

# ◆ FOR LEASE ◆

Avenue 33, Calgary, Alberta



Exterior rendering

## PROPERTY INFORMATION

### LOCATION

Avenue 33, 1931 33rd Avenue SW

### MIXED-USE RESIDENTIAL

### AVAILABLE FOR LEASE

CRU 1 **1,755** sf  
 plus **290** sf Mezzanine  
 CRU 2 **C/L 1,310** sf  
 CRU 3 **C/L 2,960** sf

CAN BE CONTIGUOUS

**AVAILABLE IMMEDIATELY**

### OPERATING COSTS AND TAXES 2017

est. \$15.00

**9 Surface parking stalls for commercial tenants**

### ASKING LEASE RATE

Market

## DEMOGRAPHICS

### POPULATION

2011

1 km RING	3 km RING	5 km RING
11,515	89,509	202,658

2016 PROJECTED

1 km RING	3 km RING	5 km RING
11,398	92,074	219,757

### AVERAGE HOUSEHOLD INCOME

2011

1 km RING	3 km RING	5 km RING
\$140,112	\$153,982	\$137,810

2016 PROJECTED

1 km RING	3 km RING	5 km RING
\$177,178	\$188,350	\$163,154

## ABOUT MARDA LOOP

Owner-operated shops featuring jewelry, clothing, music and unique gift items make Marda Loop an area to experience. We have more than 130 businesses, many of whom are independent and exclusive to our community, located along 12 city blocks.

Currently, the Marda Loop Business Revitalization Zone (BRZ) represents over 100 merchants that are the soul of Marda Loop. business members contribute to the annual BRZ fund that allows the Marda Loop BRZ to initiate several projects each year to help promote, maintain and enhance Marda Loop.



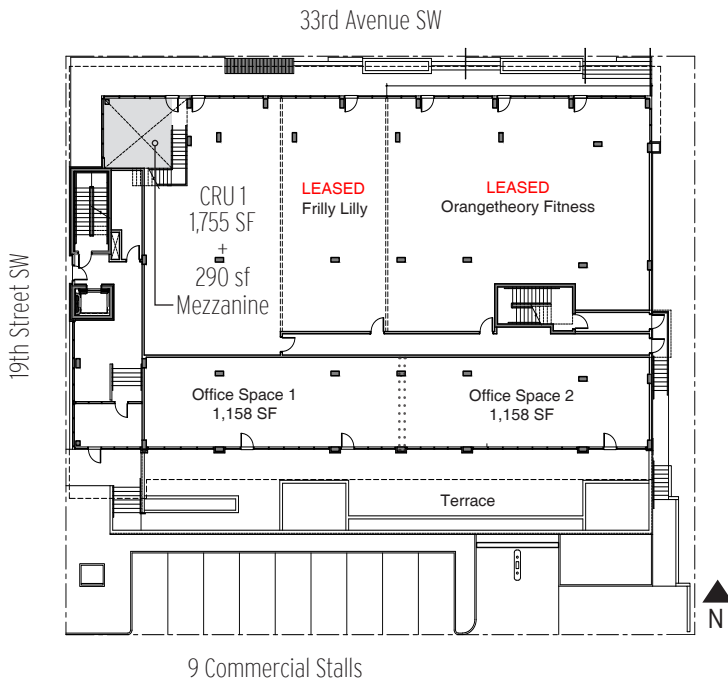
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PLAN



SOUTHWEST ELEVATION



LOCATION MAP



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