

| UP TO 14,000 SF FOR LEASE |

ANCHOR OPPORTUNITY



DOWNTOWN MIXED-USE DEVELOPMENT

410 6th Street SW, Calgary, AB

- Up to 14,000 square foot retail podium for lease in this new, mixed-use development with 338 apartments on site
- Striking architectural design, providing landmark qualities to the building
- High exposure with frontage to 4th Avenue SW in Downtown Calgary's West End
- Located in one of Calgary's most densely populated neighbourhoods
- Close proximity to +15 network and Bow River Pathway system
- Appropriate loading facilities and dedicated commercial underground parking

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AREA OVERVIEW



EXCELLENT VISIBILITY & FRONTAGE TO 4TH AVE SW



DENSE RESIDENTIAL IN SURROUNDING AREA



GREAT ACCESS TO RESIDENTS & DOWNTOWN COMMUTERS



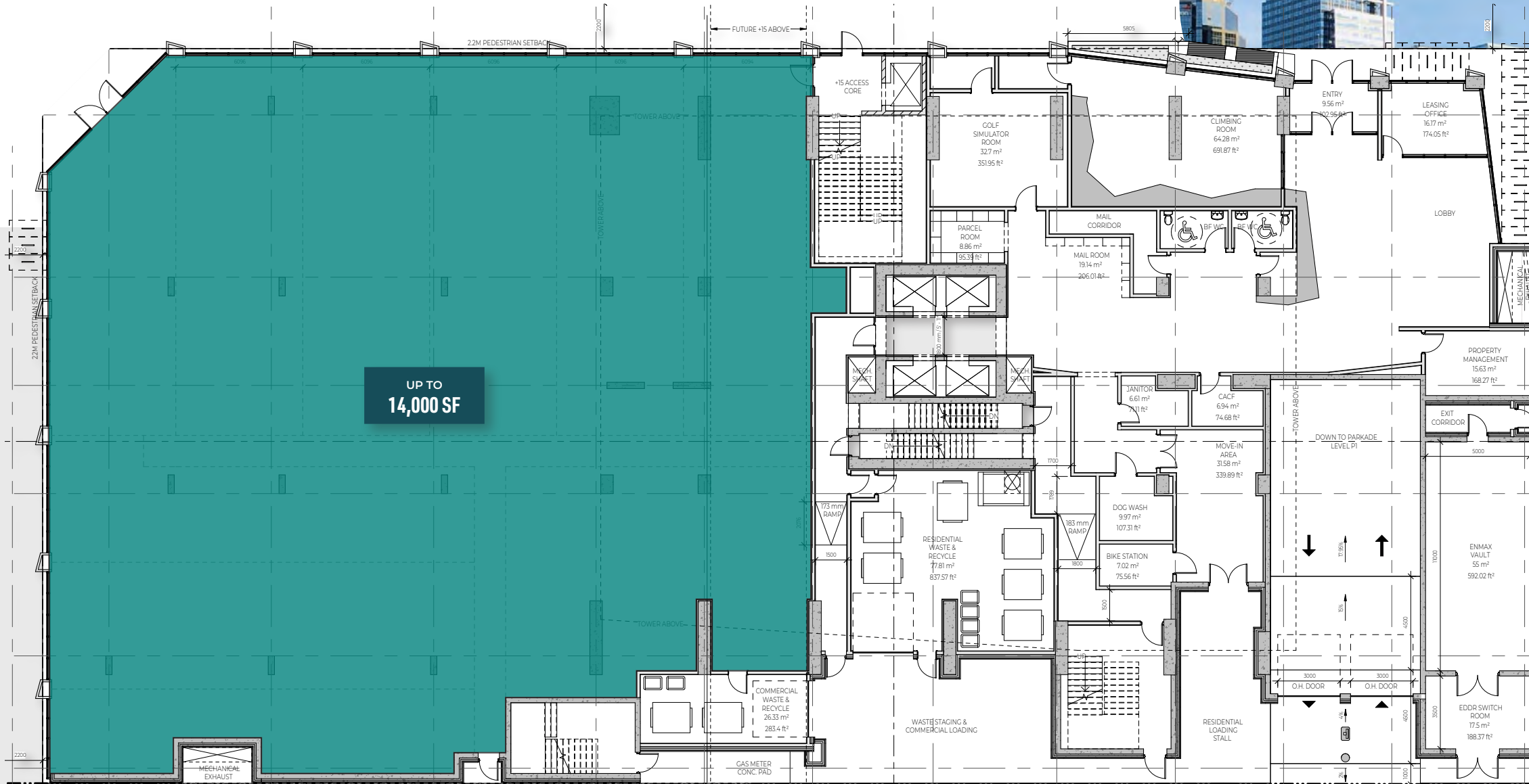
EXPOSURE TO 23,000 VPD ALONG 4TH AVE SW (2022)



