

Available immediately for fixturing

1,162_{sf} – 3,522_{sf}



RETAIL SPACE IN ROYAL VISTA FOR LEASE

Royal Vista Landing
Buildings A and B
2 Royal Vista Link NW, Calgary



FOR MORE
INFORMATION OR
TO VIEW, PLEASE
CONTACT:

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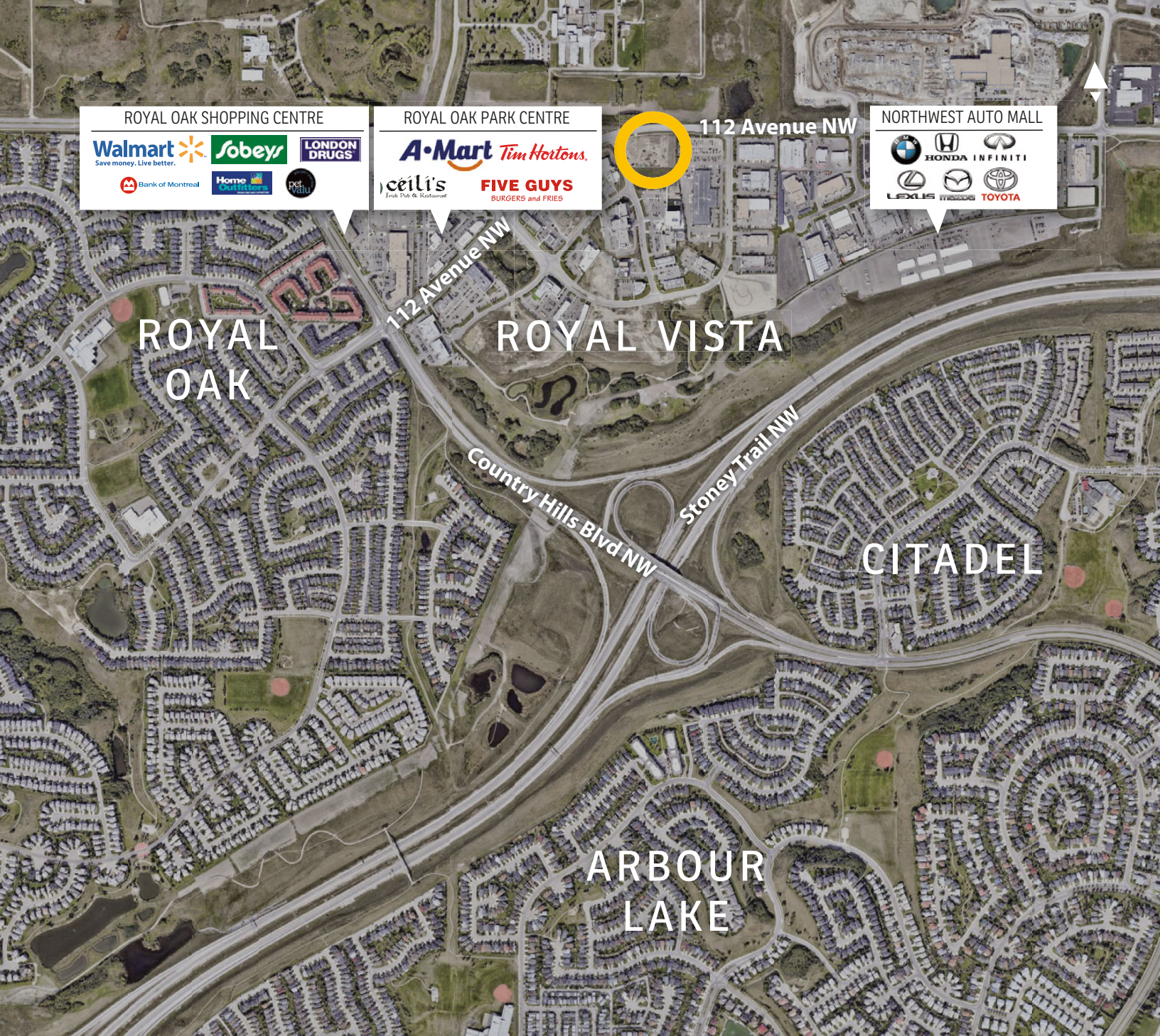
mscheske@barclaystreet.com



