

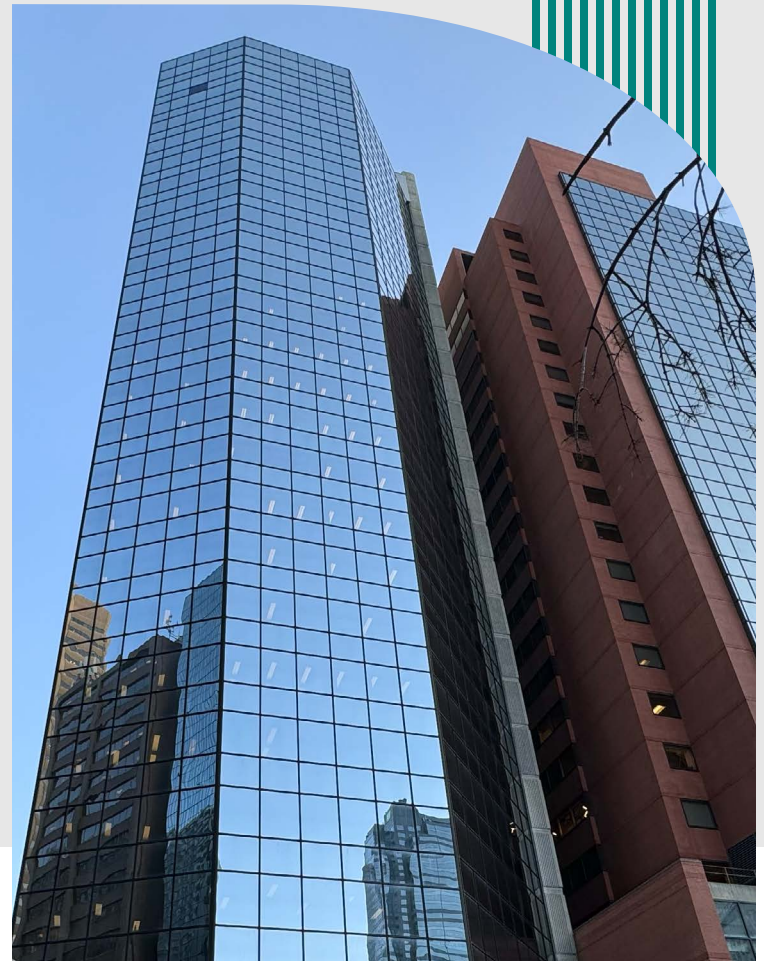
520 FIFTH

520 5 Avenue SW, Calgary, AB

SMALL FORMAT +15 RETAIL BAY
READY FOR TENANT FIXTURING

RETAIL FOR LEASE

- 1,029 square foot second floor retail premises immediately available on the +15 level
- Small format retail can accommodate multiple types of uses including hospitality, retail, personal services and professional offices
- Property has frontage to 5th Avenue SW and 13,000 vehicles per day (2022)
- Street front and +15 access, and located in the core of downtown with multiple hotel properties and surface parking lots in close proximity
- Recently renovated main floor and second floor retail levels offer a fresh and modern feel, with convenient access, wayfinding and connections to neighboring properties



NIC KRYWOLT

Associate
403.930.5882
nic.krywolt@omada-cre.com

CHRIS KILLINGSWORTH

Associate
780.232.6939
chris.killingsworth@omada-cre.com

GABRIEL LORIEAU

Partner
780.540.5324
gabriel.lorieau@omada-cre.com



PROPERTY FEATURES

Vacancy	1,029 SF
Available	Immediately
Address	Suite 240, 520 5 Avenue SW
Zoning	CR20-C20/R20 Commercial - Residential Core
Basic Rent	Negotiable
Op Costs	\$19.23 (2024 est.); includes utilities



