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

NIC KRYWOLT
Associate
403.930.5882
nic.krywolt@omada-cre.com

ALEX FU
Associate
780.540.5328
alex.fu@omada-cre.com

CHRIS KILLINGSWORTH
Associate
780.232.6939
chris.killingsworth@omada-cre.com

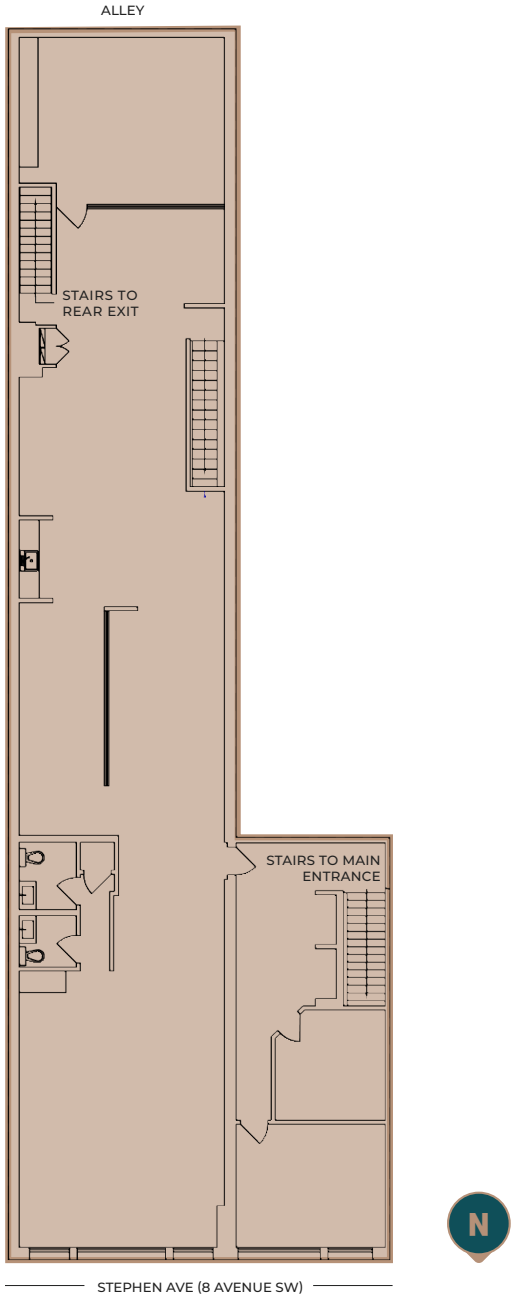
GABRIEL LORIEAU
Partner
780.540.5324
gabriel.lorieau@omada-cre.com

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 = $8.80 PSF Tax = $8.27 PSF Total = $17.07 PSF
Utilities	Separately metered