CELEBRATING

50 YEARS

1973–2023



Area Demographics

(5 km radius)



Population

129,366
2022

139,456 ▲18.3%
2027



Average Household income

\$149,293
2022

\$162,726 ▲10.9%
2027



Median Age

39.1
2022

40.3
2027



Current Consumption / Person



\$15,188
FOOD



\$5,851
HEALTH CARE



\$6,532
RECREATION

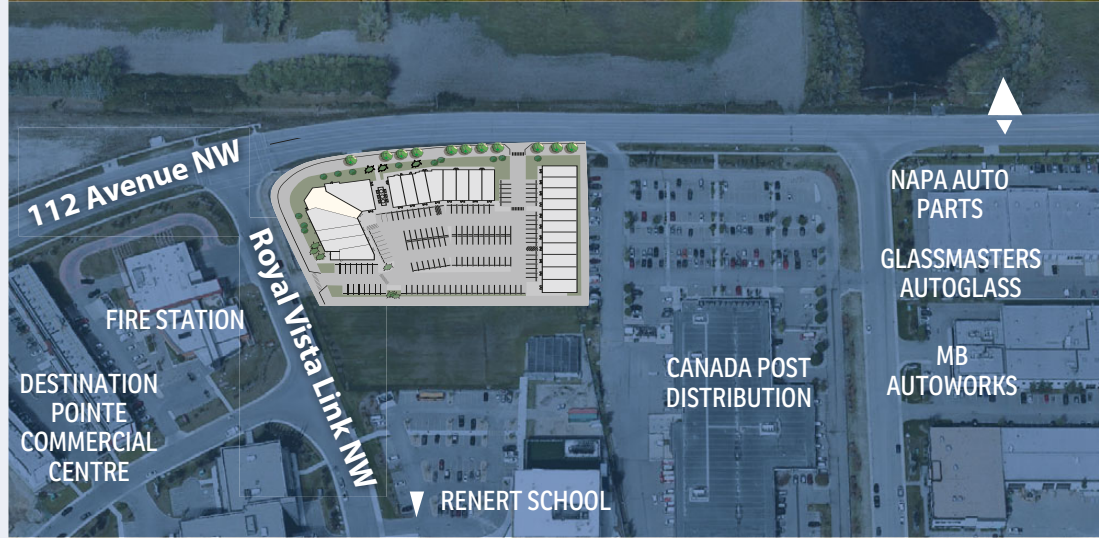


\$2,231
PERSONAL CARE



\$4,065
LIQUOR/TOBACCO

- » Corner location with outstanding visibility from 112 Avenue NW and Royal Vista Link NW.
- » Abundant parking and two points of access.
- » Occupies the same block as Renert School – ranked #1 elementary school in Alberta by Fraser Institute Report.



LEASE INFORMATION

MUNICIPAL ADDRESS:
2 Royal Vista Link NW, Calgary

LAND USE: Direct Control 50D2022

AVAILABLE FOR LEASE:

BUILDING A:

- » Unit 1105 – 1,511.25 sq. ft.

BUILDING B:

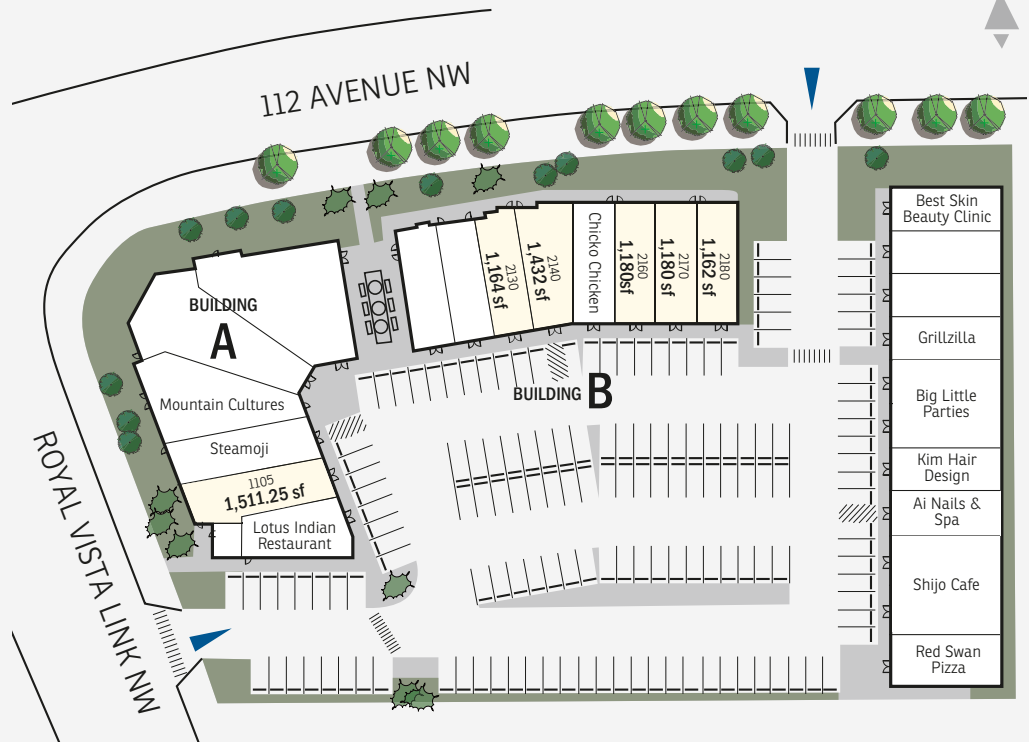
- » Unit 2130 – 1,164 sq. ft.
 - » Unit 2140 – 1,432 sq. ft.
 - » Unit 2160 – 1,180 sq. ft.
 - » Unit 2170 – 1,180 sq. ft.
 - » Unit 2180 – 1,162 sq. ft.
 - » ~~Unit 2150 – 1,180 sq. ft. LEASED~~
- 2,596 sq. ft.
3,522 sq. ft.

AVAILABILITY:

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OP. COSTS AND TAXES:
\$15.00 per sq. ft. (est.)

NET RENT: Market



PROPERTY INFORMATION

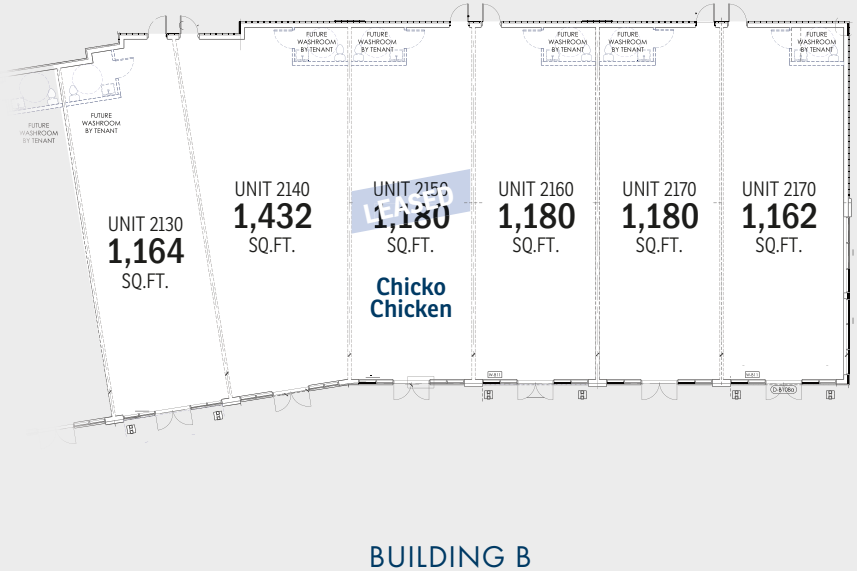
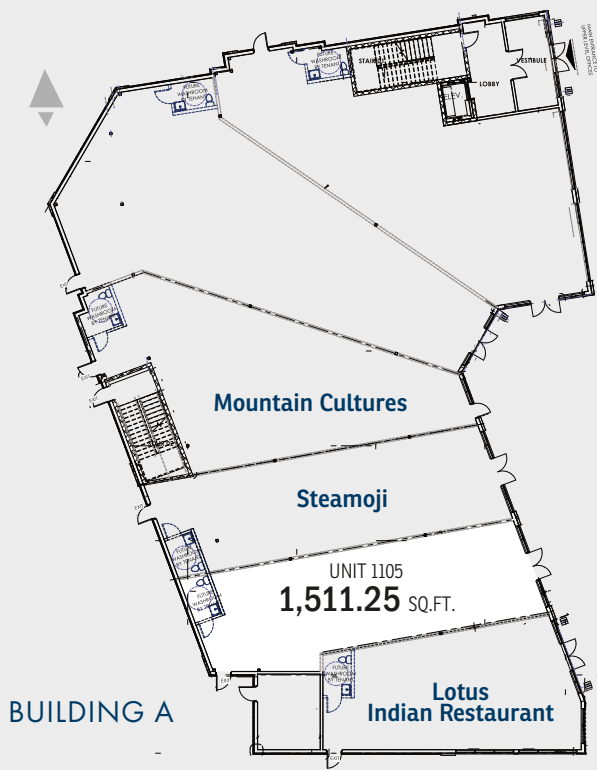
TOTAL BUILDINGS AREA: 44,081 sq. ft.

