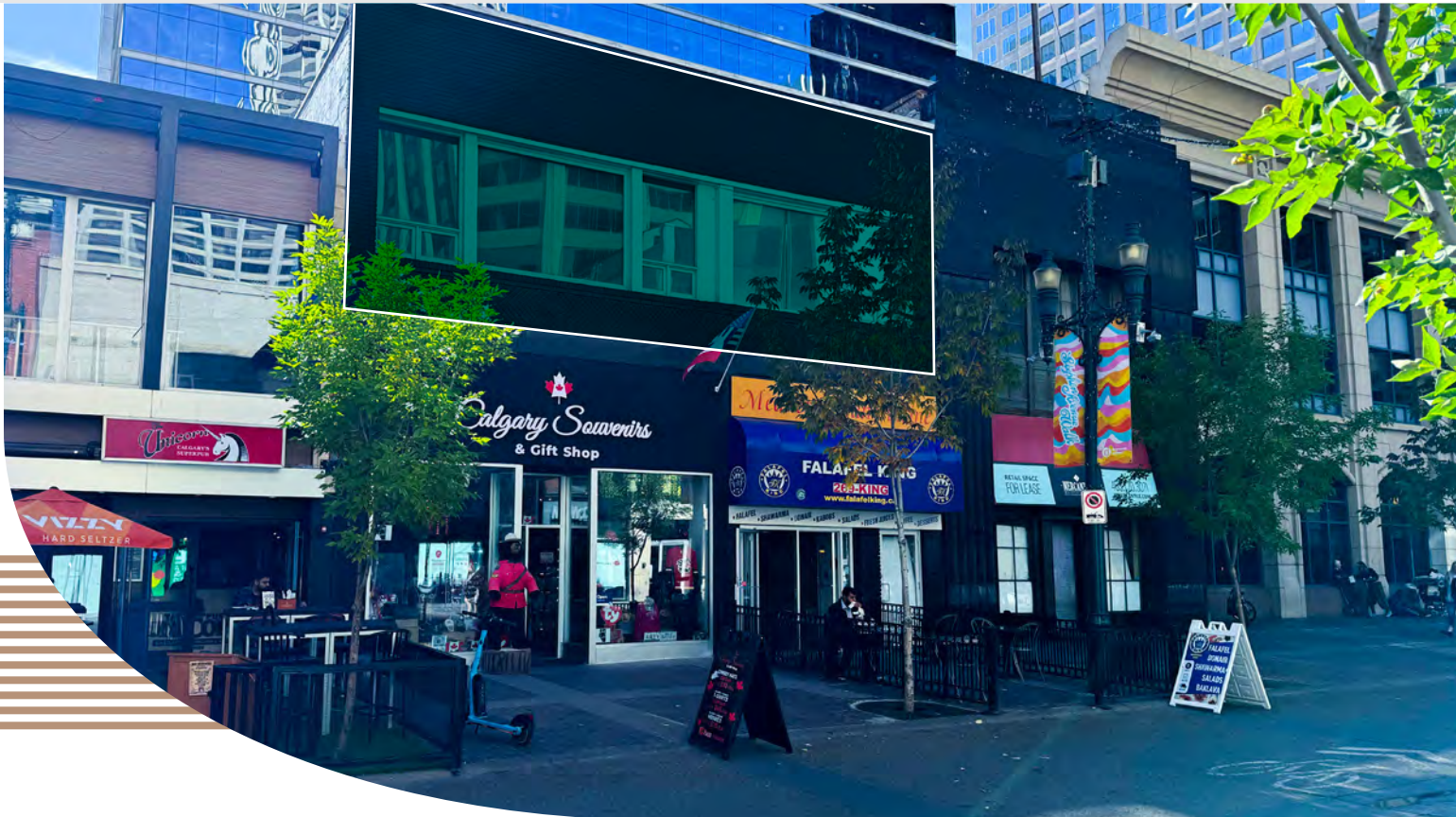


225 STEPHEN AVENUE

RETAIL FOR LEASE

3,310 SF

HIGH PROFILE SECOND
FLOOR RETAIL IN THE HEART
OF DOWNTOWN CALGARY
ON STEPHEN AVENUE



- 3,310 SF second floor retail availability on Stephen Avenue, partially fixtured for personal service, retail or professional uses. Available for hospitality and full-service restaurants
- Located amongst many established full-service restaurants, venues and retailers including Barbarella, The Unicorn Pub, The Palace Theatre, and La Maison Simons and The Hudsons Bay
- Take advantage of exposure to over 4 million pedestrians annually along Stephen Avenue (2024). Easily accessible from downtown and surrounding communities via 1st and 2nd Street SW
- Comprehensive tenant inducements available for select tenant uses

