

1,135 sf

End-cap unit

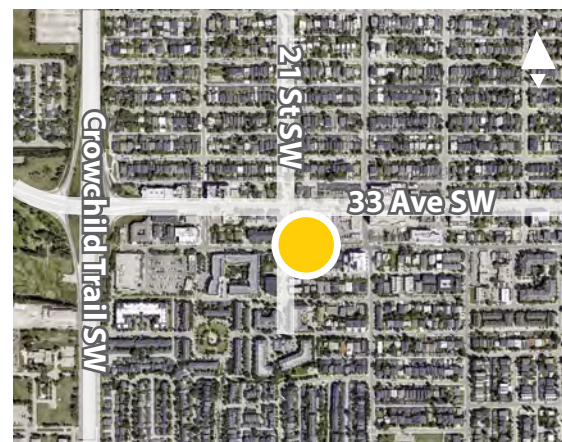
C/L



RETAIL SPACE IN MARDALOOP FOR LEASE

2134 34th Avenue SW
Calgary

» Prime Marda Loop location with excellent access.



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TCN
WORLDWIDE
REAL ESTATE SERVICES

LOCAL
EXPERTISE
MATTERS

AREA DEMOGRAPHICS

(1 km radius)



Population
13,715



Median Age
38



Average Household Income
\$209,919

Current Consumption / Household



\$20,490
FOOD



\$6,643
HEALTH CARE



\$7,016
RECREATION



\$3,007
PERSONAL CARE



\$7,739
LIQUOR/TOBACCO



\$4,815
CLOTHING



Daytime Employment

2,456
EMPLOYEES

363
BUSINESSES

Sources: Statistics Canada, CoStar



- » Situated in the heart of Marda Loop – one of Calgary's most vibrant and sought-after neighbourhoods.
- » Anchored by ATB Financial.
- » Convenient and easy connections to Crowchild Trail, 14th Street SW and downtown.

LEASE INFORMATION

ADDRESS: 2134 34th Avenue SW, Calgary

AVAILABLE FOR LEASE:
1,135 sq. ft. – Unit 2134

AVAILABILITY: Immediate **C/L**

PARKING:
2 assigned stalls in the alley

OP. COSTS AND TAXES:
\$21.82 per sq. ft. (est.)

NET RENT: Market rates

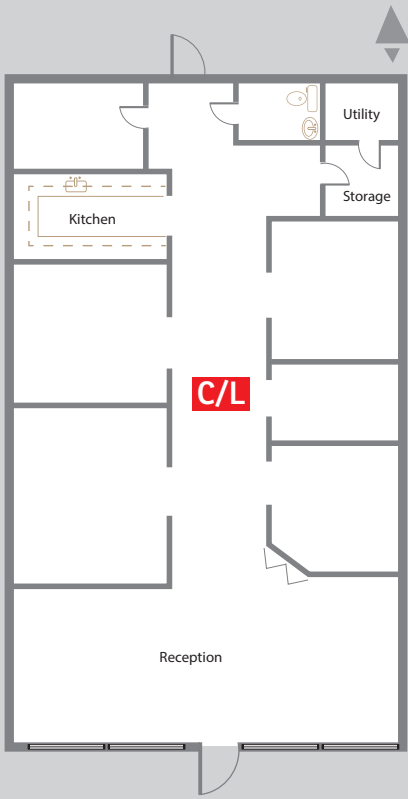


Marda Loop Area Redevelopment

Marda Loop is undergoing major redevelopment to become a vibrant, successful area that will cater to both residents and visitors alike.

Through mixed-use development and modest increases in density, the area will incorporate a desirable mix of residences, shops, and offices that enhance the livability of the area during the day and at night.

The area will feature a pleasant, walkable public realm with wide sidewalks, street trees, attractive lighting and street furniture. Marda Loop will continue to be a desirable place to live, work, and play.



34TH AVENUE SW





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LOCAL EXPERTISE MATTERS