

| FOR LEASE |

# MAIN FLOOR RETAIL



**CANADA PLACE** 407 2 Street SW, Calgary, AB

- **Partially fixtured café or quick serve restaurant space available immediately**
- 2,527 SF main floor retail premises in a well-located office tower in downtown Calgary
- Existing improvements allow for a simple conversion to hospitality, café or take-out restaurant
- High exposure frontage to 4 Avenue SW, one of Calgary's primary commuter corridors into downtown with 23,000 VPD (2019)
- Dedicated exterior access, shared interior lobby access and access to +15 network

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# PROPERTY FEATURES

Vacancy	2,527 SF + 590 SF below grade storage <sup>1</sup>
Available	Immediately
Address	407 2 Street SW, Calgary, AB
Legal	Plan C, BBlock 25, Lots 16-20 <sup>2</sup>
Zoning	<a href="#">CR20-C20   Comm. Residential Core</a>
Lease Rate	Negotiable
Op Costs	\$17.36 PSF
Utilities	Separately metered

<sup>1</sup>optional, includes two walk-in freezers

<sup>2</sup>inclusive, excepting as to surface only the street widening on Plan 7410559



HIGH EXPOSURE TO  
4TH AVENUE SW



92% OFFICE OCCUPANCY  
& ACCESS TO +15

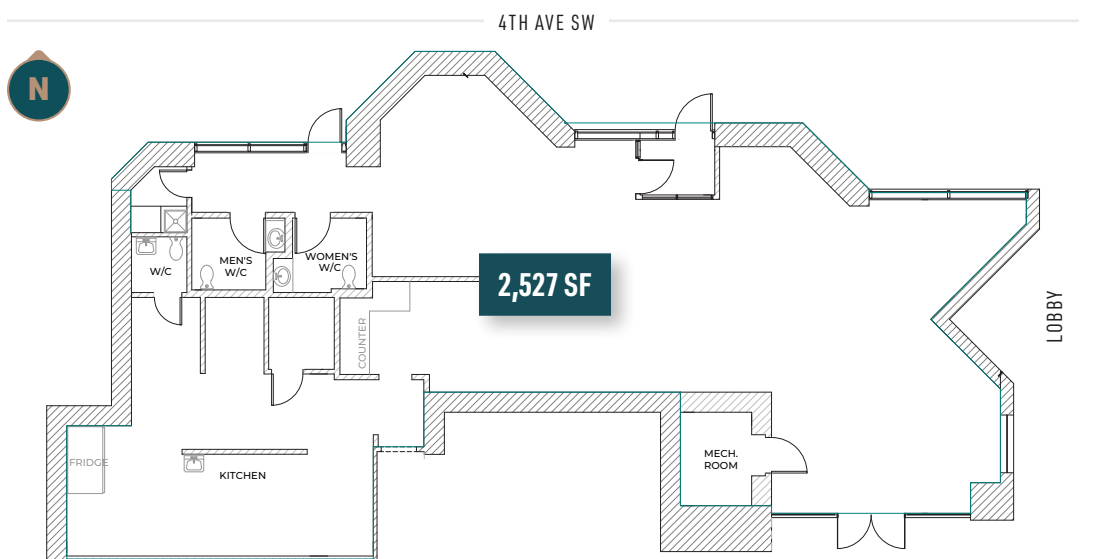


PARTIALLY BUILT OUT  
CAFE PREMISES

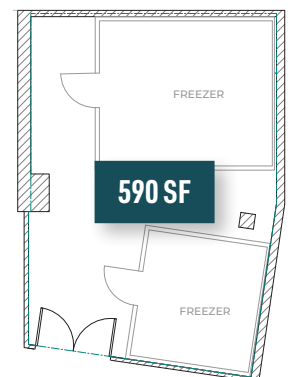


TAKE THE VIRTUAL BUILDING TOUR

## FLOOR PLAN



MAIN FLOOR



STORAGE



# OPPORTUNITY

Leverage the existing improvement in this partially fixtured café in the heart of Calgary's downtown commercial core. Take advantage of high daily traffic counts along 4th Ave SW, and locate immediately adjacent to other well-occupied office properties. The area offers a diverse mix of local, regional and national hospitality providers, quick serve restaurants, and retail and service providers on surrounding main floor and second floor retail corridors. Canada Place boasts 92% office occupancy and offers +15 access to surrounding sites.

