



**COMMERCIAL
FOR SALE
NOW**

**10680 36 Street NE
Calgary, Alberta**

3,000 Sq. Ft

Direct Control (DC) Zoning

Quick access to

- Metis Trail
- Deerfoot Trail (QEB 2)
- Stoney Trail

- Highly visible location with excellent traffic exposure.
- Ideal for restaurants, offices, convenience stores, and other retail or service-oriented businesses.
- Expansive 24-foot ceilings offering an open interior.

- Rear overhead door for efficient loading and operational access.
- Prime location suitable for a wide range of commercial uses.
- Mezzanine permitted, allowing for additional usable space.

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PROPERTY INFORMATION

ADDRESS: 10630 36 Street NE

PRICE: \$435/sq. ft.

SPACE AVAILABLE: 8 Units

ZONING: Direct Control (DC)

UNIT AREA: 3000 sq. ft.

PROPERTY TYPE: Commercial Flex

PARKING: 84 Stalls

AVAILABLE: Proposed February 2026



DEMOGRAPHICS

POPULATION

	2 kms	5 kms	10 kms
2023 Population	11,304	83,554	340,348
2028 Population Projection	14,315	99,785	391,664
2033 Population Projection	17,362	115,964	442,527
Annual Growth 2023-2028	5.3%	3.9%	3.0%
Annual Growth 2023-2033	5.4%	3.9%	3.0%
Daytime Population	7,404	95,130	297,883
Median Age	33.6	34.6	37.1

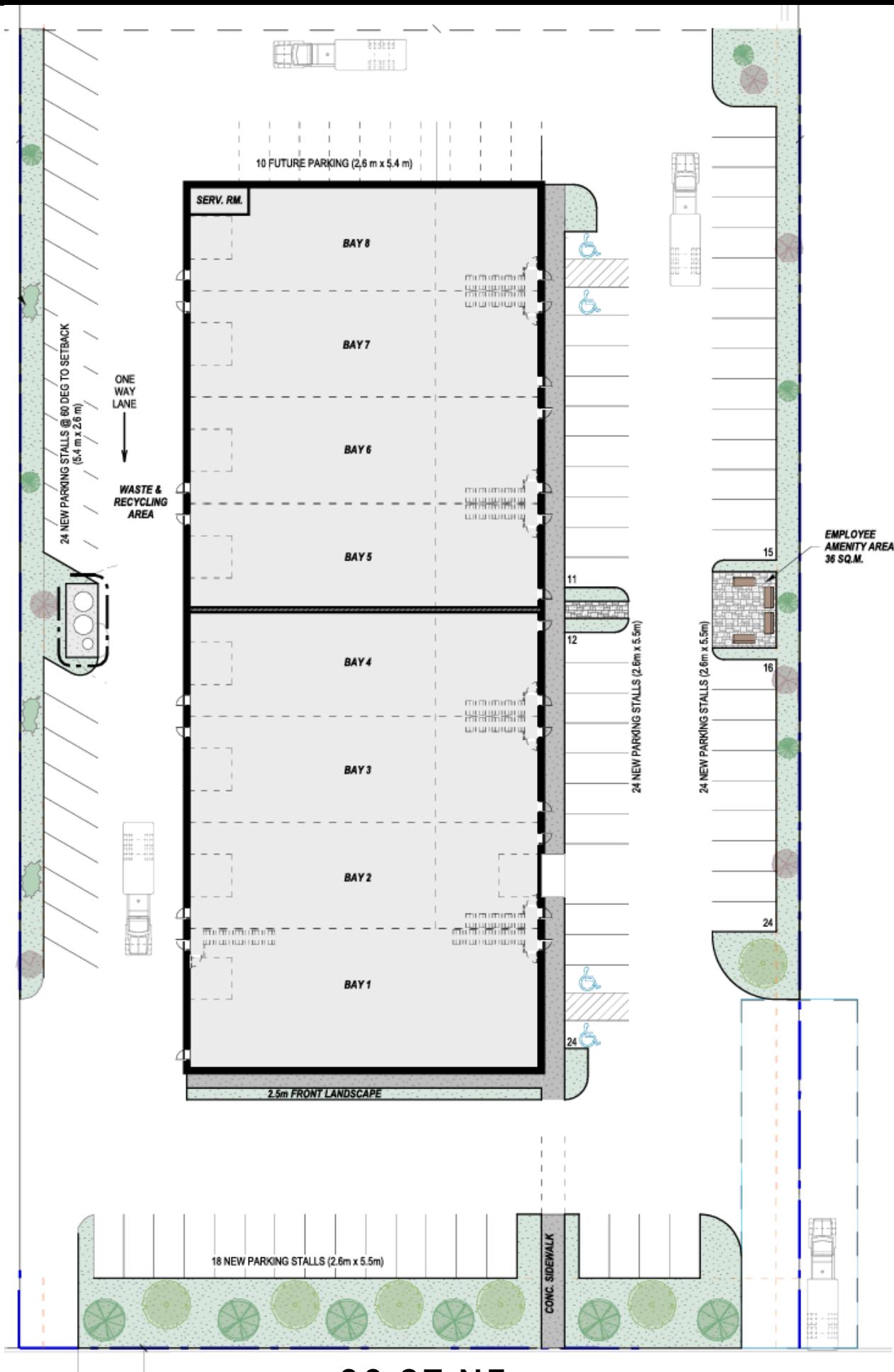
HOUSEHOLD

	2 kms	5 kms	10 kms
2023 Households	3,015	23,099	110,760
2033 Household Projection	4,822	33,473	149,429
Annual Growth 2023-2028	5.9%	4.5%	3.5%
Annual Growth 2023-2033	6.0%	4.5%	3.5%

INCOME

	2 kms	5 kms	10 kms
Avg Household Income	\$104,142	\$101,556	\$104,451
Median Household Income	\$90,237	\$88,772	\$86,873
Average Household Expenditure	\$98,912	\$97,140	\$98,973
< \$40,000	320	2,785	19,068
\$40,000 - 60,000	413	3,286	15,842
\$60,000 - 80,000	495	3,695	15,004
\$80,000 - 100,000	609	4,542	17,795
\$100,000 - 150,000	766	5,764	25,585
\$150,000 - 200,000	319	2,350	12,766
\$200,000+	94	677	4,700

SITE PLAN



AERIAL SHOTS



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