

DOWNTOWN WEST RETAIL / PROFESSIONAL SPACE FOR LEASE

Petro Fina Building
736 8 Avenue SW, Calgary

Main Floor & **+15**



FOR MORE
INFORMATION OR
TO VIEW, PLEASE
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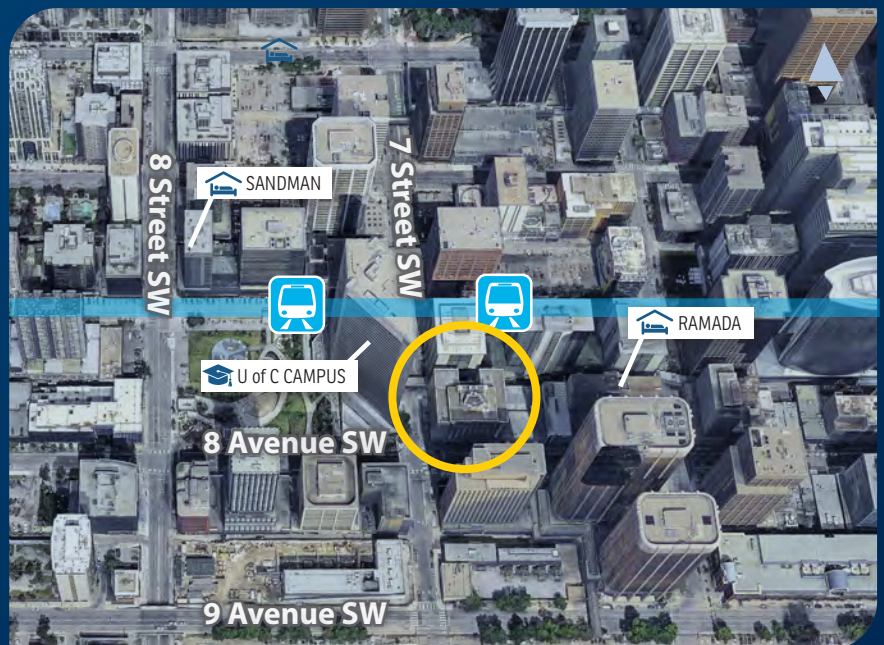
LEASING OVERVIEW

**AVAILABLE
NOW**

Retail space is now available for lease across multiple units on both the main floor and +15 level of the newly transformed Petro Fina Building, a 103-unit residential community ideally situated at the corner of 8th Avenue SW and 7th Street SW.

Main Floor 1,480 – 7,143 sq. ft.

+15 1,246 – 2,780 sq. ft.



KEY RETAIL HIGHLIGHTS



HIGH-VISIBILITY LOCATION

Prominent frontage along 8 Avenue SW with strong pedestrian exposure in Calgary's Downtown West.



U of C AND DIVERSE CUSTOMER BASE

Direct +15 connection to University of Calgary's School of Architecture, Planning and Landscape, with over 1,000 students passing through daily, alongside downtown employees, residents, commuters and visitors supporting activity throughout the day.



STEPS FROM THE CTRAIN

Located just steps from CTrain corridor, providing convenient access for commuters, students, residents and downtown visitors.



GROWING RESIDENTIAL DENSITY

A mix of students, downtown employees, residents, commuters and visitors creates customer activity throughout the day.



POPULATION / CONSUMPTION / DAYTIME EMPLOYMENT

The Petro Fina Building is surrounded by numerous apartment buildings, hotels and daytime businesses, with density continuing to increase through new developments and ongoing office-to-residential conversion projects.

