

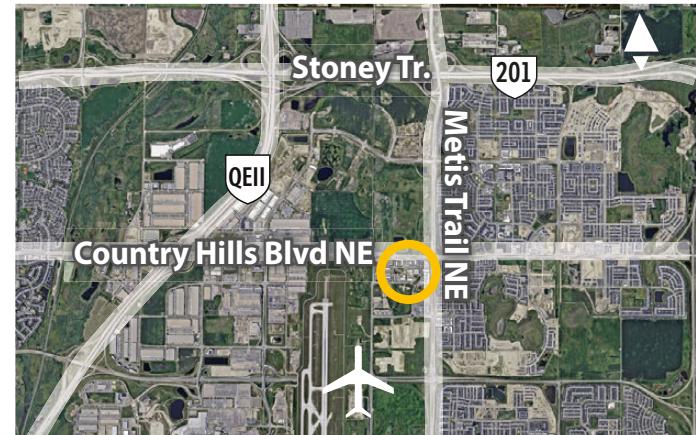
1,113 sf - 9,471 sf



RETAIL SPACE IN JACKSONPORT FOR LEASE

**11281 38 Street NE,
Calgary**

- » Build-to-suit or Improvement Allowance
- » 2,023 sq. ft. drive-thru opportunity

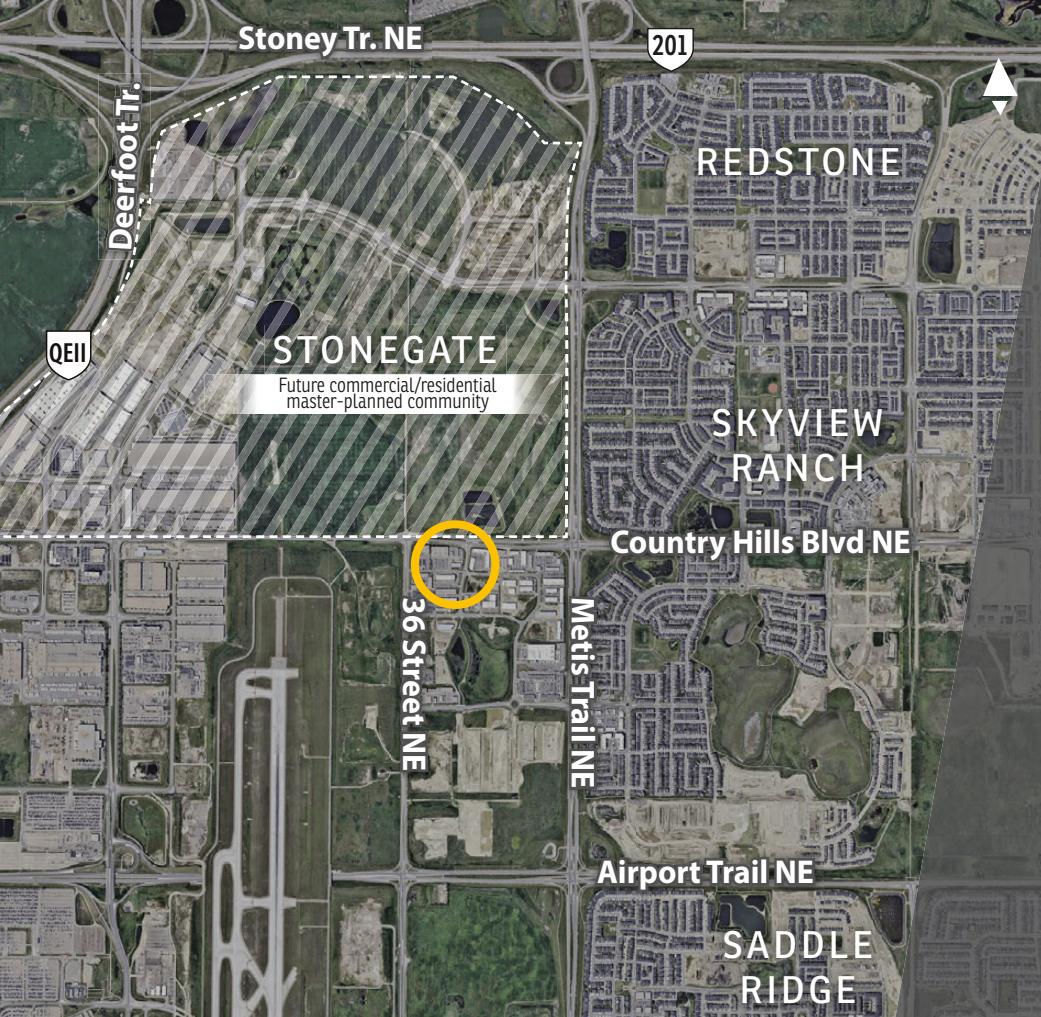


FOR MORE
INFORMATION OR
TO VIEW, PLEASE
CONTACT:

Joshua Gill, SENIOR ASSOCIATE
c: **587-500-7707**
o: **403-290-0178**
jgill@barclaystreet.com



LOCAL
EXPERTISE
MATTERS



AREA DEMOGRAPHICS (2 km radius)

Population **22,539**

Median Age **32.1**

Average Household Income **\$106,578**

Current Consumption / Household

\$14,825
FOOD

\$4,850
HEALTH CARE

\$4,419
RECREATION

\$2,174
PERSONAL CARE

\$3,036
LIQUOR/TOBACCO

\$3,745
CLOTHING

- » Brand new commercial development.
- » Quick access to Country Hills Blvd. NE.
- » Excellent accessibility to Deerfoot Trail and Stoney Trail.
- » Abundance of parking.

LEASE INFORMATION

ADDRESS: 11281 38 Street NE, Calgary

ZONING: I-C (Industrial—Commercial)

AVAILABLE FOR LEASE:

1,113.3 sq. ft. – Unit 1 **C/L**

1,220.6 sq. ft. – Unit 2 **C/L**

1,220.6 sq. ft. – Unit 3

1,220.6 sq. ft. – Unit 4

1,220.6 sq. ft. – Unit 5

1,220.6 sq. ft. – Unit 6

2,023.3 sq. ft. – Drive-thru **UNDER OFFER**

AVAILABILITY: Immediate

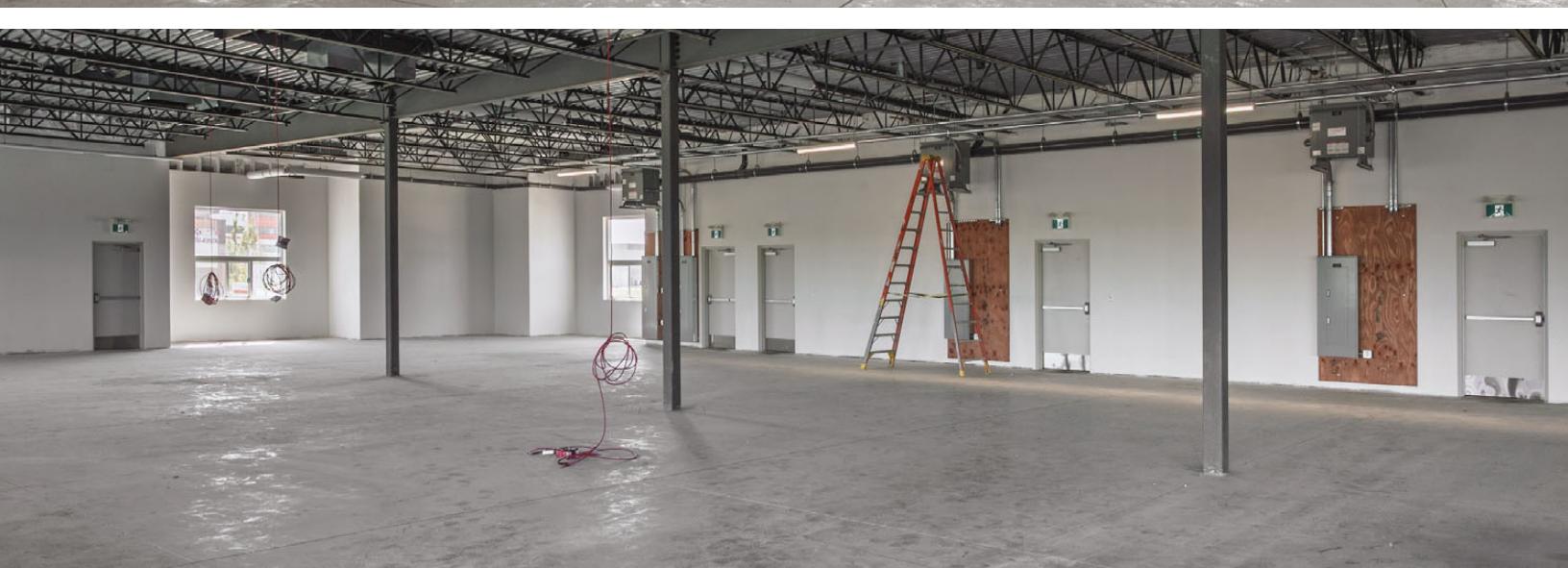
OP. COSTS AND TAXES: \$18.50 per sq. ft. (est.)

NET RENT: Market



Pylon signage on
38 Street NE





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