SITE PLAN



RARE VACANCY IN THE HISTORIC HIGH STREET RETAIL DISTRICT

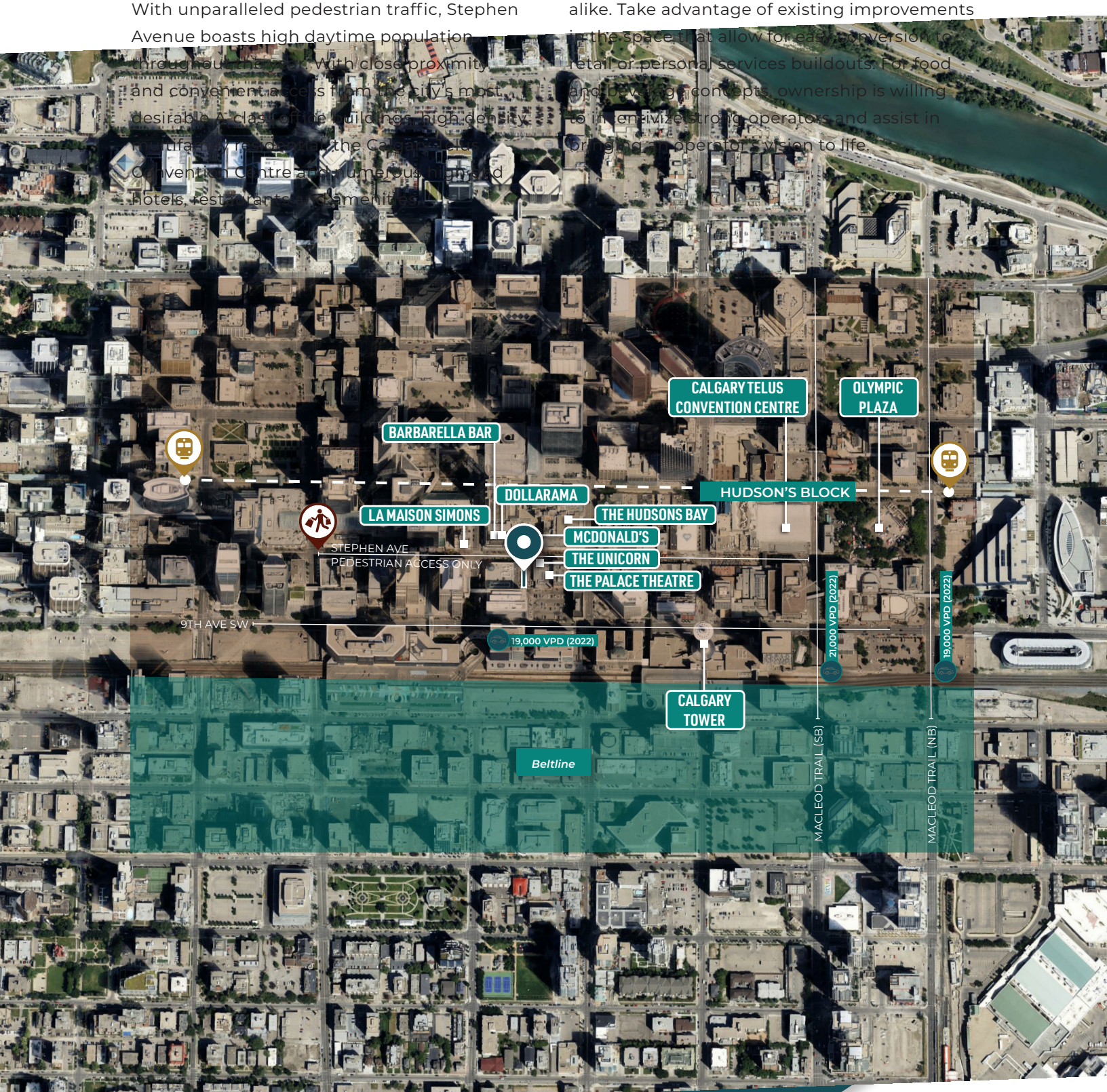
CREATIVE INDUCEMENT PACKAGES AVAILABLE

EXCLUSIVE ACCESS FOR SECOND FLOOR TENANT WITH AMPLE SIGNAGE OPPORTUNITIES

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

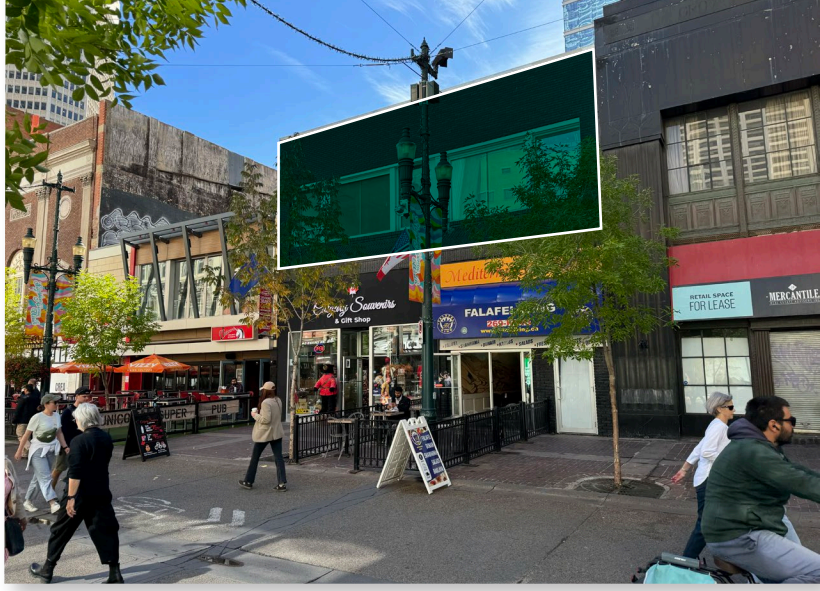
Locate your business in the epicentre of Calgary's arts, culture and civic events district. With unparalleled pedestrian traffic, Stephen Avenue boasts high daytime population throughout the year. With close proximity and convenient access from the city's most desirable A-class office buildings, high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

