

Aggressive Rental Rate

4,315 sf

Office • Suite 200

1,864 sf

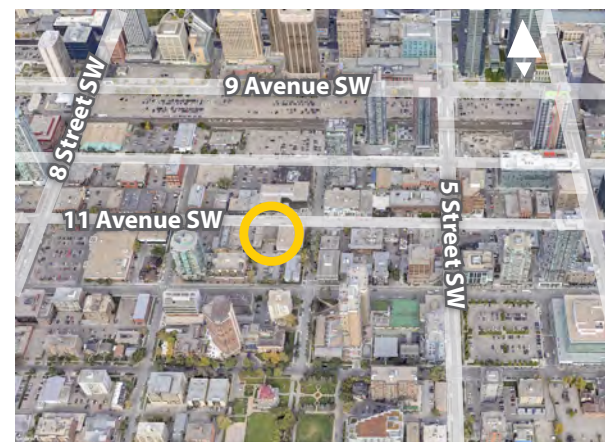
Retail • Suite 102



BELTLINE RETAIL AND OFFICE SPACE FOR LEASE

709 11th Avenue SW
Calgary

- » Great Beltline location and visibility
- » Walking distance to downtown.



FOR MORE
INFORMATION OR
TO VIEW, PLEASE
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REAL ESTATE
LOCAL EXPERTISE MATTERS



#not in my city

403-290-0178 • 200, 407 8 AVENUE SW, CALGARY, AB T2P 1E5
WWW.BARCLAYSTREET.COM



GREAT BELTLINE LOCATION AND VISIBILITY



Walk Score
98

Situated on 11th Avenue SW, a busy corridor that provides excellent visibility and exposure to both commuter and local traffic.



Bike Score
95

Surrounded by an established and growing residential population, with numerous condominium and rental developments adding to the area's density and customer base. The Beltline continues to see significant residential development and intensification



Traffic Count
16,000+
VPD ON 11 AVENUE SW

AREA DEMOGRAPHICS (1 KM RADIUS)



POPULATION
46,372



AVERAGE
HOUSEHOLD INCOME
\$145,852



DAYTIME EMPLOYMENT
86,497 EMPLOYEES **4,194** BUSINESSES

AREA DEMOGRAPHICS (2 KM RADIUS)



POPULATION
99,889



AVERAGE
HOUSEHOLD INCOME
\$170,436



DAYTIME EMPLOYMENT
154,187 EMPLOYEES **6,913** BUSINESSES



P MONTHLY PARKING

- 1 Impark Lot 82 - surface unreserved \$300*/mo/stall
- 2 BudBar Lot - 3 surface reserved stalls \$175*/mo/stall
- 3 Indigo Lot 128 - surface unreserved \$175*/mo/stall
- 4 Impark Lot 566 - surface unreserved \$400*/mo/stall
- 5 Impark Lot 567 - surface unreserved \$350*/mo/stall

* As of Q3 2026

LEASE INFORMATION

MUNICIPAL ADDRESS:
709 11th Avenue SW, Calgary

AVAILABLE FOR LEASE:

RETAIL:

1,864 sq. ft. – Suite 102

- Available February 1, 2027
- Excellent signage opportunity on 11th Avenue SW

OFFICE:

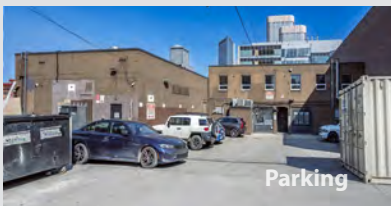
4,315 sq. ft. – Suite 200

- Available immediately
- Full second floor
- Move-in ready
- Excellent signage opportunity on 11th Avenue SW

AVAILABILITY: Immediate

PARKING:

5 stalls (total) at \$175/mo per stall at the back of the property



T.I.A.: 6 months Net Free Rent on As-Is 5-year term

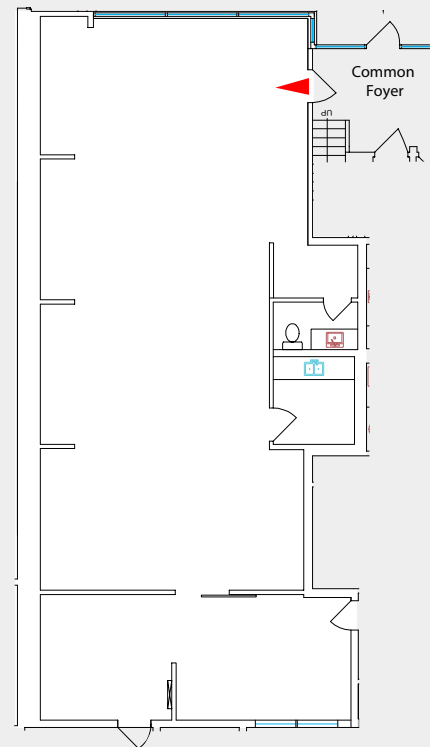
OP. COSTS AND TAXES:
\$18.38 per sq. ft. (est.)

LEASE RATE: Aggressive rental rate

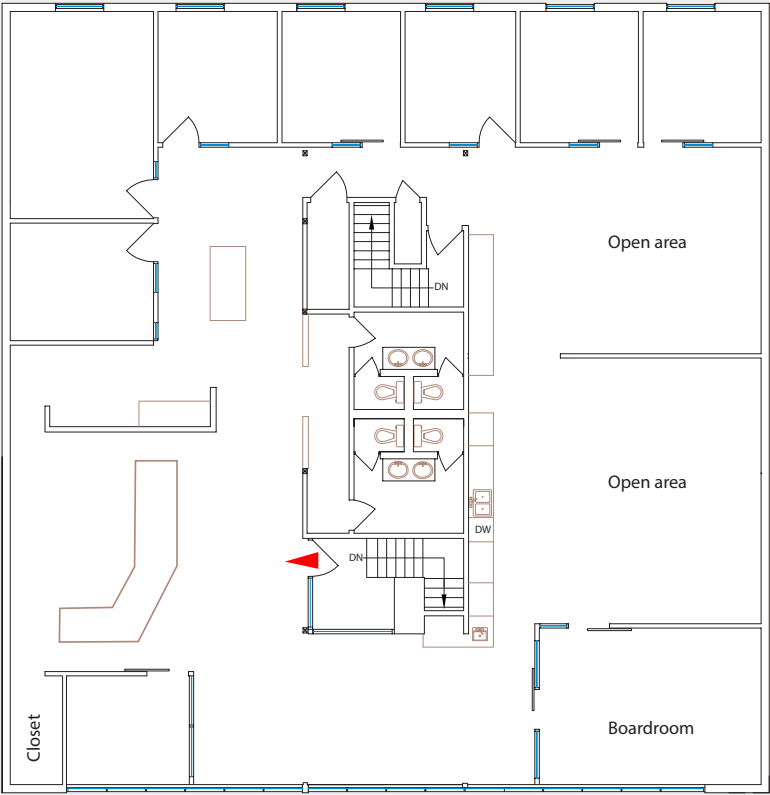


SUITE 102 **RETAIL**
1,864 SQ.FT.

11TH AVENUE SW



SUITE 200 OFFICE
4,315 SQ.FT.



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