

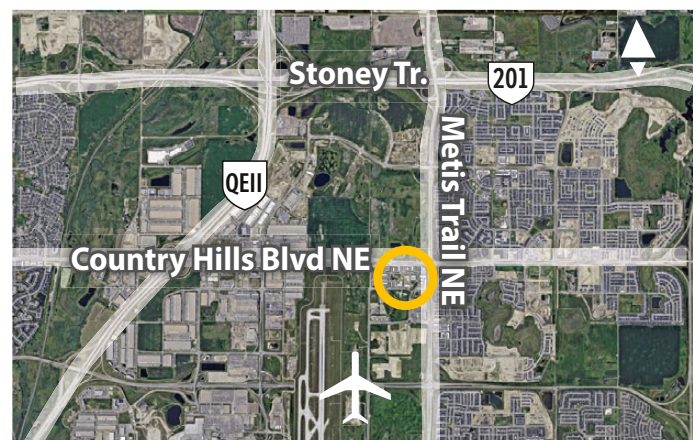
1,113 sf – 9,471 sf



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

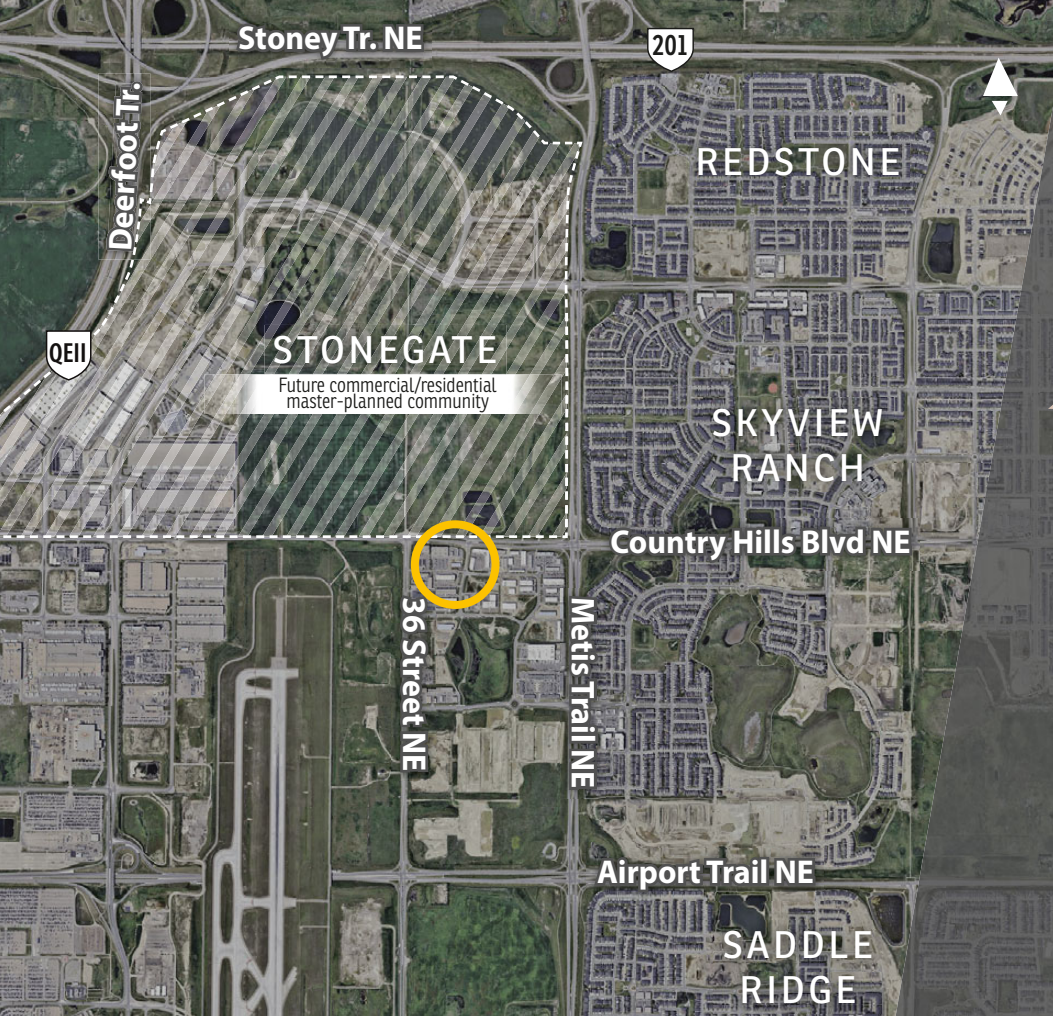
O: 403-290-0178

jgill@barclaystreet.com



TCN
WORLDWIDE
REAL ESTATE SERVICES

