

LINCOLN

396 11th Avenue SW, Calgary AB

New Mixed- Use Development | Retail Units For Lease

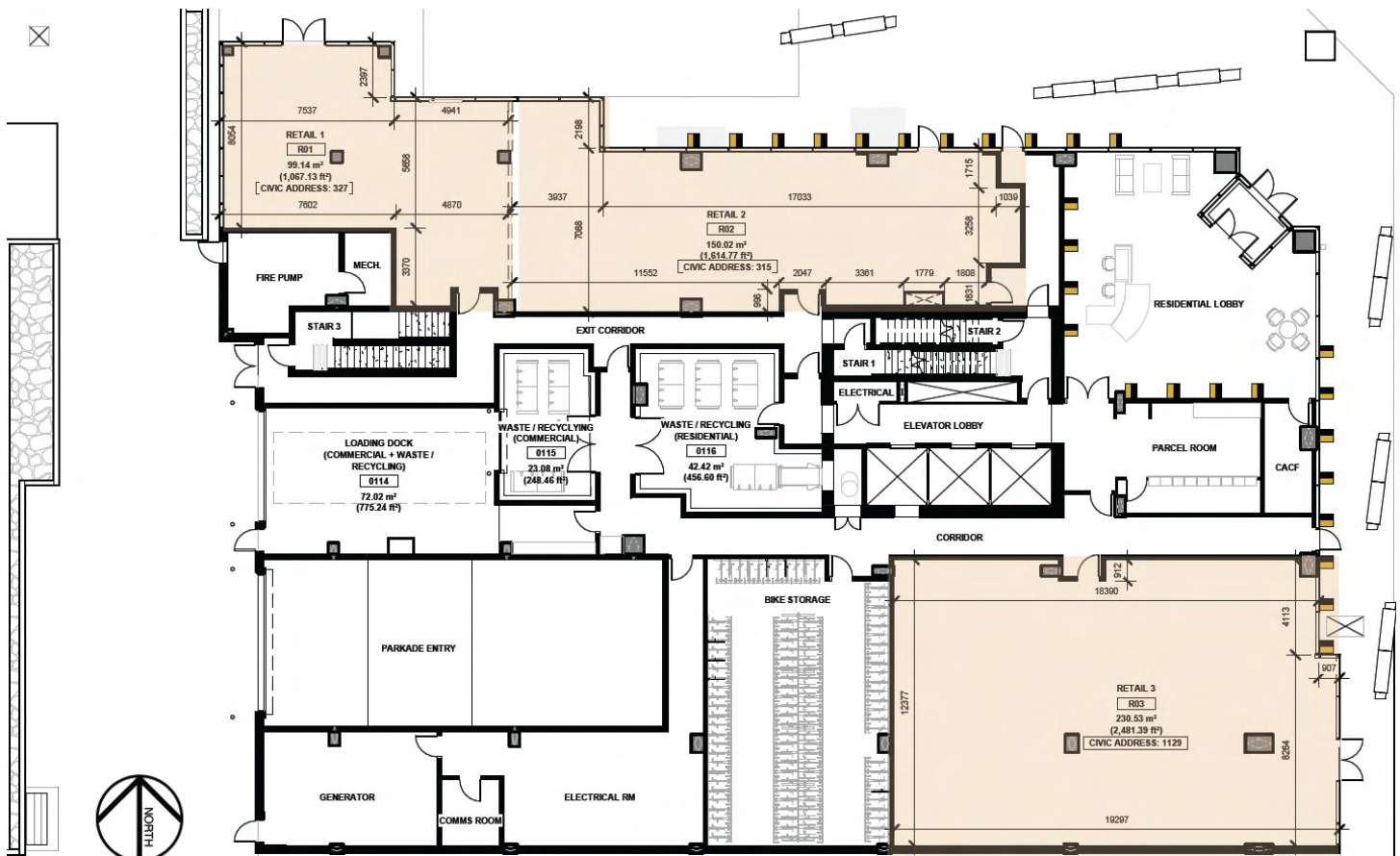


Property Details

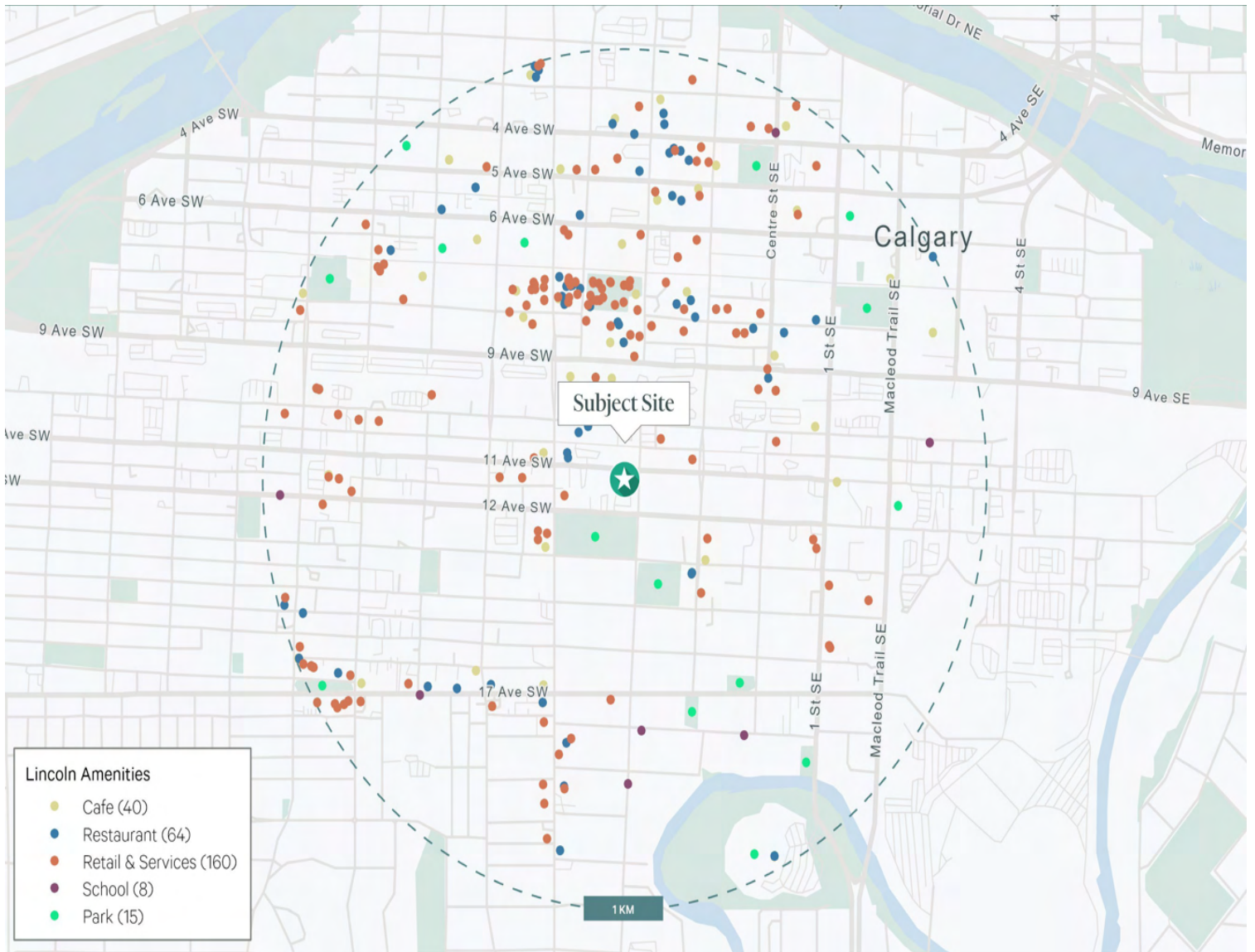
- Ground-floor retail at the base of The Lincoln condominium development.
- Beltline location in a high-density Centre City environment.
- Strong street presence and pedestrian exposure.
- Built-in customer base from surrounding residential and daytime population.

Details

Size:	CRU 1- 1,067 sq. ft. CRU 2- 1,614 sq. ft. CRU 3- 2,481 sq. ft.
Op Costs (2026 est.):	\$18.71 per sq. ft.
Zoning:	CC-X Centre City - Mixed Use
Available:	Possession- Q2 2028
Signage:	Fascia



Demographics & Site Map



Area Demographics



Population of 257,515 within 5km with an average age of 37



~21,000 vehicles per day on 11th Avenue SW



Average household income of \$185,442 within 5km with an average of 2 people per household



FOR LEASE

LINCOLN

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