

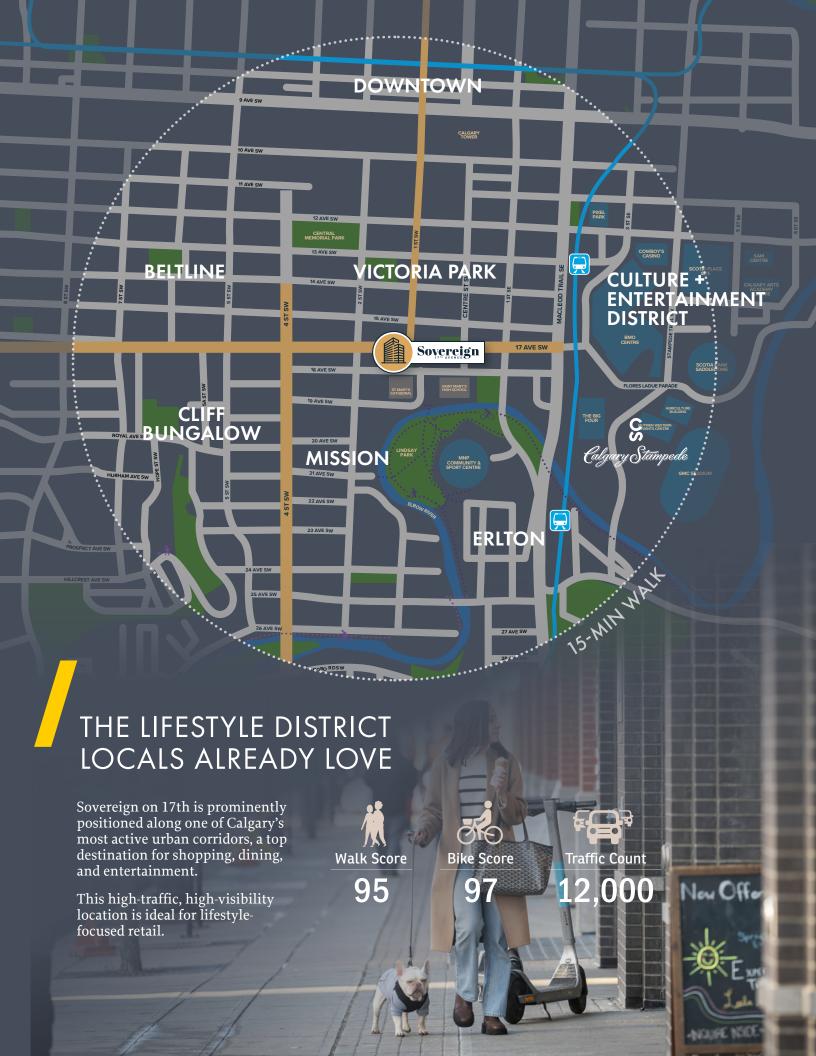
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Victoria Park, Mission, Cliff Bungalow and Beltline are vibrant inner-city communities located just steps from downtown Calgary, making them prime catchment areas for retail along 17th

STAYS SOCIAL

The proximity to downtown offices, nightlife, and major cultural venues further drives consistent foot traffic, making this corridor one of Calgary's most dynamic retail destinations for shop owners seeking visibility and a loyal customer base.

WITHIN 15-MIN WALK

Avenue SW

Population

28,742



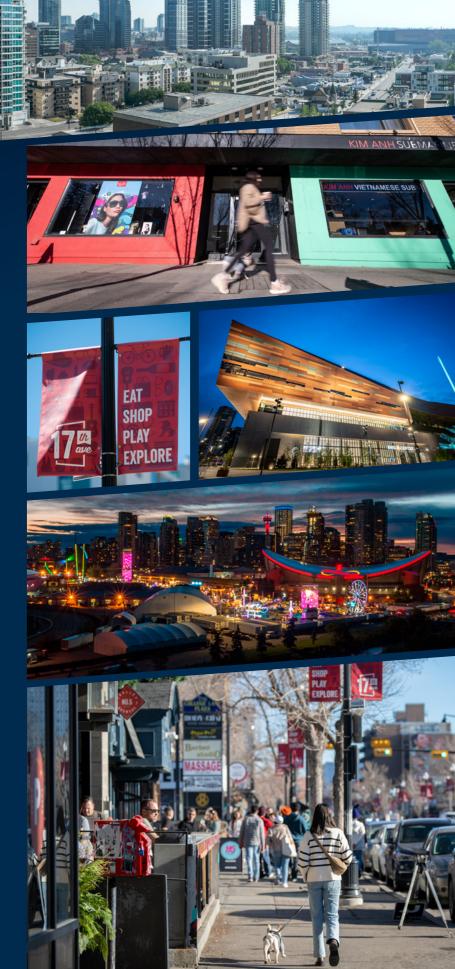
Average
Household Income

33.9

\$169,675



44,113 EMPLOYEES 2,281 BUSINESSES





# MORE REASONS TO OPEN HERE



## CUSTOMER BASE RIGHT ABOVE YOUR STORE

With 155 residential condos and strong early sales, retail tenants gain direct access to an upscale, convenience-driven customer base seeking premium, urban lifestyle services.

## Sovereign



## CONTEMPORARY RETAIL DESIGN WITH EXPANSIVE OUTDOOR PATIO

Ground-floor units offer flexible layouts and modern specs.

The northeast unit features a large patio facing green space ideal for cafés, wine bars, or wellness concepts

# TRUSTED LOCAL DEVELOPER WITH LONG-TERM VISION



- » Multi Family Builder of the Year Recipient
- » 16X Consumer Choice Award Winner
- » 6X Builder of the Year Award Winner
- » Canadian Home Builder of the Year Recipient
- » Customer Insight Best Customer Experience Recipient



## RETAIL LEASING INFORMATION

#### **ADDRESS:**

203-213 17 Avenue SW, Calgary

**DISCTRICT:** Mission

**ZONING:** DC (Direct Control)

#### AVAILABLE FOR LEASE:

- 3,025 sq. ft. Unit 203Dedicated 1,345 sq. ft. patio
- » 1,432 sq. ft. Unit 207
- » 2,002 sq. ft. Unit 213

#### AVAILABILITY:

Currently under construction Scheduled for occupancy -September 2026

#### **ELECTRICAL**:

400A (unit 203); 200A (unit 207) and 100A (Unit 213)

#### PARKING:

7 surface stalls on the west side of the property (2 assigned stalls per unit plus 1 shared barrier-free stall)

**ESTIMATED OP. COSTS AND TAXES:** \$21.00 per sq. ft. per annum

**NET RENT:** Market

18 TH AVENUE SW

High-traffic, high-visibility location on 17th Avenue SW



## PARKING IN THE VICINITY PIX PAI 12 AVE SW CENTRAL MEMORIAL PARK 13 AVE SW MACLEOD TRAIL SE CENTRE ST SW 14 AVE SW 1ST SE 4 ST SW 15 AVE SW 7 AVE SW 17 AVE SW 18 AVE SW SAINT MARY'S HIGH SCHOOL 19 AVE SW THE BIG FOUR 20 AVE SW LINDSAY PARK 21 AVE SW 4 ST SW 22 AVE SW • • • • • • • • Street Parking Parking Lot (Paid 9am–6pm, Mon.–Sat.) (Paid)





The information contained herein has been gathered from sources deemed reliable, but is not warranted as such and does not form any part of any future contract. This offering may be altered or withdrawn at any time without notice.



