BELTLINE RETAIL SPACE IN FOR LEASE

1305 11th Avenue SW
Calgary

1,462 sf
Unit 1 CONDITIONALLY LEASED

3,650 sf
Unit 2

FOR MORE INFORMATION OR TO VIEW, PLEASE CONTACT:

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BARCLAY STREET REAL ESTATE
LOCAL EXPERTISE MATTERS

#not in my city

GREAT BELTLINE LOCATION AND VISIBILITY

Walk Score
96

Bike Score
98

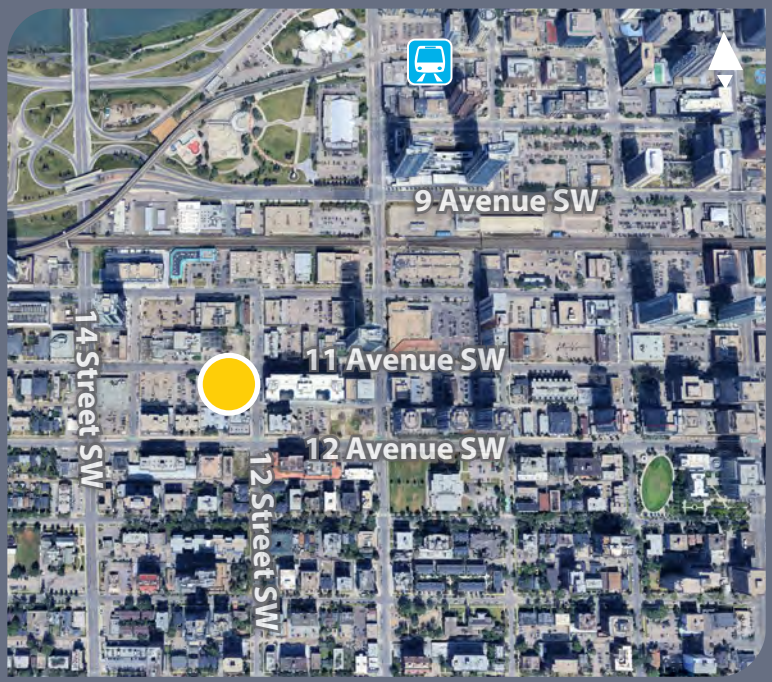
Traffic Count
14,000+
VPD ON 11 AVENUE SW

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

The property offers direct access to Calgary's Downtown core and the western Beltline office district, while also being within walking distance of the Beltline's dense residential neighbourhoods. Nearby 14th Street SW, a major north–south arterial route, provides convenient connectivity to the broader Calgary market.

STRONG LOCAL POPULATION BASE

The property is surrounded by condominium and apartment developments and benefits from a sizeable residential population in the immediate area, providing access to a potential customer base.



AREA DEMOGRAPHICS
(2 km radius)

Population
89,502

Average Household Income
$173,556

Median Age
34.7

Daytime Employment
130,000+
EMPLOYEES

6,849
BUSINESSES

Current Consumption (Total)

FOOD
$626.2M

HEALTH CARE
$152.4M

RECREATION
$285M

PERSONAL CARE
$118M

LIQUOR/TOBACCO
$72.5M

CLOTHING
$146.7M

Sources: Statistics Canada

LEASE INFORMATION

MUNICIPAL ADDRESS:
1305 11 Avenue SW, Calgary

ZONING: CC-X (Centre City Mixed Use District)

AVAILABLE FOR LEASE:

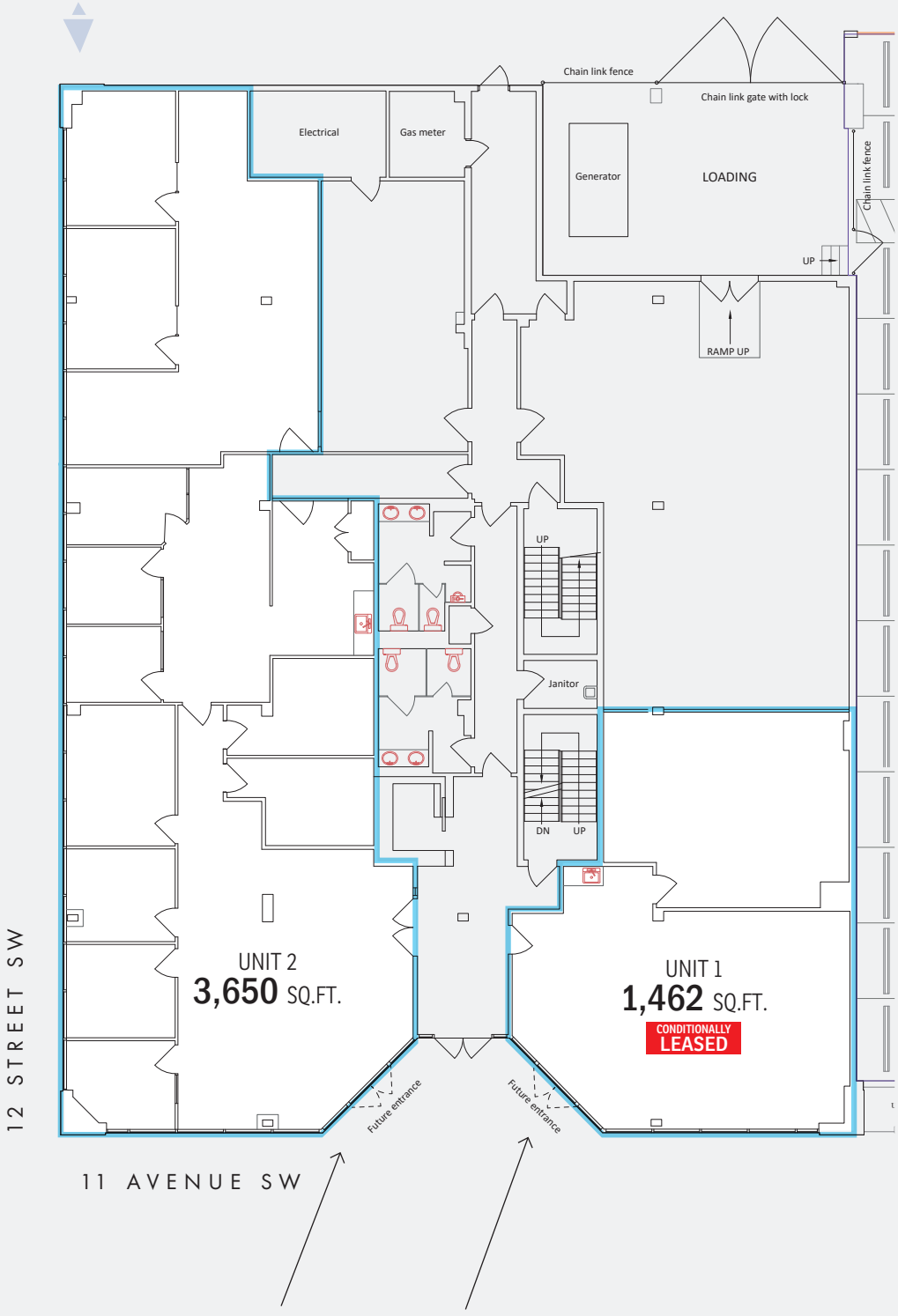
Unit 1 – 1,462 sq. ft. CONDITIONALLY LEASED

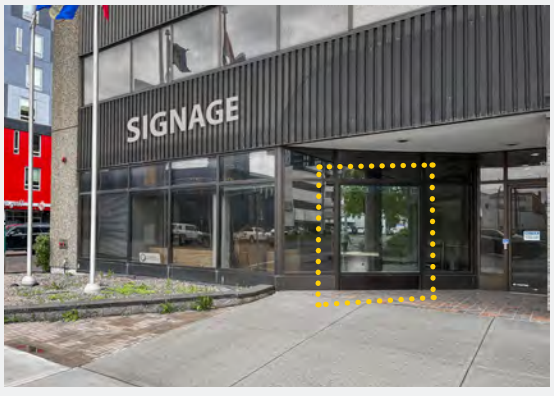
Unit 2 – 3,650 sq. ft.

AVAILABILITY:
Immediate

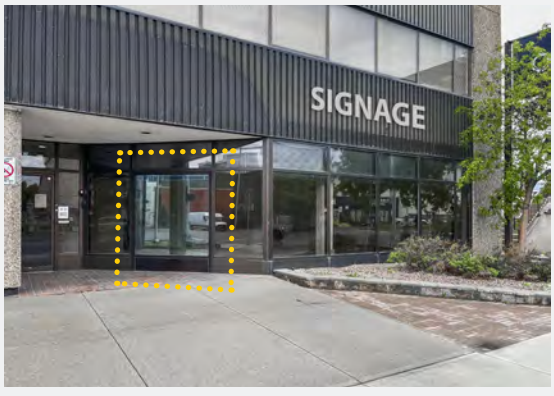
OP. COSTS AND TAXES: TBV

NET RENT: Market





Future entrance for Unit 2



Future entrance for Unit 1

UNIT 1
1,462 SQ.FT.

UNIT 2
3,650 SQ.FT.

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