

DOWNTOWN MIXED-USE DEVELOPMENT

410 6th Street SW, Calgary, AB

ANCHOR OPPORTUNITY

UP TO 14,000 SF FOR LEASE



- 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

NIC KRYWOLT

Associate

403.930.5882

nic.krywolt@omada-cre.com

CHRIS KILLINGSWORTH

Associate

780.232.6939

chris.killingsworth@omada-cre.com

OMADA-CRE.COM | 403.930.5882

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COMMERCIAL

AREA OVERVIEW

EXCELLENT VISIBILITY &
FRONTAGE TO 4TH AVE SW

DENSE RESIDENTIAL IN
SURROUNDING AREA

GREAT ACCESS TO RESIDENTS
& DOWNTOWN COMMUTERS

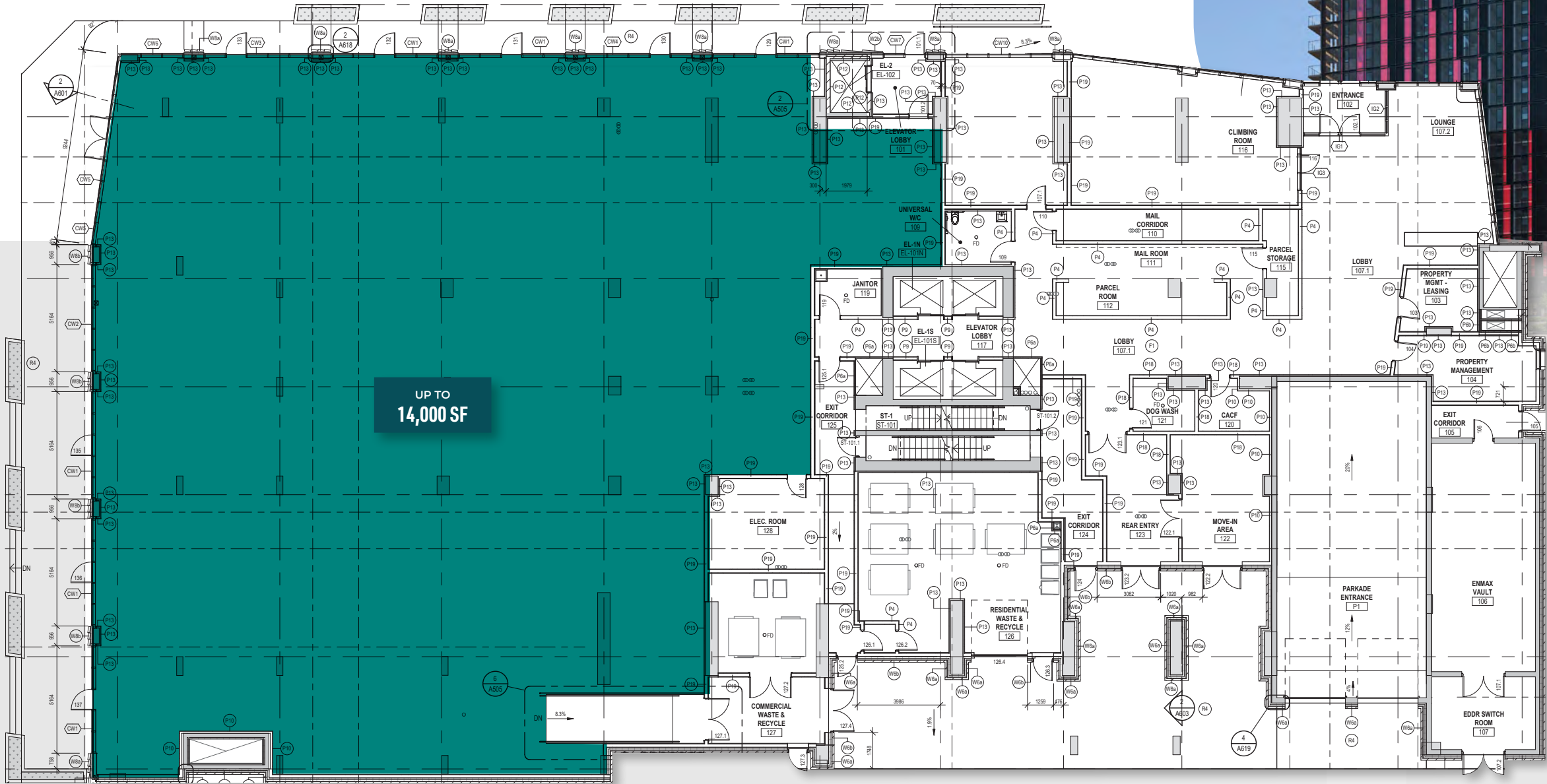
EXPOSURE TO 23,000 VPD
ALONG 4TH AVE SW (2022)



