

DOWNTOWN WEST RETAIL SPACE FOR LEASE

Atrium I and II

839 5 Avenue SW and 840 6 Avenue SW, Calgary



FOR MORE
INFORMATION OR
TO VIEW, PLEASE
CONTACT:

Andrew Sherbut, VICE PRESIDENT – RETAIL SERVICES, PARTNER

c: 403-607-1819 • asherbut@barclaystreet.com

Myles Scheske, SENIOR ASSOCIATE, RETAIL SERVICES

c: 403-968-9859 • mscheske@barclaystreet.com

Ryan Boyne, ASSOCIATE

c: 403-483-5599 • rboyne@barclaystreet.com



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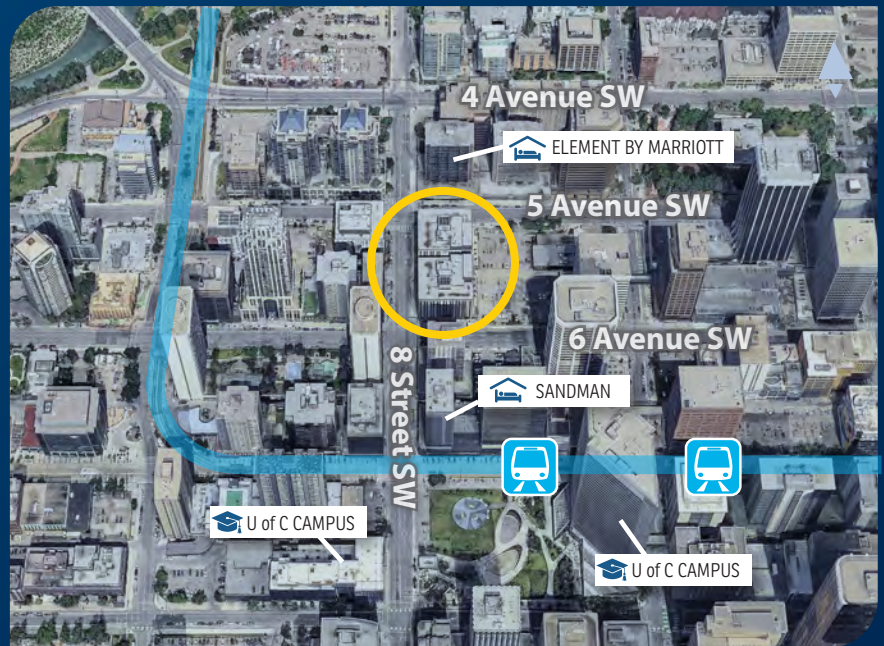


LEASING OVERVIEW

**AVAILABLE
AUG 2027**

Main-floor retail opportunities at Atrium I and II, part of an upcoming 181-unit, two-building office-to-residential redevelopment with a retail podium. Located at the intersection of 8th Street SW and 6th Avenue SW, the property offers strong exposure in an established and growing residential and commercial district.

Main Floor 400 – 9,000 sq. ft.



KEY RETAIL HIGHLIGHTS



HIGH-VISIBILITY LOCATION

Prominent exposure to both pedestrian and vehicle traffic along 8th Street SW and 6th Avenue SW, two key downtown connection routes.



NEW RETAIL IN A MAJOR REDEVELOPMENT

A significant two-building redevelopment will transform the property into 181 residential units with a fully renovated and rebuilt retail podium, creating new, modern retail space within a revitalized mixed-use development.



REVITALIZING 8TH STREET SW

The City of Calgary's *Revitalize 8 Street SW Project* will bring significant streetscape improvements, creating a more pedestrian-friendly and inviting street environment.



GROWING RESIDENTIAL DENSITY

The area sees activity throughout the day from students, employees, residents, commuters and visitors. With Downtown West continuing to evolve through redevelopment and residential growth, activity in the area is expected to increase.



POPULATION / CONSUMPTION / DAYTIME EMPLOYMENT

Atrium I and II are located within an established urban district featuring apartments, hotels and daytime businesses, with the residential population continuing to expand through new development and office conversions.