TOTAL SITE AREA: 2.55 acres

TOTAL PARKING:

143 stalls including barrier-free stalls;
12 bike stalls and loading stall.





PERMITTED USES

- Catering Service – Minor
- Computer Games Facility
- Convenience Food Store
- Counselling Service
- Financial Institution
- Information and Service Provider
- Library
- Instructional Facility
- Office
- Power Generation Facility – Small
- Print Centre
- Protective and Emergency Service
- Radio and Television Studio
- Specialized Industrial
- Place of Worship – Small
- School Authority – School
- School – Private
- School Authority Purpose – Minor
- School Authority Purpose – Major
- Service Organization
- Social Organization.

DISCRETIONARY USES

- Cannabis Counselling
- Child Care Service
- Conference and Event Facility
- Drinking Establishment – Small
- Drive Through
- Fitness Centre
- Gas Bar
- Health Services Laboratory – With Clients
- Hotel
- Indoor Recreation Facility
- Medical Clinic
- Motion Picture Production Facility
- Outdoor Café
- Parking Lot – Grade
- Parking Lot – Structure
- Payday Loan
- Post-secondary Learning Institution
- Power Generation Facility – Medium
- Printing, Publishing and Distributing
- Restaurant: Food Service Only – Small
- Restaurant: Licensed – Small
- Retail and Consumer Service
- Self Storage Facility
- Sign – Class C
- Sign – Class E
- Sign – Class F
- Sign – Class G
- Special Function – Class 2
- Specialty Food Store
- Take Out Food Service
- Utility Building
- Vehicle Rental – Minor and
- Wind Energy Conversion System – Type 1
- Auto Service – Minor
- Accessory Food Service
- Accessory Liquor Service
- Amusement Arcade
- Billiard Parlour
- Brewery, Winery and Distillery
- Cannabis Facility
- Cannabis Store
- Catering Service – Major
- Columbarium
- Community Recreation Facility
- Crematorium
- Dinner Theatre
- Distribution Centre
- Drinking Establishment – Medium
- Drinking Establishment – Large
- Food Production
- Funeral Home

- General Industrial – Light
- Health Services Laboratory – Without Clients
- Kennel
- Library
- Liquor Store
- Museum
- Pawn Shop
- Performing Arts Centre
- Pet Care Service
- Place of Worship – Medium
- Place of Worship – Large
- Restaurant: Food Service Only
- Restaurant: Licensed
- Seasonal Sales Area
- Veterinary Clinic.

The following uses are discretionary uses in the Industrial – Business District if they are located within a building containing at least one use listed under Permitted Uses:

- Brewery, Winery and Distillery
- Drinking Establishment – Medium
- Restaurant: Food Service Only – Medium
- Restaurant: Licensed – Medium.

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