DIRECT CONNECTIONS TO AQUITAINE TOWER AND CHEVRON PLAZA VIA +15 NETWORK



SMALL FORMAT RETAIL BAY



TENANT INDUCEMENTS AVAILABLE



FLOOR PLAN



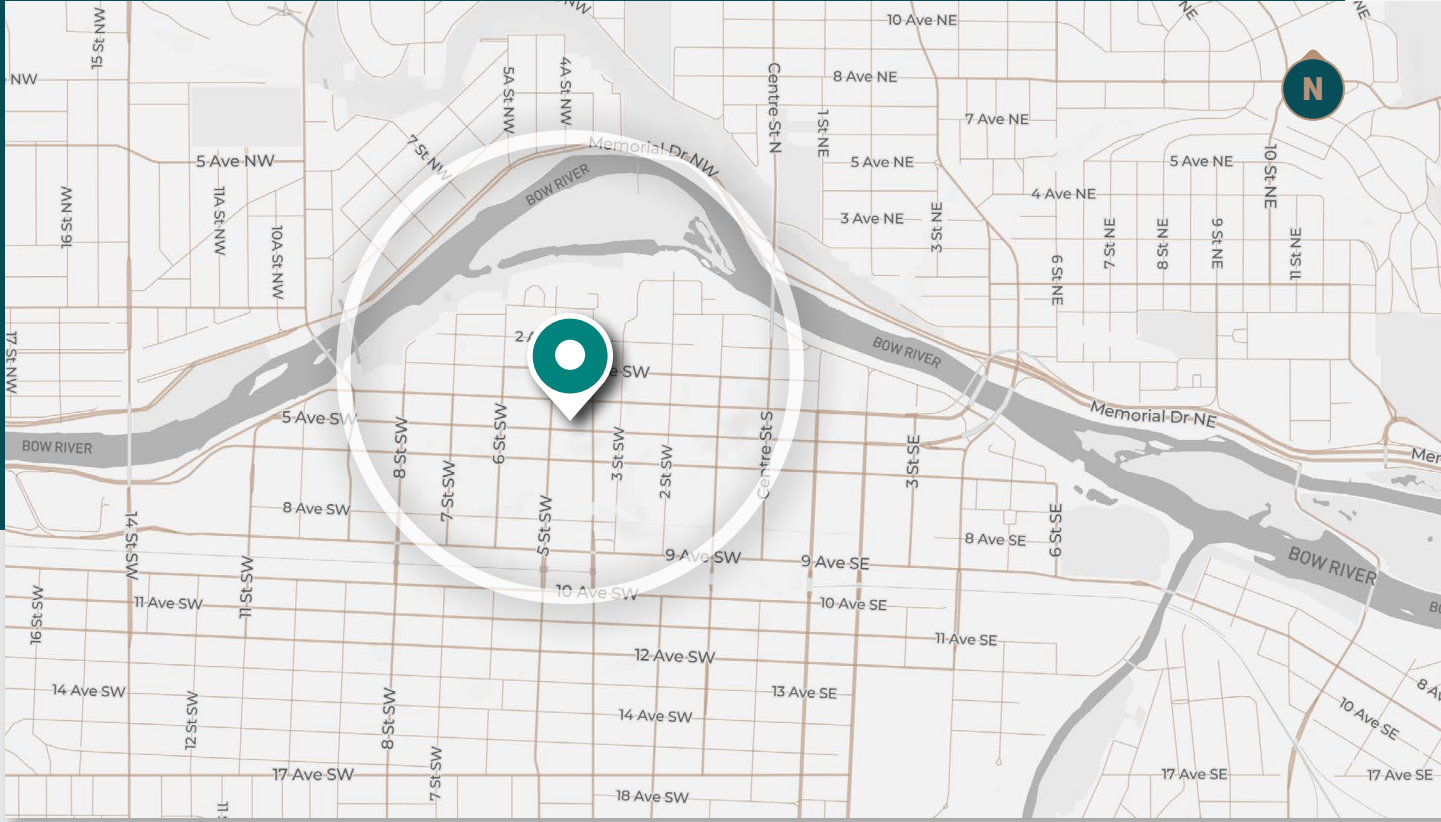
OPPORTUNITY

IMMEDIATELY AVAILABLE SMALL FORMAT RETAIL PREMISES LOCATED ON THE +15 LEVEL. INDOOR ACCESS ALLOWS FOR COMFORTABLE SERVICE THROUGHOUT ALL SEASONS OF THE YEAR.

Take advantage of built in foot traffic along the +15 network in the heart of Calgary's downtown commercial core. With connections to the immediately adjacent office towers that features with a diverse mix of local, regional and national office occupiers.

 HOTELS  OTHER





AREA DEMOGRAPHICS

1.5 KM RADIUS

194,224

DAYTIME POPULATION

64,626 residents, 2024 est
27.7% growth (2019-2024)
33.6% projected growth (2024-2029)

55.2%

20-39 YRS

0-19 yrs = 8.9%
40-59 yrs = 20.8%
60+ yrs = 15.3%

\$145,245

AVERAGE HOUSEHOLD INCOME

Average household income
of \$145,245 (2024 est.)

13,000

VPD ON 5 AVE SW

13000 VPD on 5 Ave SW
(2022)

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OMADA-CRE.COM

403.930.5882

OMADA COMMERCIAL
1000 The Edison, 150 - 9th Ave SW
Calgary AB T2P 3H9

Omada
COMMERCIAL