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GABRIEL LORIEAU

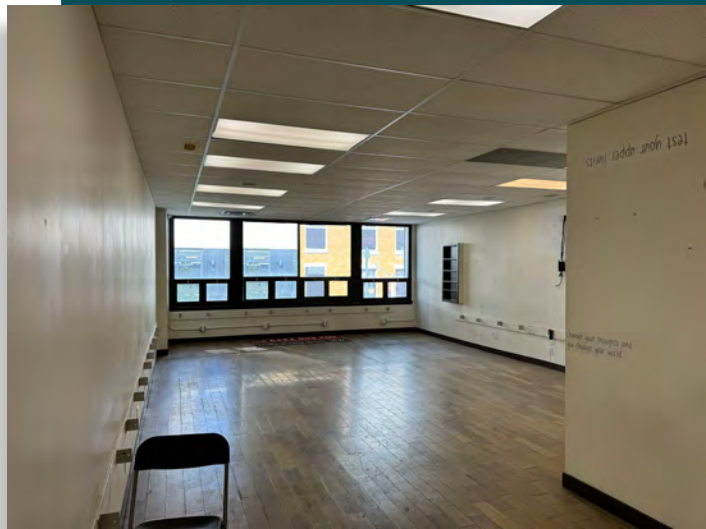
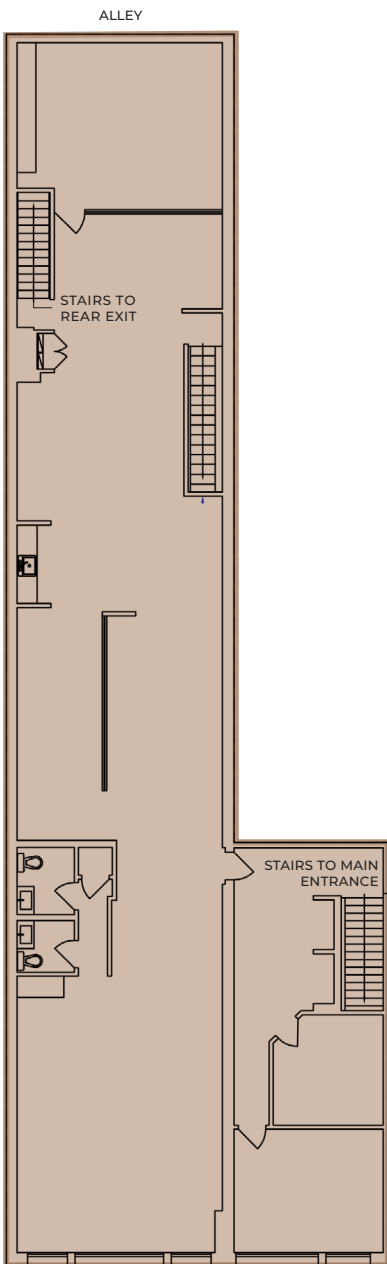
Partner
780.540.5324
gabriel.lorieau@omada-cre.com

PROPERTY FEATURES

Vacancy	3,310 SF
Available	Immediately
Address	225 8 Avenue SW
Legal	Plan A; Block 64; the Easterly 1 foot 1 1/2 inches of lot 7, the whole of lot 8 and the Westerly 10 feet 10 1/4 inches of lot 9

Zoning	Commercial Residential District (CR20-C20/R20)
Basic Rent	Negotiable
Op Costs	CAM = \$8.97 Tax = \$9.52 Total = \$18.49 PSF
Utilities	Separately metered

SITE PLAN



RARE VACANCY IN THE HISTORIC HIGH STREET RETAIL DISTRICT



CREATIVE INDUCEMENT PACKAGES AVAILABLE



EXCLUSIVE ACCESS FOR SECOND FLOOR TENANT WITH AMPLE SIGNAGE OPPORTUNITIES



OPPORTUNITY TO LEASE 3,310 SF IN THE HEART OF CALGARY'S ARTS DISTRICT

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

With significant daily foot traffic in the area, strong demand exists for retail and restaurants alike. Take advantage of existing improvements in the space that allow for easy conversion to retail or personal services buildouts. For food and beverage concepts, ownership is willing to incentivize strong operators and assist in bringing an operator's vision to life.