PROPERTY OVERVIEW

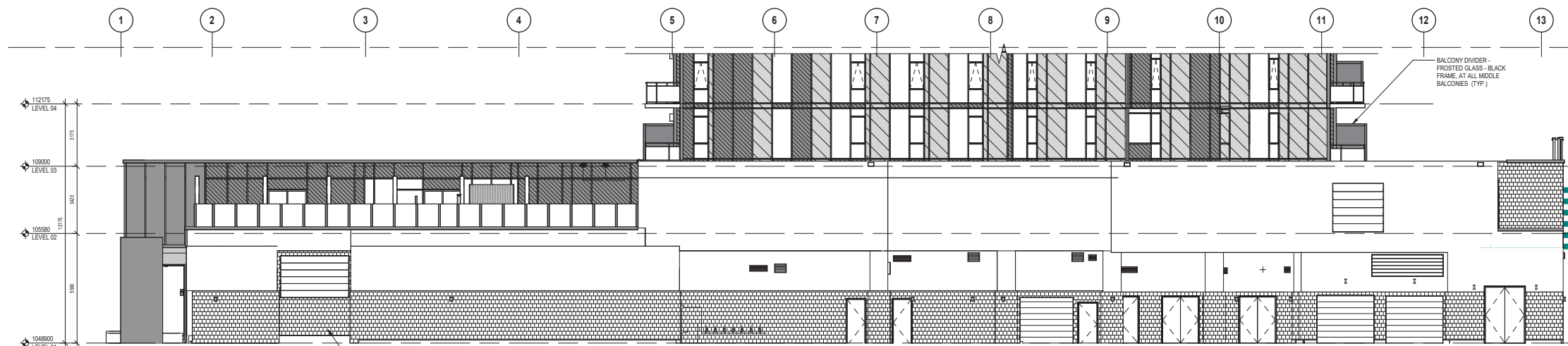
Retail Area	Up to 14,000 SF
Available	Summer 2027
Address	410 6th Street SW, Calgary, AB
Zoning	CR20-C20/R20 Comm-Res Core

