

| 2,087 SF FOR LEASE |

STEPHEN AVENUE RETAIL



HUDSON'S BLOCK

102 8 Avenue SW, Calgary, AB

- Rare main floor retail opportunity on Stephen Avenue - fully built out café with modern and clean finishings
- 2,087 SF available among many established full-service restaurants, retailers and well-occupied office towers
- Walking distance to the Calgary Telus Convention Centre, located one block east
- Patio opportunity available, with exposure to over 4 million pedestrians annually along Stephen Avenue (2024)
- Easily accessible from downtown and surrounding communities via Centre Street South

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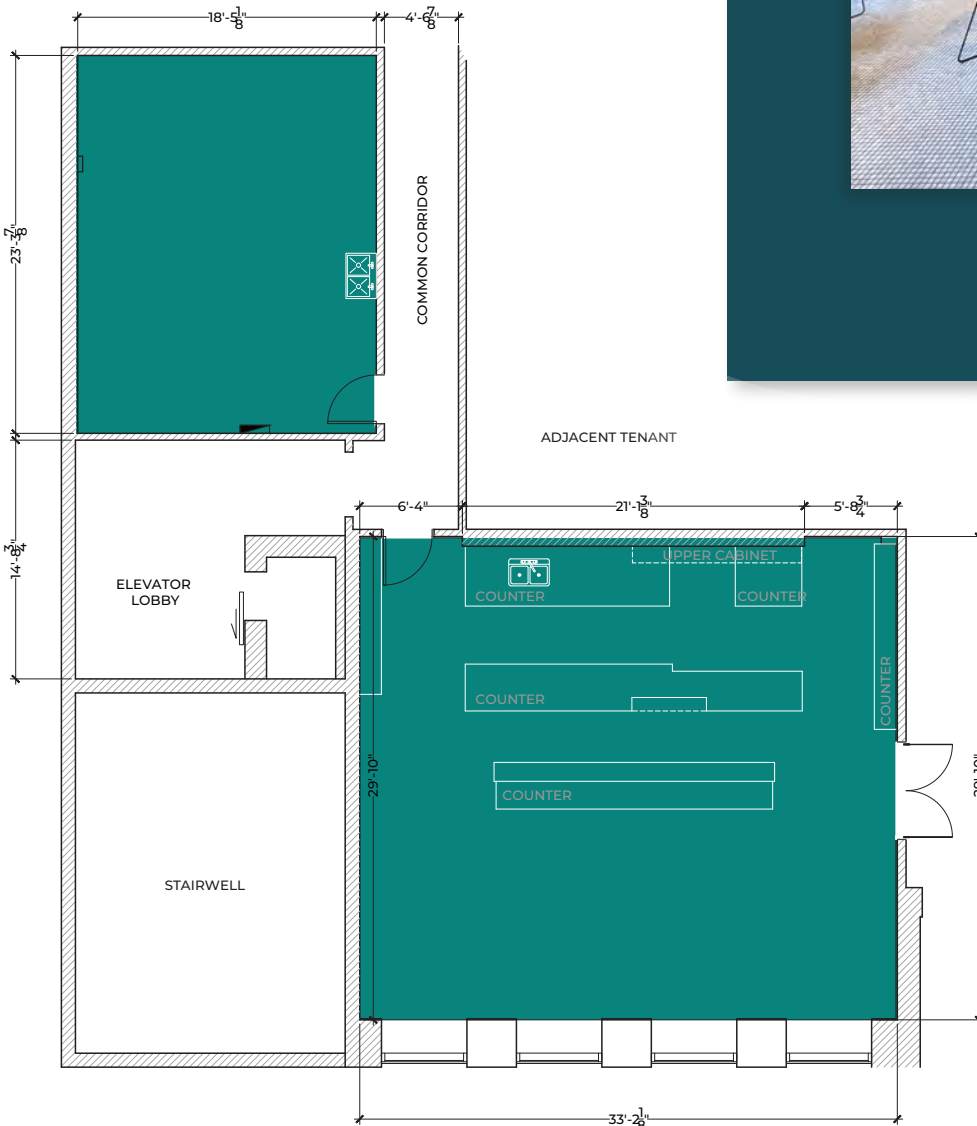
Omada
COMMERCIAL