AREA DEMOGRAPHICS 0.5 KM RADIUS

POPULATION
11,129

MEDIAN AGE
33

AVERAGE HOUSEHOLD INCOME
\$120,796

DWELLINGS
6,289

CURRENT CONSUMPTION		
FOOD \$64.3M	HEALTH CARE \$12.9M	PERSONAL CARE \$10.5M
CLOTHING \$16.9M	RECREATION \$23M	LIQUOR/TOBACCO \$8.7M

DAYTIME EMPLOYMENT 1 KM RADIUS

98,849 EMPLOYEES

4,140 BUSINESSES

ACCESSIBILITY / TRAFFIC

WALK SCORE
92

BIKE SCORE
92

TRANSIT SCORE
96

FOOT / TRAFFIC COUNT

10,000+ VEHICLE TRAFFIC

9,160+ STREET FOOT TRAFFIC

3,550+ +15 FOOT TRAFFIC



Ideal uses include:

- » Café and specialty food,
- » Quick service restaurants,
- » Boutique and specialty retail,
- » Hair salons and barbershops,
- » Beauty and personal services,
- » Dental and medical clinics,
- » Physiotherapy and massage,
- » Yoga, Pilates and fitness studios,
- » Banking and financial services

Uses subject to municipal approvals and unit location. Additional restrictions apply at the +15 level.

LEASE INFORMATION

MUNICIPAL ADDRESSES:
736 8 Avenue SW, Calgary

ZONING:
Commercial Residential Core
(CR20-C20/R20)

AVAILABLE FOR LEASE:

MAIN FLOOR

- » 7,143 sq. ft. – Unit 100
- » 1,480 sq. ft. – Unit 110
- » 1,778 sq. ft. – Unit 120

