




OLLIE
QUINN

 **JLL** SEE A BRIGHTER WAY

Retail Opportunity

Assignment of lease

1218 9 Ave SE, Calgary, Alberta

A unique opportunity to take assignment of an existing Ollie Quinn lease in the Inglewood neighbourhood, a prime retail storefront location.

Ron Odagaki

Associate Vice President

403 456 3245

ron.odagaki@jll.com

Lauren Yanick

Sales Associate

403 456 3136

lauren.yanick@jll.com

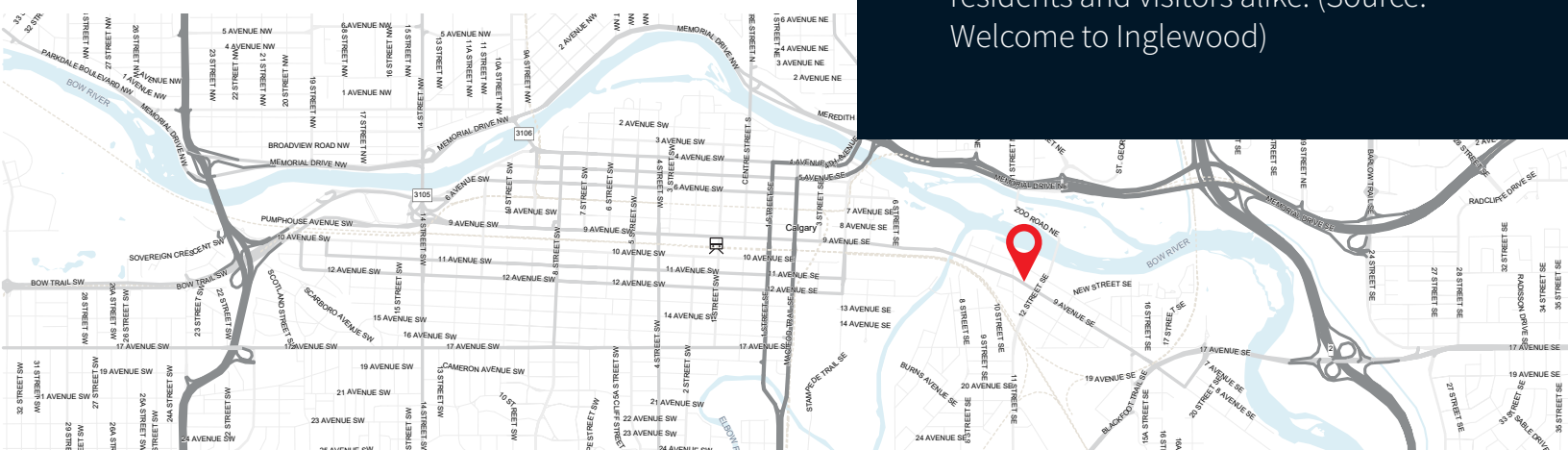


Inglewood

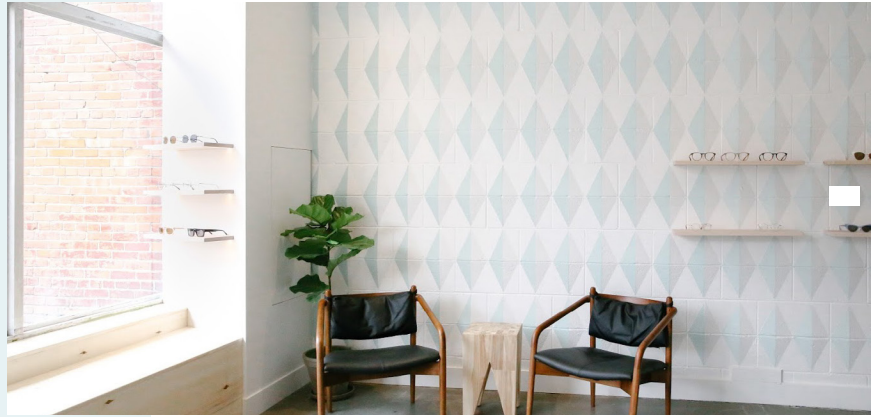
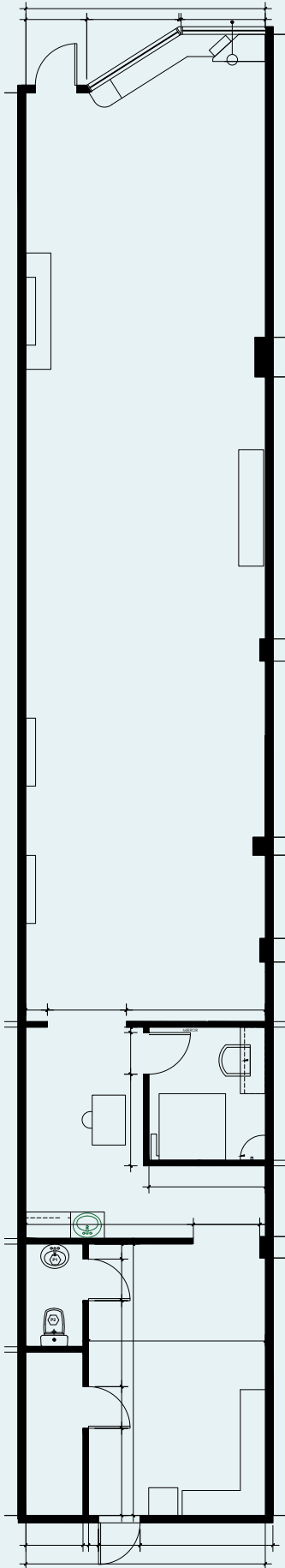
From its industrial past as ‘Brewery Flats’ to its present status as an arts and culture hub, Inglewood is Calgary’s oldest and boldest neighbourhood. Centered along 9th Avenue, Inglewood’s west entrance is located at the significant confluence of the Elbow and Bow Rivers. The Bow River flows by on the north and east ends, the boundaries stretching to the neighbouring community of Ramsay to the south and CP Rail tracks to the north. The neighbourhood boasts over 240 businesses, including shops, restaurants, boutiques, a broad spectrum of services, live music venues, craft breweries and eateries for residents and visitors alike. (Source: Welcome to Inglewood)

Property Details

Municipal Address	1218 9 Ave SE
Lease Expiry	March 31, 2029
Rentable Area	1,330 SF
Zoning	Direct Control 1Z93 SITE 1
Business Terms	Call agent for details



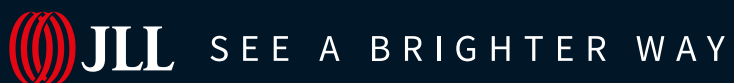
9 AVE SE





Demographics

	1km	3km	5km
Population	5,684	69,389	199,037
Households	2,850	35,607	94,530
Avg. Household Income	\$94,861	\$125,869	\$134,823
Median Age	42.8	37.8	37.7



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Associate Vice President
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Sales Associate
403 456 3136
lauren.yanick@jll.com

JLL Calgary Retail
Bankers Hall East
855 - 2nd Street SW
Calgary, AB T2P 4J8
jll.com

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