PROPERTY FEATURES

Vacancy	2,087 SF
Available	30-days notice
Address	102 8 Avenue SW, Calgary, AB
Zoning	CR20-C20/R20, Comm-Res Core
Basic Rent	Negotiable
Add'l Rent	\$24.75 PSF + management fee
Access	Stephen Avenue & Centre Street S



FLOOR PLAN



4M+ PEDESTRIANS ANNUALLY ON ONE OF CALGARY'S ONLY PEDESTRIAN RETAIL CORRIDORS



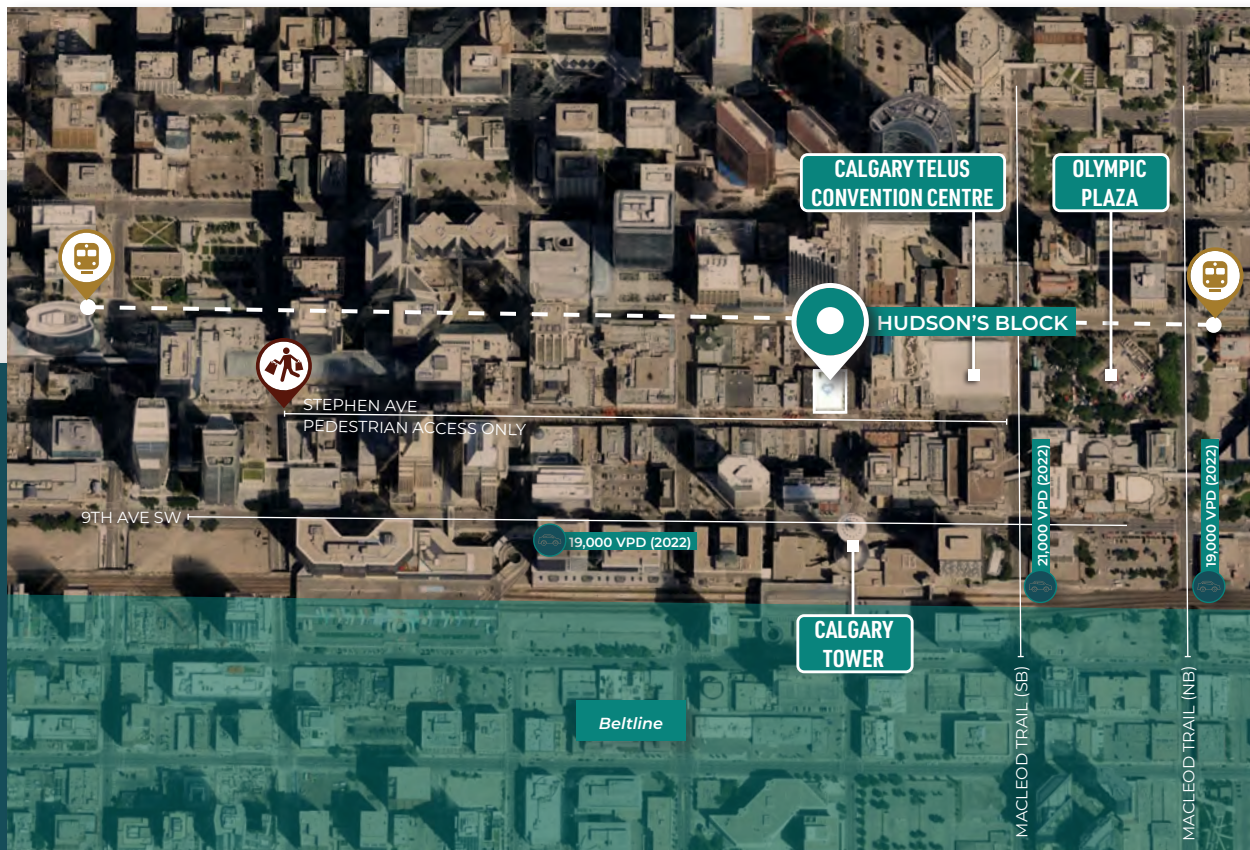
HISTORIC HIGH STREET RETAIL WITH BRIGHT + MODERN FINISHES



UNPARALLELED PEDESTRIAN TRAFFIC ON STEPHEN AVE

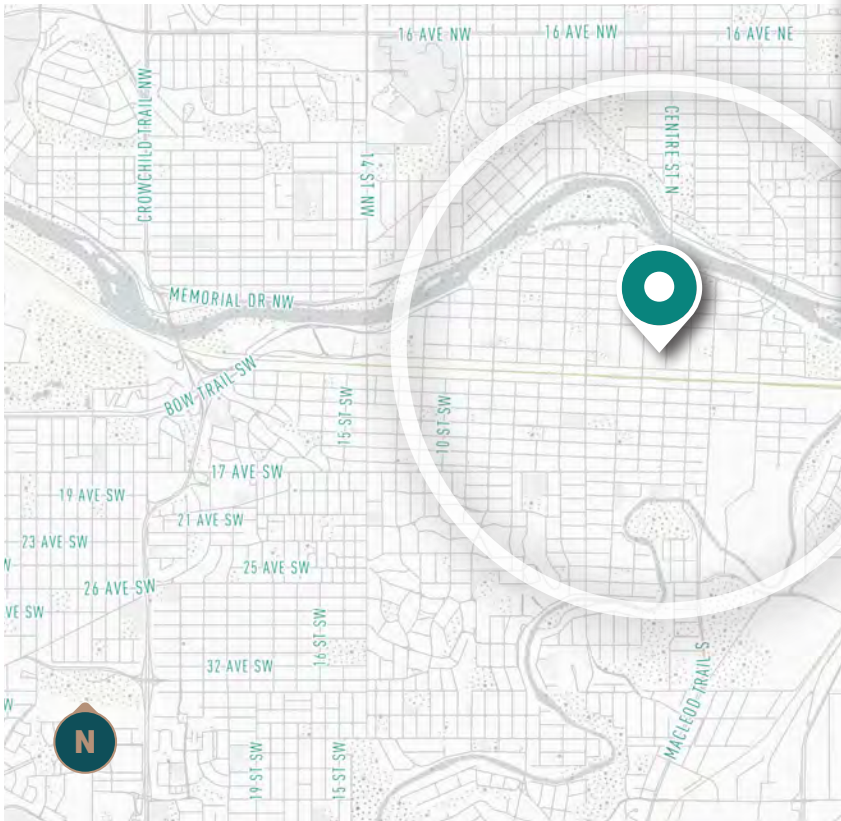
Locate your business in the epicenter of Calgary's arts, culture and civic events district. With unparalleled pedestrian traffic, Stephen Avenue boasts high daytime population throughout the year. Hudson's Block is in close proximity and offers convenient access from the city's most desirable A-class office buildings, high-density multifamily residential, the Calgary Telus Convention Centre, Calgary Tower, and numerous high end hotels, restaurants, and amenities.

Hudson's Block was constructed by the Hudson's Bay Company in 1891 and occupied until 1912 when RBC purchased the property to establish their first Calgary branch. The building was expanded in 1929 to face Stephen Avenue, and renovated in 1976 to preserve the sandstone structure. The second floor has been maintained as office space and the main floor is occupied by ATB Financial. The café space, with high ceilings and bright south facing windows, was designed by Toker + Associates using reclaimed fixtures.



+ 8 MINUTE WALK TO: CALGARY STAMPEDE GROUNDS, BMO CONVENTION CENTRE + SCOTIABANK SADDLEDOME

+ 1 BLOCK TO TWO TD FREE FARE STATIONS: WESTBOUND 1ST STREET SW + EASTBOUND CENTRE STREET



AREA DEMOGRAPHICS

2 KM RADIUS

4,089,234
2023 STEPHEN AVENUE PEDESTRIANS
2,259,164 YTD 2024 (July)

241,046
DAYTIME POPULATION
84,234 residents
20.6% growth (2018-2023)
24.8% projected growth (2023-2028)

\$108,182
AVERAGE HOUSEHOLD INCOME



IDEAL FOR CAFE



IDEAL FOR SPECIALTY FOOD



IDEAL FOR RETAIL

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