PROPERTY OVERVIEW

Retail Area	Up to 14,000 SF
Available	Summer 2027
Address	410 6th Street SW, Calgary, AB
Zoning	CR20-C20/R20 Comm-Res Core

Lease Rate	Market
Op Costs	TBD
Parking	4+ stalls per 1,000 SF
Exposure	23,000 VPD on 4th Ave SW (2022)



IN
SITU



FLOOR PLAN
SUBJECT TO CHANGE



DEMOGRAPHICS

EAU CLAIRE, CHINATOWN, DOWNTOWN, EAST VILLAGE & BELTLINE

208,912

DAYTIME POPULATION

- 55,199 residents
- 28.7% growth (2018-2023)
- 27.4 % projected growth (2023-2028)

\$106,620

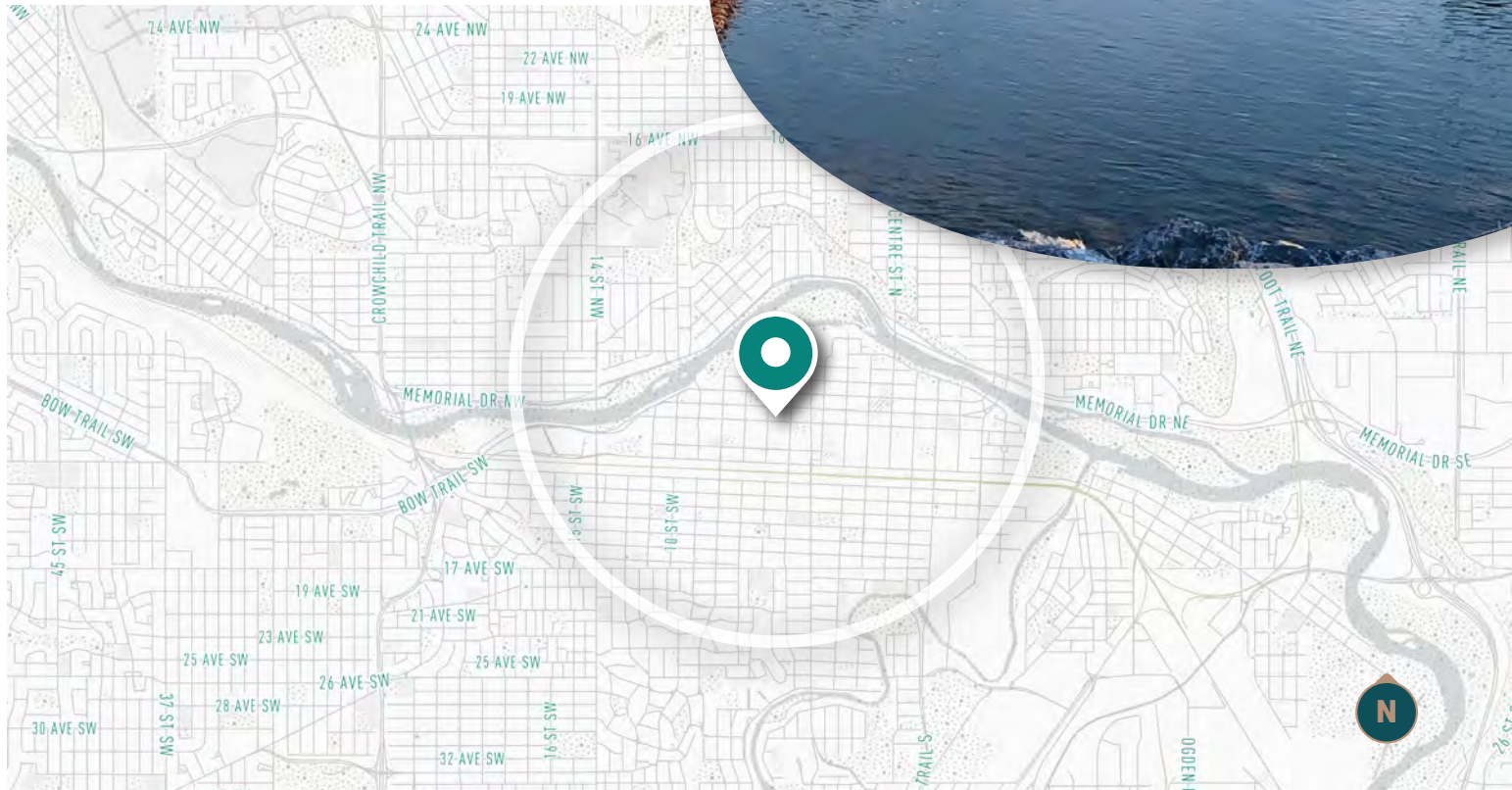
AVERAGE HOUSEHOLD INCOME

- 23.6% earn \$60-100,000
- 32.9% earn \$100,000+

51.7%

20-39 YRS

- 0-19 yrs = 7.7%
- 40-59 yrs = 20.5%
- 60+ yrs = 20.0%



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