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

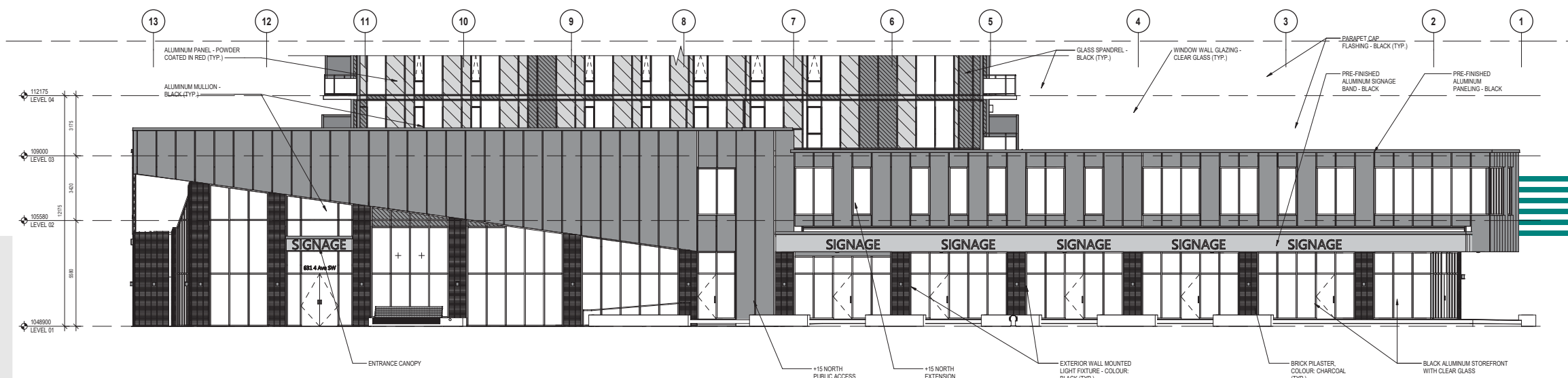


FLOOR PLAN
SUBJECT TO CHANGE

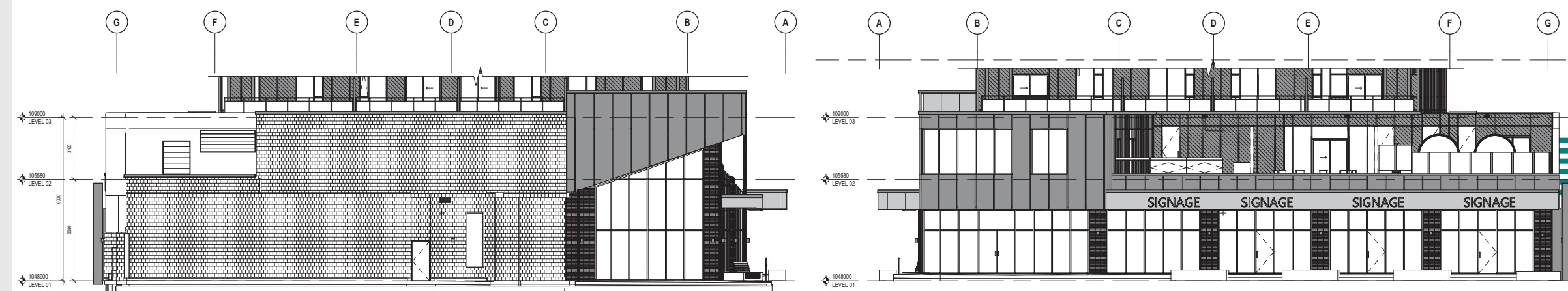




PODIUM ELEVATION SOUTH
SCALE 1:100



PODIUM ELEVATION NORTH
SCALE 1:100



PODIUM ELEVATION WEST/EAST
SCALE 1:100

PODIUM ELEVATIONS