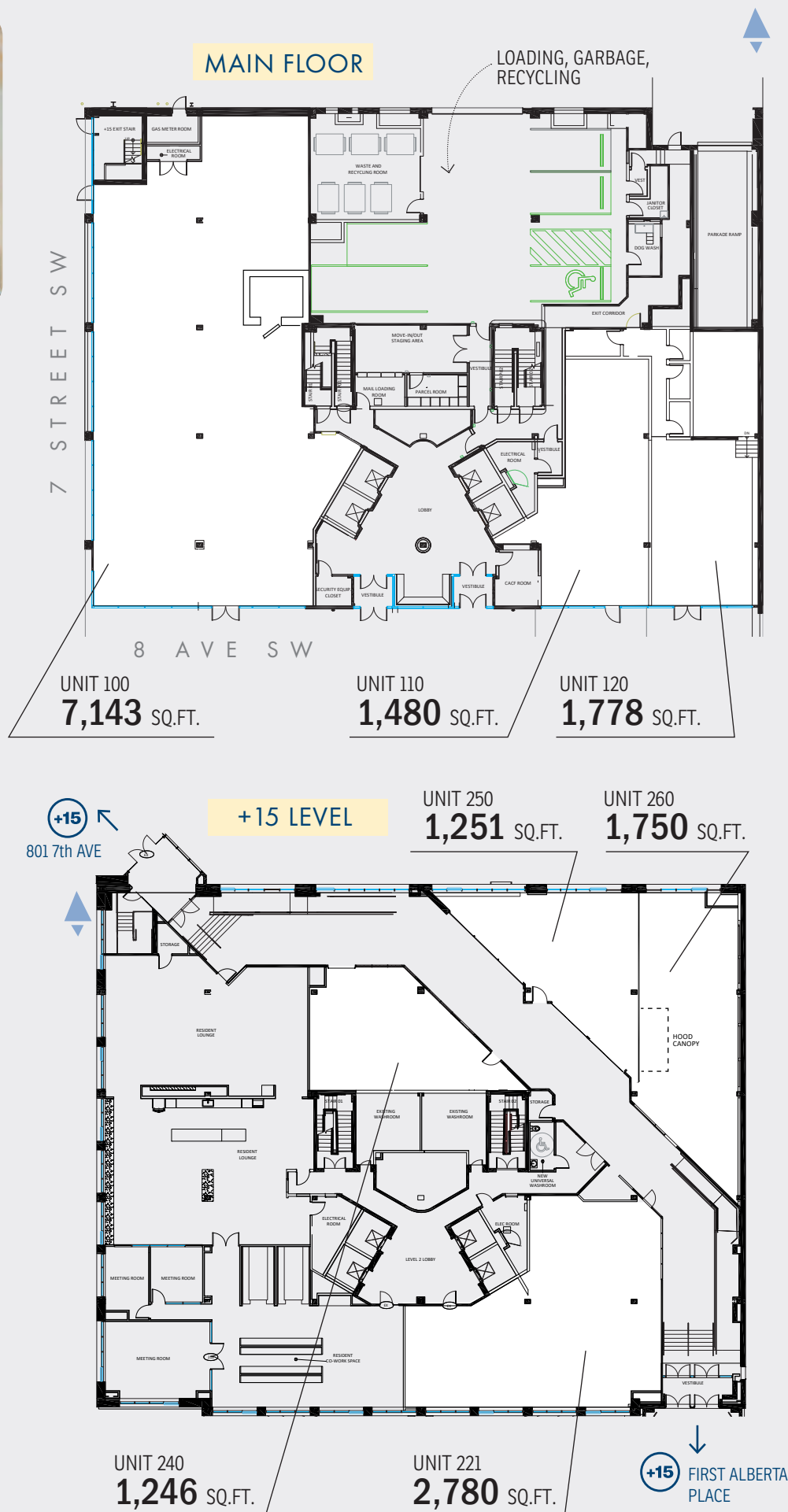
+15

- » 2,780 sq. ft. – Unit 221
- » 1,246 sq. ft. – Unit 240
- » 1,251 sq. ft. – Unit 250
- » 1,750 sq. ft. – Unit 260

AVAILABILITY: Immediate

OP. COSTS AND TAXES:
\$18.50 per sq. ft. (est.)

NET RENT: Market



The image shows the exterior of a multi-story building with a modern design. The upper floors feature large windows with green-tinted glass panels. A prominent red sign on the building reads "736" above "FINA BUILDING". The ground floor has large glass doors and windows. A sign on the left door says "PETRO FINA RESIDENCES" and "EXIT ONLY BUILDING ENTRANCE". A sign on the right door says "PETRO FINA RESIDENCES" and "RESIDENTIAL LEADING CALL 904-837-7808". A sign on the right wall says "736" and "±1,500 RETAIL SPACE". A white car is blurred in the foreground, and a person is visible near the entrance. A yellow graphic element is on the left side of the text.

736
FINA BUILDING

AN OPPORTUNITY IN CALGARY'S
EVOLVING DOWNTOWN WEST



HISTORIC CHARACTER. MODERN LIVING

Originally constructed in 1959 as the Canadian headquarters of Fina Oil, the 11-storey Petro Fina Building is a notable example of Calgary's post-war architectural heritage. The building was acquired by Astra Group in 2022 and underwent a major office-to-residential conversion, preserving key heritage elements while introducing modern residential, retail and amenity spaces.

Completed in 2025, the redevelopment transformed approximately 140,000 square feet of former office space into 103 residential suites, including spacious two- and three-bedroom layouts and four penthouses. The pet-friendly residences are designed around attainable luxury, with modern amenities and larger floor plans suited to urban living.

The building retains its distinctive historic character, including its buff-coloured brick exterior, terra-cotta detailing, granite elements and Art Moderne architectural features. Floors 3 through 11 contain the residential suites, while the lower levels accommodate retail, amenity and +15-connected spaces.



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.

ASTRA GROUP'S DOWNTOWN /BELTLINE PROPERTIES



The Cornerstone



Petro Fina



800 Six West



Plaza 1000



Atrium I and II



The Lincoln

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.

**LOCAL
EXPERTISE
MATTERS**

Commercial Real Estate Sales, Leasing and Property Management

/ Leasing
OFFICE, RETAIL, INDUSTRIAL

/ Sales
OFFICE, RETAIL, INDUSTRIAL, HOTELS,
MIXED USE, MULTI-FAMILY, LAND

**/ Property
Management**
OFFICE, RETAIL, INDUSTRIAL, COMMERCIAL
AND RESIDENTIAL CONDOMINIUMS



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