

BELTLINE RETAIL SPACE IN FOR LEASE

1305 11th Avenue SW
Calgary



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LOCAL
EXPERTISE
MATTERS



GREAT BELTLINE LOCATION AND VISIBILITY

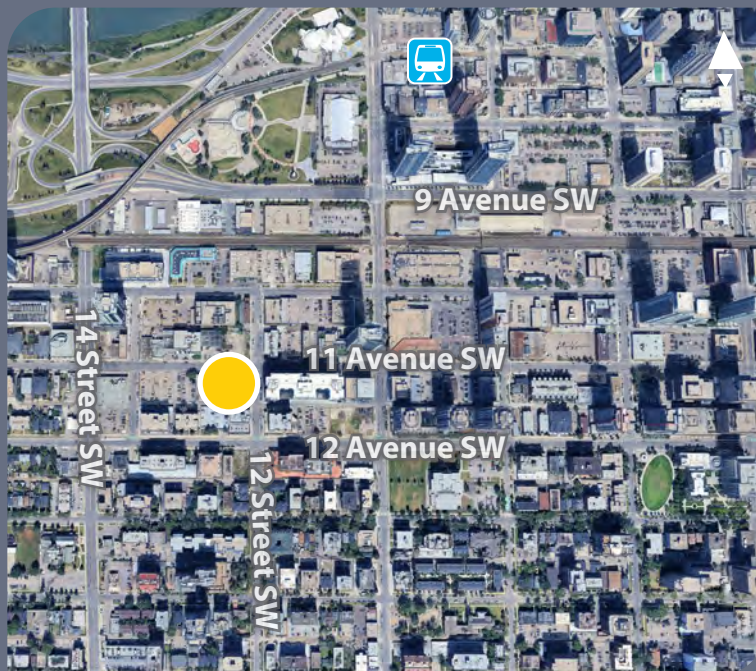
- 
Walk Score
96
- 
Bike Score
98
- 
Traffic Count
14,000+
VPD ON 11 AVENUE SW

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



Future entrance for Unit 3

LEASE INFORMATION

MUNICIPAL ADDRESS:
1305 11 Avenue SW, Calgary

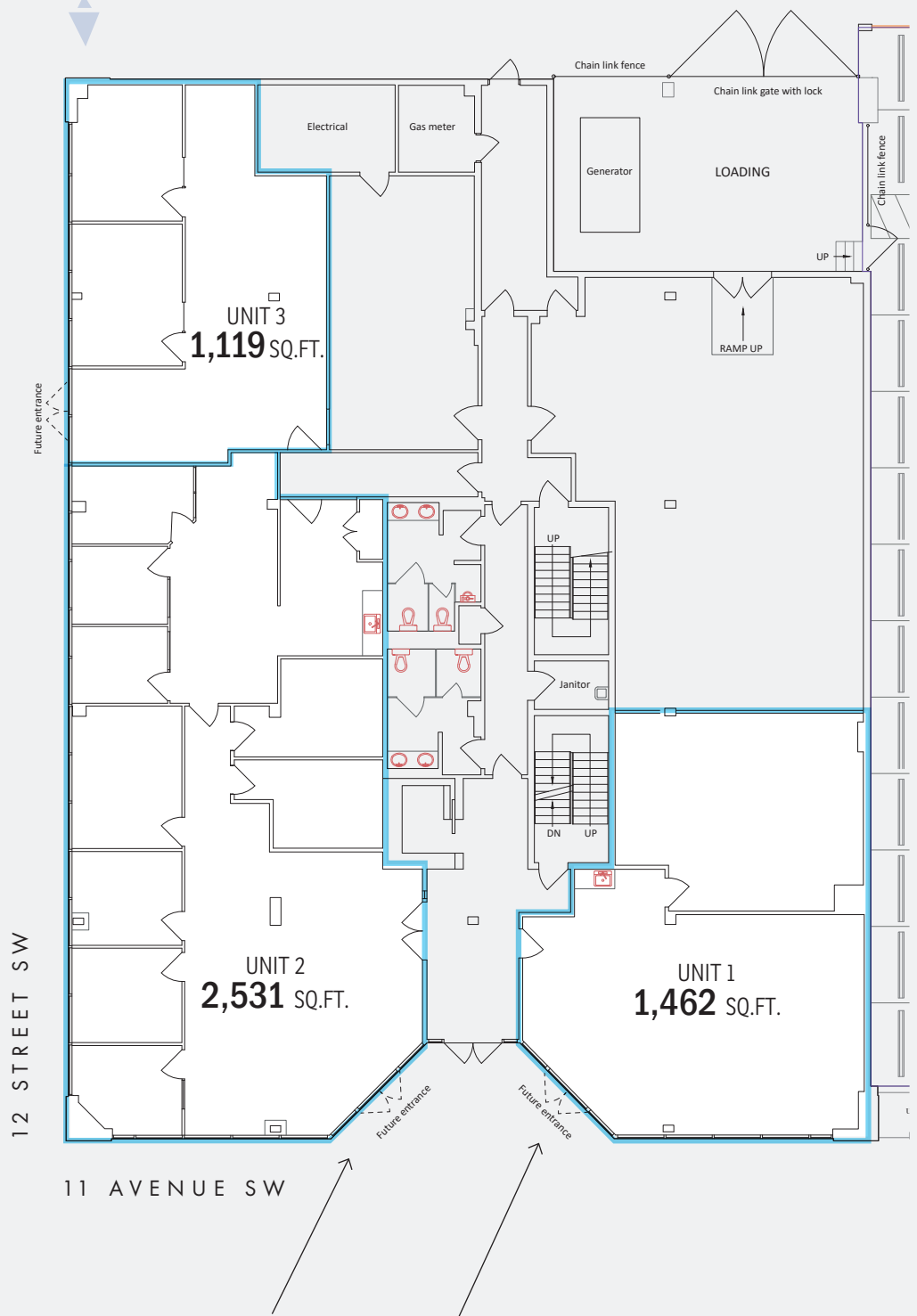
ZONING: CC-X (Centre City
Mixed Use District)

AVAILABLE FOR LEASE:
Unit 1 – 1,462 sq. ft.
Unit 2 – 2,531 sq. ft. } 3,650 sq. ft.
Unit 3 – 1,119 sq. ft.

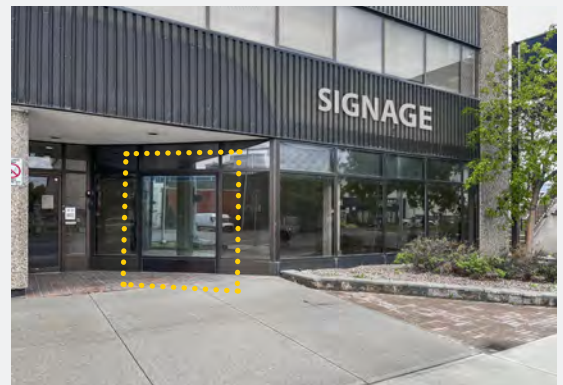
AVAILABILITY:
Immediate

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
2,531 SQ.FT.



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