DEMOGRAPHICS

2 KM RADIUS

4,089,234

PEDESTRIAN COUNT

December 31, 2022 to December 30, 2023 - **4,089,234**
2024 YTD - **2,953,004**

84,266

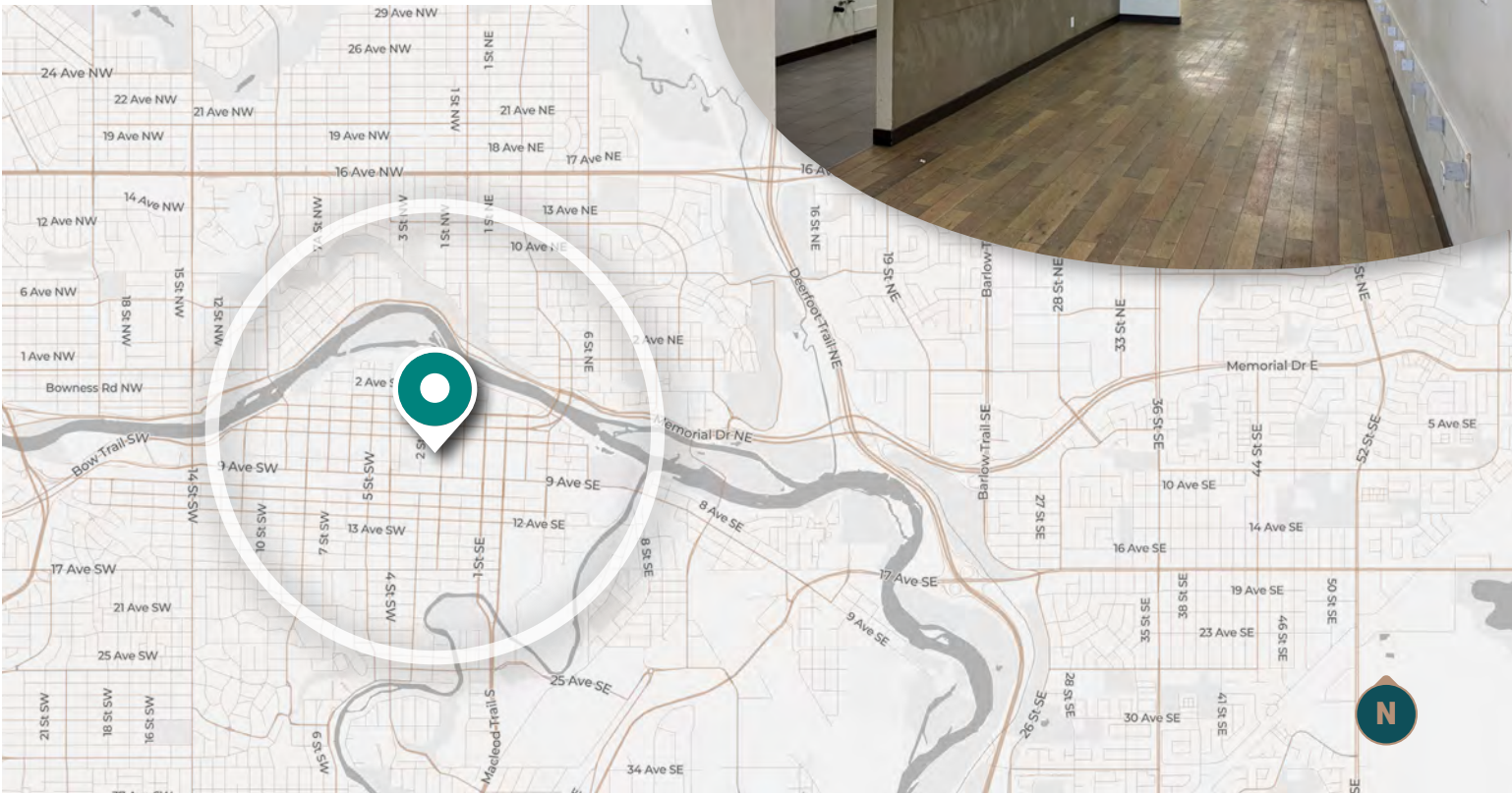
RESIDENTS

19.9% growth (2018-2023)
23.9% projected growth (2023-2028)
242,098 daytime population (2023)

\$108,631

AVERAGE INCOME

Average household income \$108,631



This disclaimer shall apply to Omada Commercial; to include all employees and independent contractors ("Omada"). The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, Omada does not represent, warrant or guarantee the accuracy, correctness and completeness of the information. December 11, 2024