AREA DEMOGRAPHICS 0.5 KM RADIUS

 POPULATION
12,800

 MEDIAN AGE
34.4

 AVERAGE HOUSEHOLD INCOME
\$112,206

 DWELLINGS
6,844



CURRENT CONSUMPTION

FOOD \$78M	HEALTH CARE \$17.1M	PERSONAL CARE \$12.9M
CLOTHING \$20.1M	RECREATION \$27.5M	LIQUOR/TOBACCO \$10.5M

DAYTIME EMPLOYMENT 1 KM RADIUS

 **83,703** EMPLOYEES

3,578 BUSINESSES

ACCESSIBILITY / TRAFFIC



WALK SCORE
98



BIKE SCORE
93



TRANSIT SCORE
85



TRAFFIC COUNT
16,000+ VPD ON 6 AVE SW



The main-floor retail space offers flexible configurations suited to a broad range of commercial uses, including:

- » Grocery and specialty food market,
- » Food hall concept,
- » Café and restaurant,
- » Fitness and wellness operators,
- » Financial institutions,
- » Personal services,
- » Specialty retail.

Opportunities are available for businesses looking to serve the growing residential population, downtown workforce and the surrounding community.

LEASE INFORMATION

MUNICIPAL ADDRESSES:

839 5 Avenue SW and
840 6 Avenue SW, Calgary

ZONING:

Commercial Residential Core
(CR20-C20/R20)

AVAILABLE FOR LEASE:

■ **ATRIUM I (839 5 AVENUE SW):**
400 – 9,000 sq. ft. Multiple tenants,
flexible configurations

■ **ATRIUM II (840 6 AVENUE SW)**
400 – 9,000 sq. ft. Multiple tenants,
flexible configurations

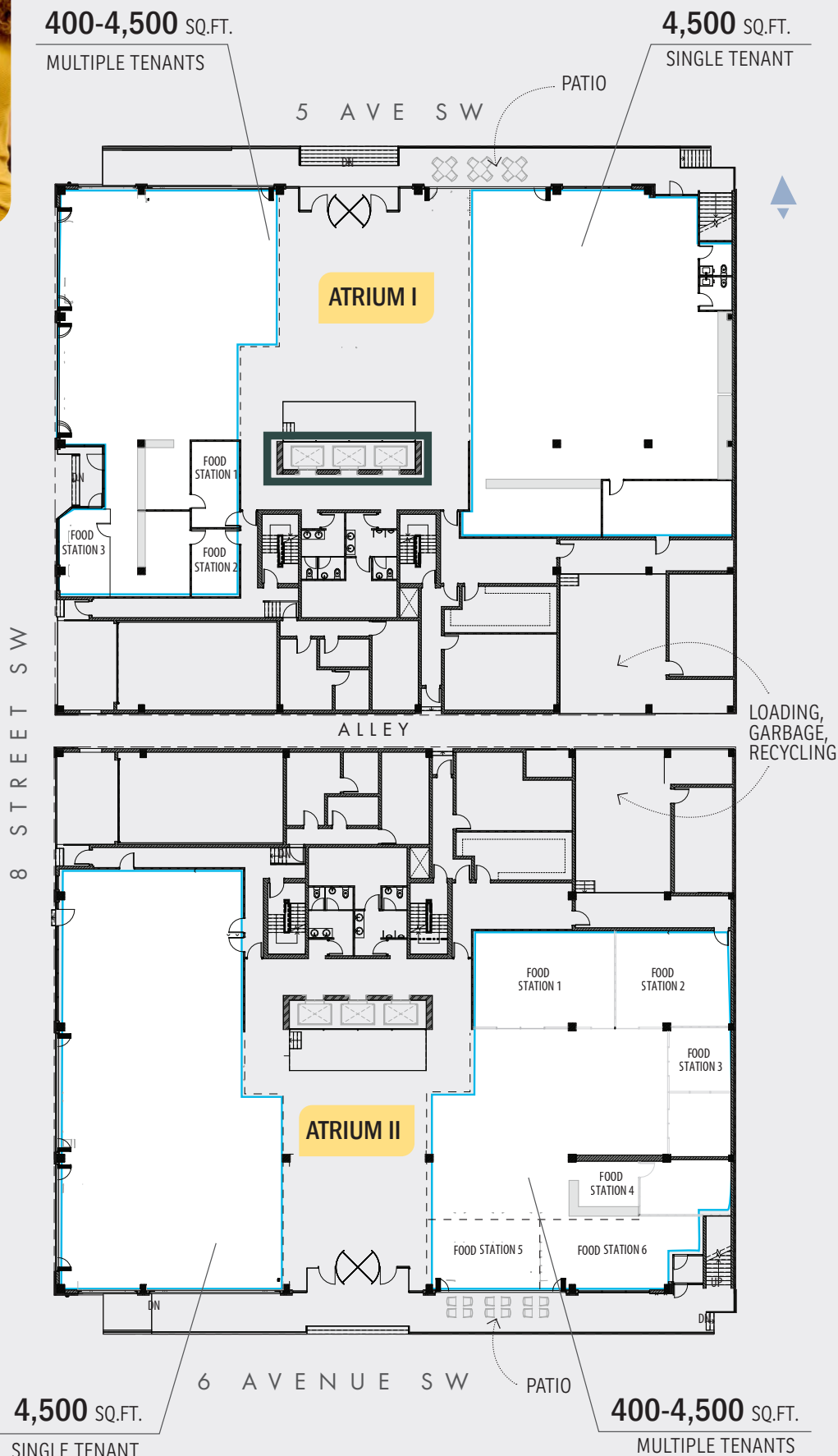
AVAILABILITY:

August 2027
(estimated, subject to change)

OP. COSTS AND TAXES: TBV

NET RENT: Market

CONCEPTUAL PLAN





AT THE HEART OF DOWNTOWN WEST'S EVOLUTION

Atrium I and II are two buildings located at 839 5 Avenue SW and 840 6 Avenue SW in Calgary's Downtown West district. Originally constructed as office buildings, the properties were acquired by Astra Group in 2023.

The properties are being comprehensively redeveloped as a two-building, 181-unit residential project, with the existing buildings being converted and upgraded to support new residential uses.

The redevelopment also includes a renovated retail podium with main-floor retail opportunities fronting 8th Street SW and 6th Avenue SW.



REPURPOSE, REIMAGINE, AND REVITALIZE

ABOUT THE DEVELOPER



Astra Group is a Calgary-based real estate company involved in the acquisition, development, redevelopment, construction, and management of commercial, industrial, and residential properties.

The company focuses on identifying opportunities to reposition and enhance existing properties, as well as developing new real estate projects across Calgary.

With an integrated approach to real estate, Astra Group manages projects through multiple stages of the property lifecycle, from acquisition and development through construction and ongoing property management.

Its portfolio includes commercial and industrial assets as well as residential developments, with a focus on adding value to properties and contributing to the continued evolution of Calgary's established and emerging communities.

ASTRA GROUP'S DOWNTOWN /BELTLINE PROPERTIES



The Cornerstone



Petro Fina



800 Six West



Plaza 1000



Atrium I and II



The Lincoln



DOWNTOWN WEST: IN TRANSITION

1 THE RIVERWALK WEST

RiverWalk West is a City of Calgary initiative to enhance the Bow River's southwest bank with a continuous riverfront promenade, expanded pathways, green spaces and gathering areas, improving connections between downtown and the river.



2 RIVER HALL

River Hall is a Bow River gathering space in Downtown West, developed by The City of Calgary and Aire Commune Productions. It hosts local food vendors, live music, markets, wellness activities and community events.



3 REVITALIZE 8 STREET SW

The Revitalize 8 Street SW Project is a \$30 million investment to transform a 1.5-kilometre corridor from the Bow River to 17 Avenue SW into a greener, pedestrian-friendly connection between Downtown West and the Beltline.



4 CENTURY GARDENS

Century Gardens is a downtown Calgary park featuring green spaces, walking paths, seating and a central fountain, offering a quiet place to relax amid the urban environment.



5 STEPHEN AVE REVITALIZATION

The Stephen Avenue Revitalization Project is a City of Calgary initiative to extend the avenue's pedestrian-friendly atmosphere westward into Downtown West. Plans aim to improve public spaces, strengthen connections and create opportunities for businesses, private investment and redevelopment.



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CALGARY 403-290-0178
Suite 200, 407 – 8th Avenue SW, Calgary, AB T2P 1E5

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