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%

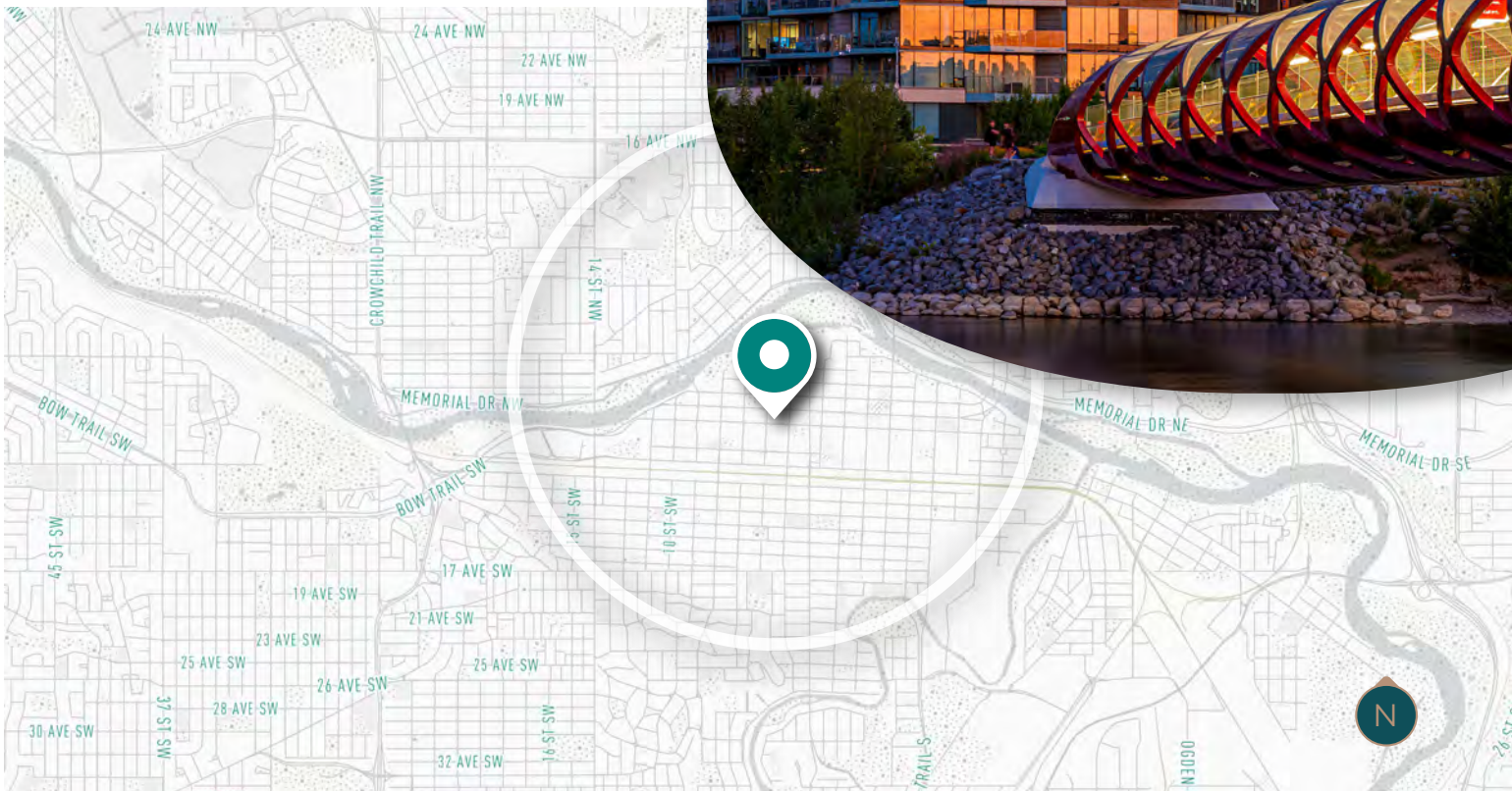
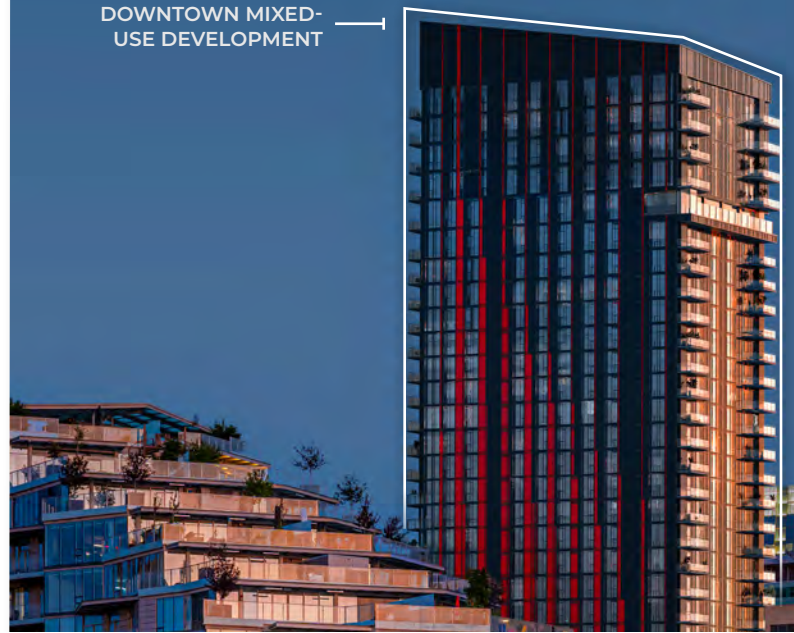
20-39 YRS

0-19 yrs = 7.7%

40-59 yrs = 20.5%

60+ yrs = 20.0%

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

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