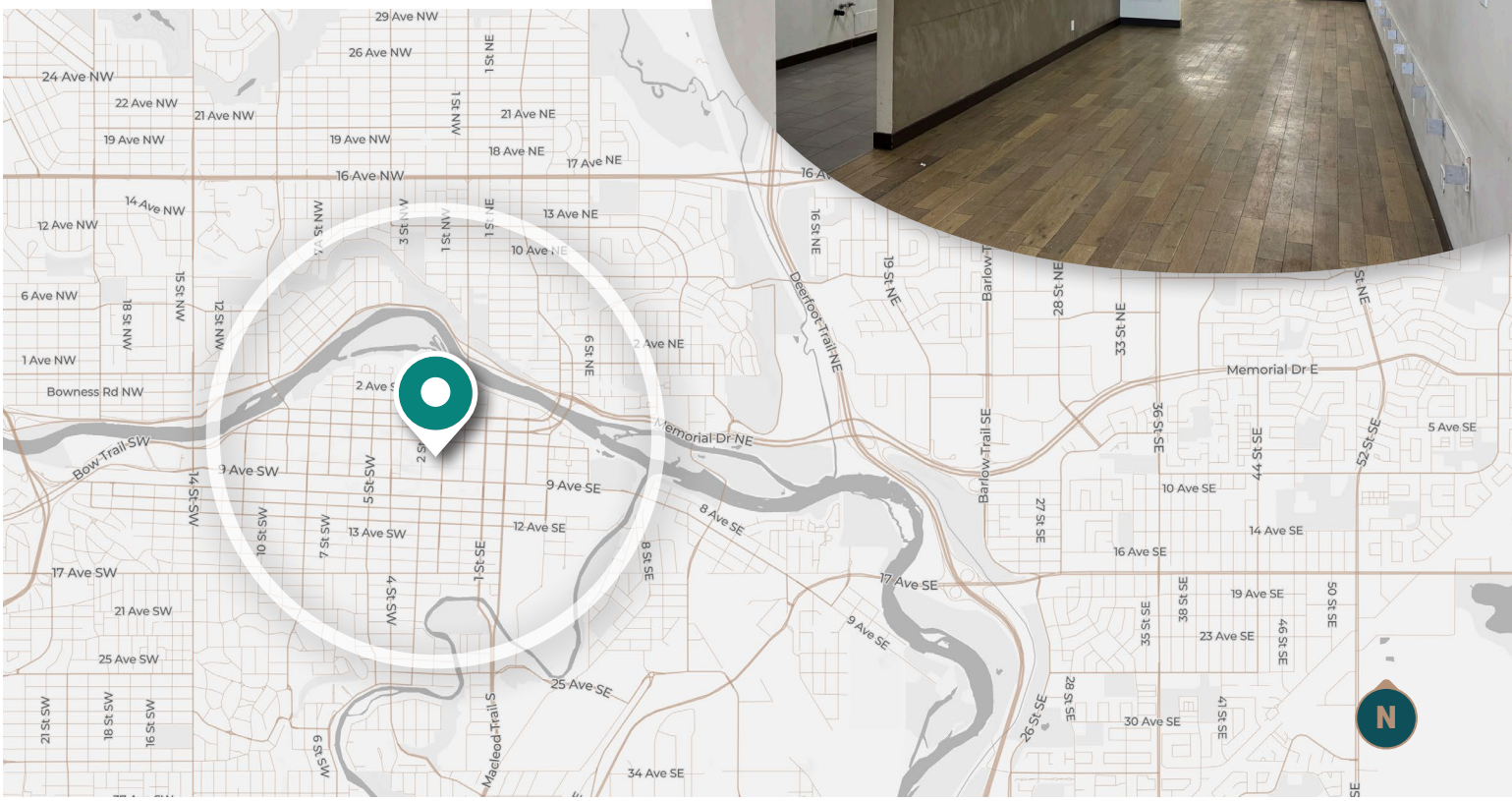
RESIDENTS

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



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OMADA-CRE.COM | 403.930.5882

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