# DEMOGRAPHICS

**212,920**

DAYTIME POPULATION

56,920 residents  
23.9% growth (2018-2023)  
24.9 % projected growth (2023-2028)

**\$102,437**

AVERAGE HOUSEHOLD INCOME

**56.1%**

20-39 YRS

0-19 yrs = 8.5%  
40-59 yrs = 20.8%  
60+ yrs = 14.5%

**23,000**

VPD ON 4 AVE SW

7,000 VPD on 2 St SW





# CONTACT US

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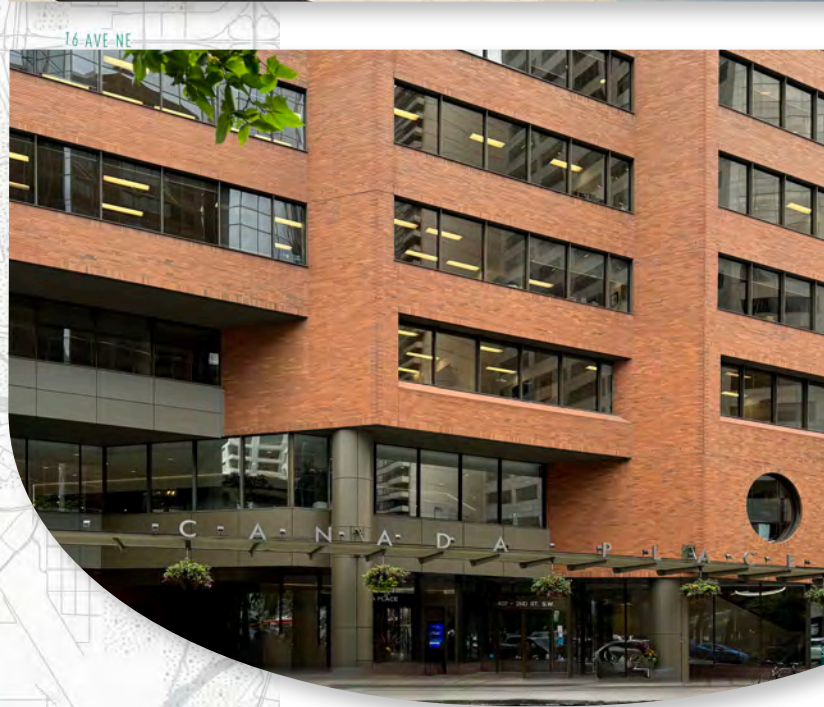
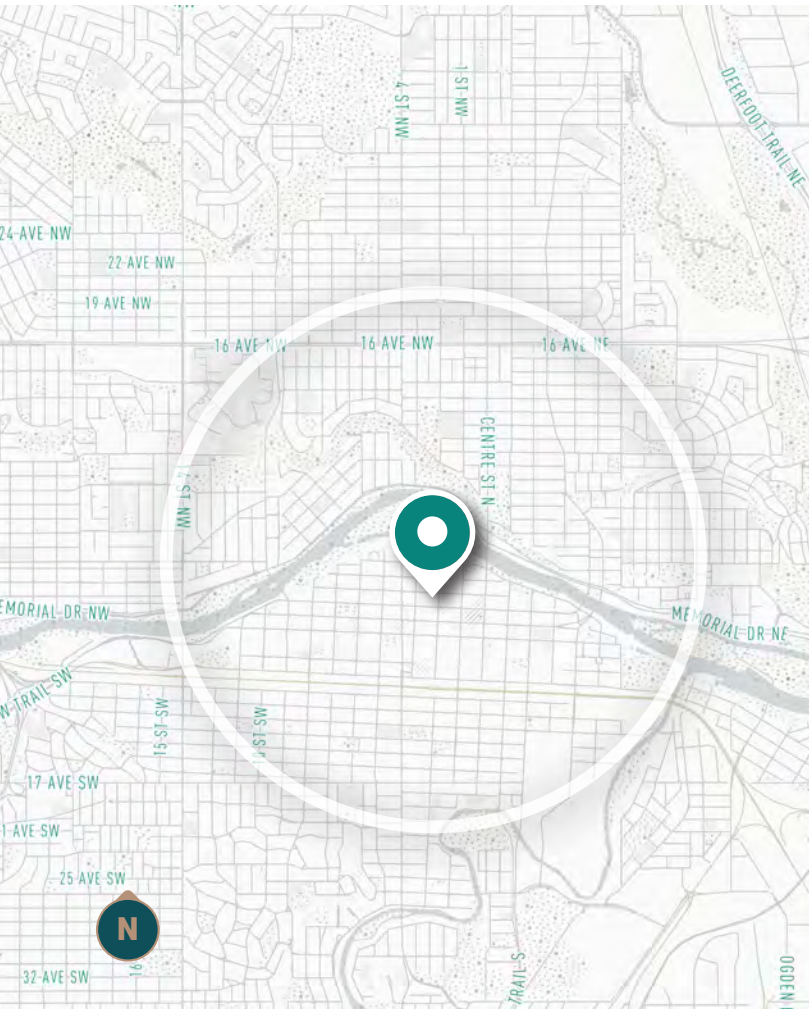
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