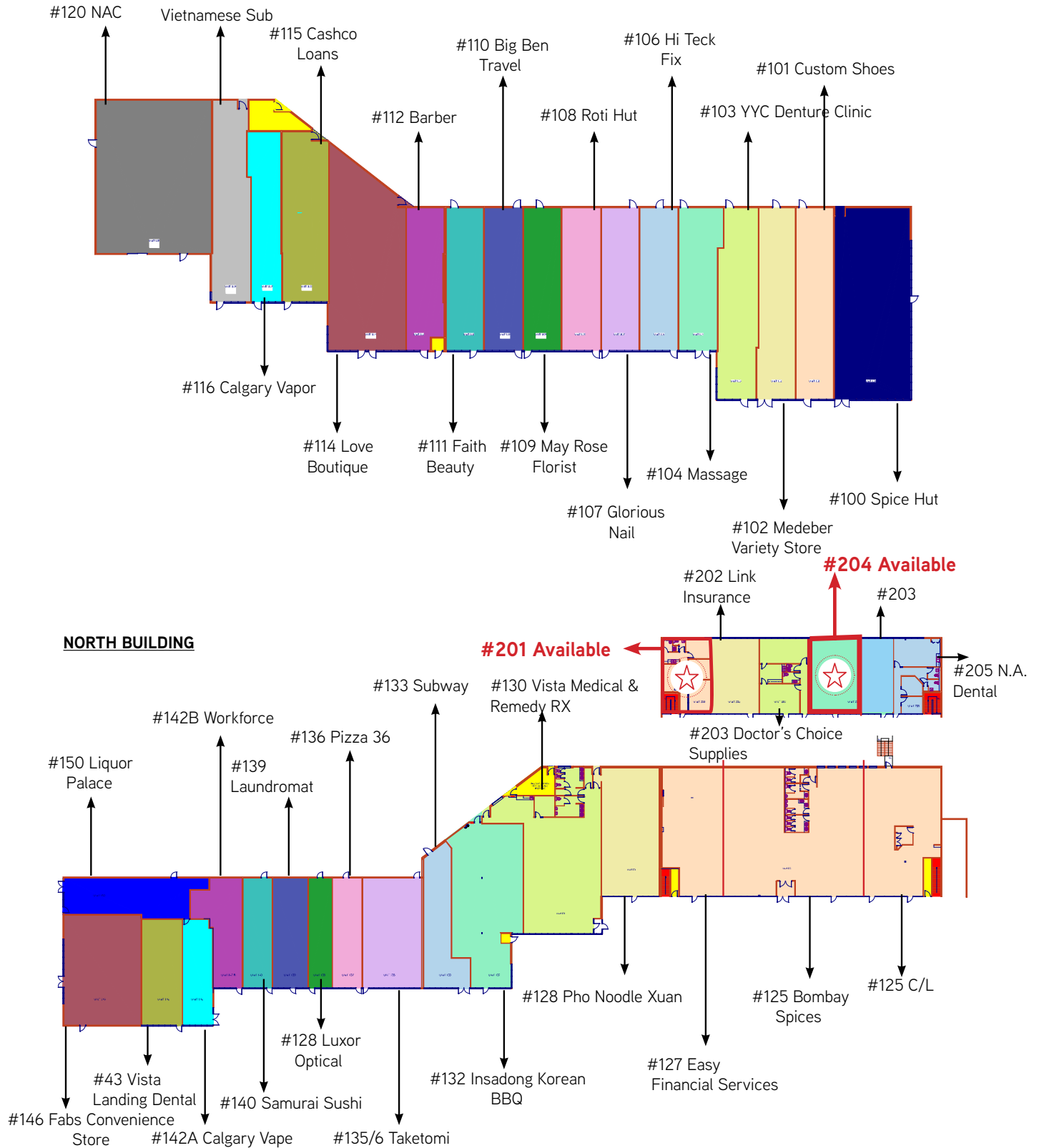


Projected  
household  
income (2025)

**\$90,543**



# Site Plan







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Marlborough LRT

Marlborough Drive NE



Pacific Place Mall

36<sup>th</sup> Street NE

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