



RETAIL SPACE FOR LEASE

Roxboro River Shoppes 2500 - 4th Street SW



LOCATION

- Prestigious location next to the Elbow River with 4th Street frontage, situated along the gateway into downtown

OPPORTUNITY

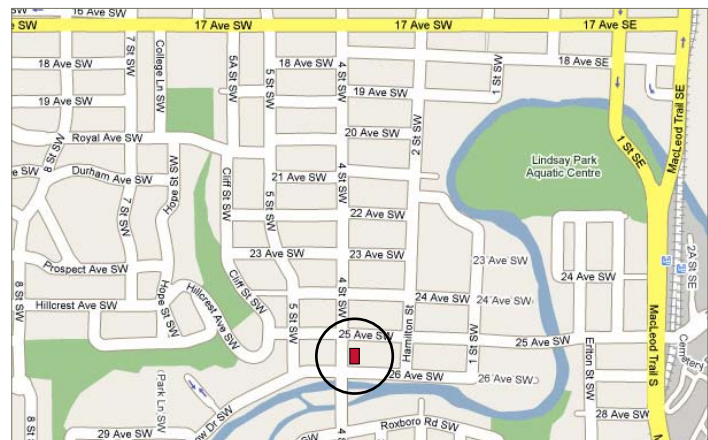
- Market rates, with operating costs of \$13.60 psf
- Op costs: Cam + utilities \$7.27 psf; Taxes \$5.05 psf (2012 estimate)
- Up to 5,778 sf of contiguous space available
- Ideal for retail/ professional/ office

NEIGHBOURING HIGHLIGHTS

- Tenants include Urban Barn, Coco & Violet Ladies Fashion, and Fitness Together
- Within close proximity to Safeway, Shoppers Drug Mart, Earl's Tin Palace, and Wurst

DEMOGRAPHICS

- 96,977 people within 3km of site (2010)
- Young, affluent neighbourhood
- Average age under 40 years old
- Average household income \$121,797 within 3 km of site (2010)



Intelligent
Real Estate Solutions

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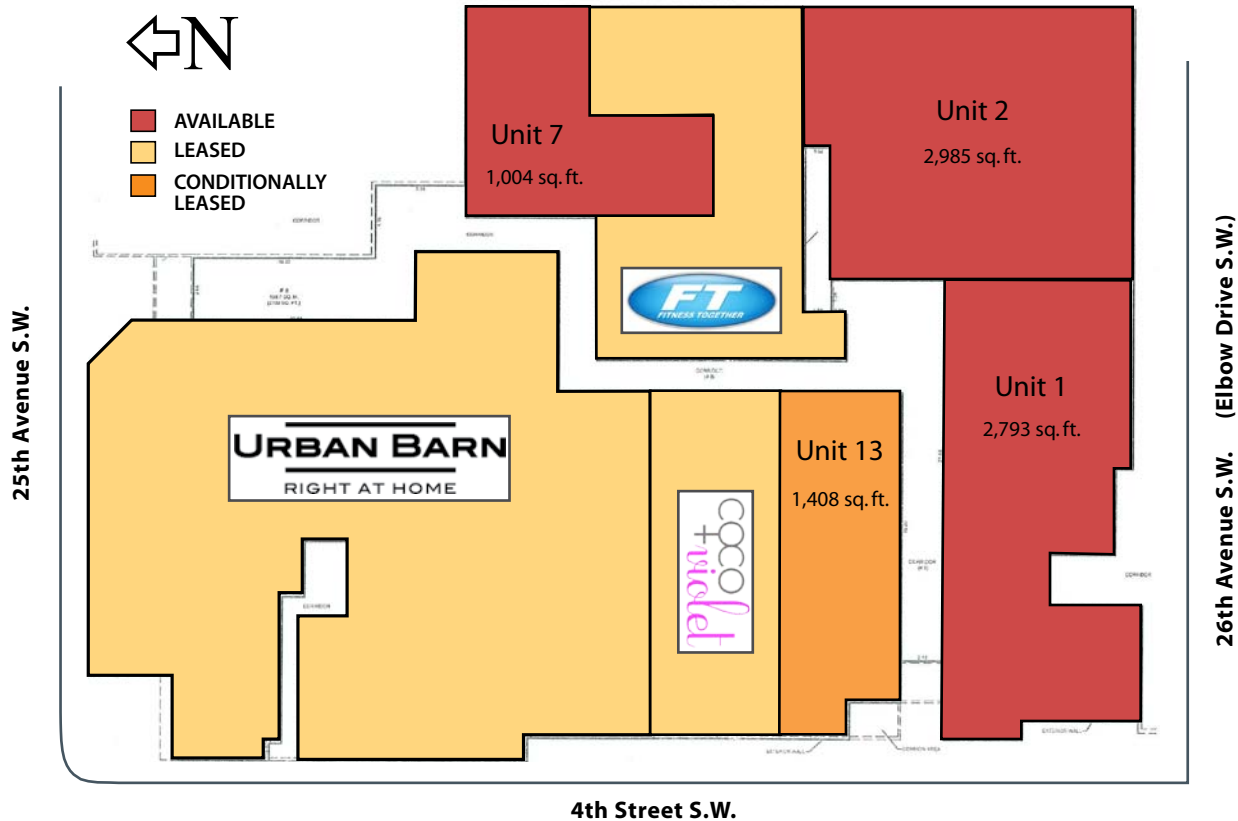
For further information on this opportunity, please contact:

Amela Palić | 403-232-4315
amela.palic@avisonyoung.com

Alex Mandolidis | 403-232-4321
alex.mandolidis@avisonyoung.com

For Lease

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COMMENTS

- Excellent exposure on 4th Street (14,000 vpd) and 25th Avenue SW (9,000 vpd)
- Easily accessible from all directions
- 37 heated underground stalls available for parking



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