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

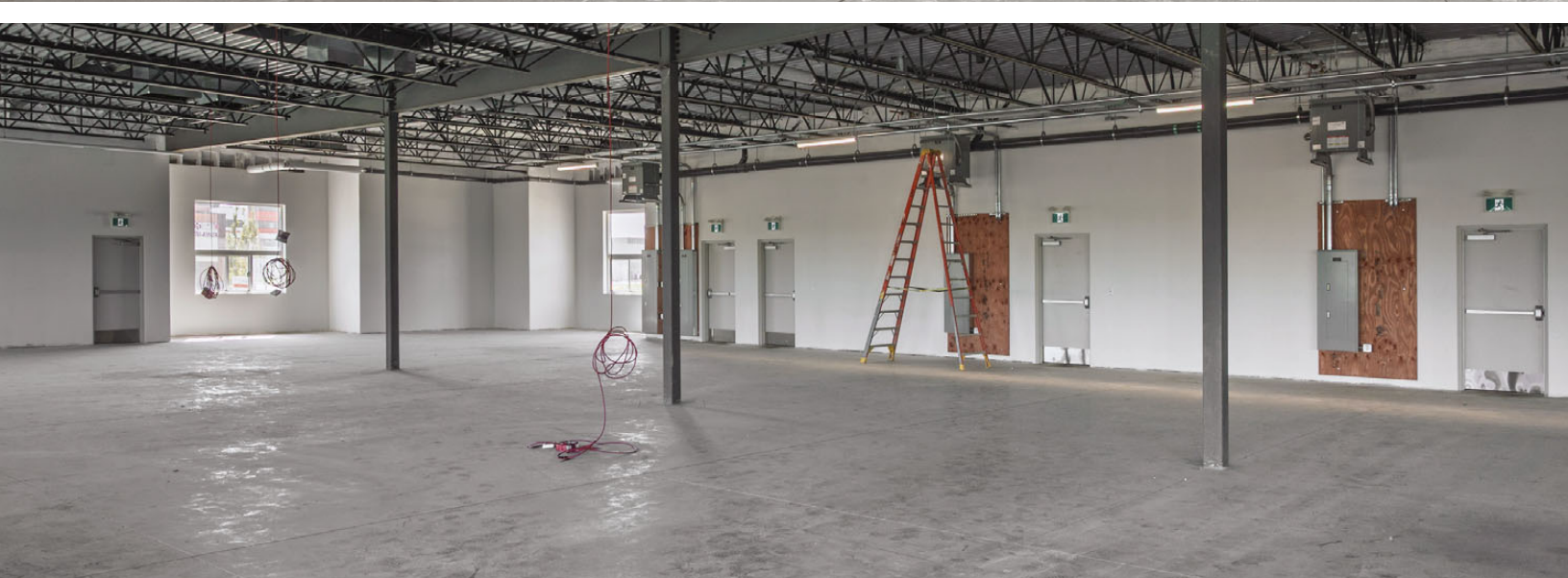
OP. COSTS AND TAXES: \$18.50 per sq. ft. (est.)

NET RENT: Market



Pylon signage on
38 Street NE





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