

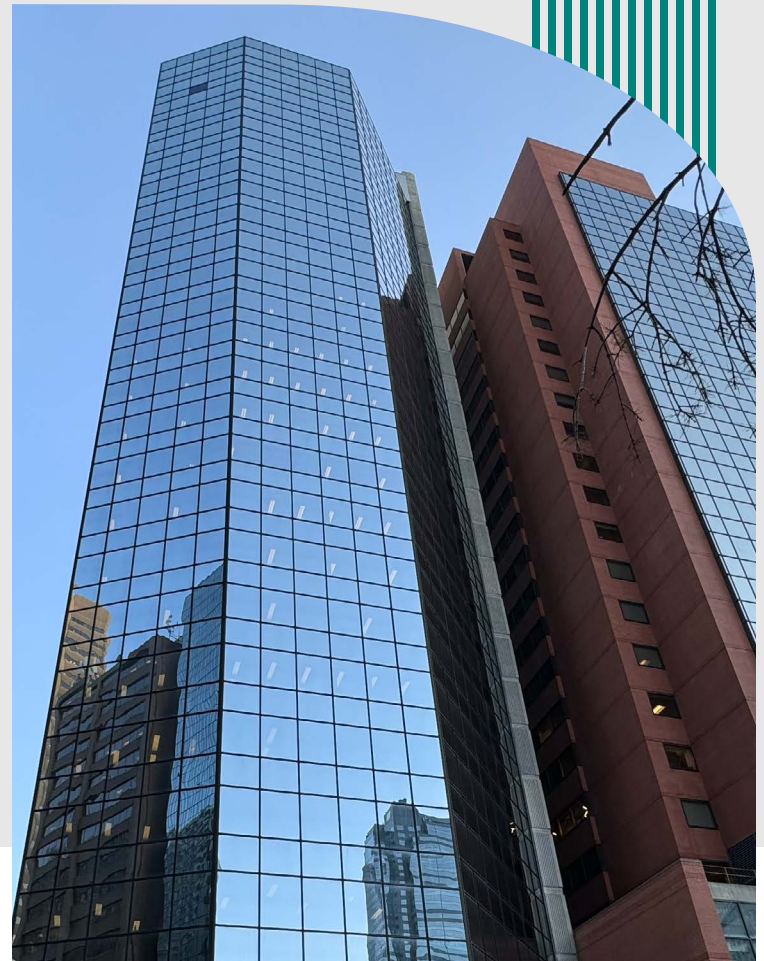
## 520 FIFTH

520 5 Avenue SW, Calgary, AB

SMALL FORMAT +15 RETAIL BAY  
READY FOR TENANT FIXTURING

# RETAIL FOR LEASE

- 525 SF – 1,029 SF second floor retail premises immediately available on the +15 level
- Small format retail can accommodate multiple types of uses including hospitality, retail, personal services and professional offices
- Property has frontage to 5th Avenue SW and 13,000 vehicles per day (2022)
- Street front and +15 access, and located in the core of downtown with multiple hotel properties and surface parking lots in close proximity
- Recently renovated main floor and second floor retail levels offer a fresh and modern feel, with convenient access, wayfinding and connections to neighboring properties



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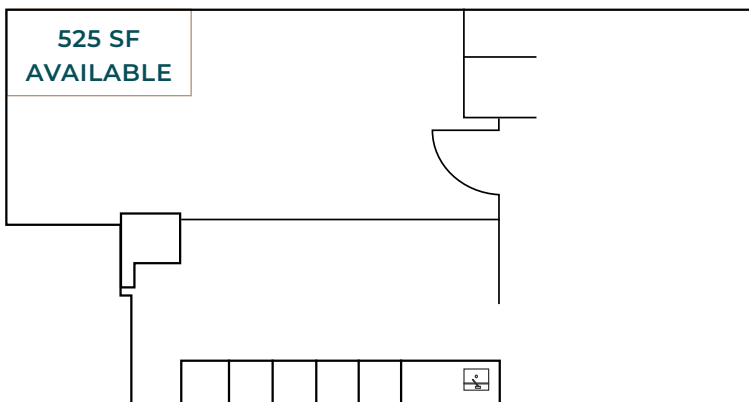
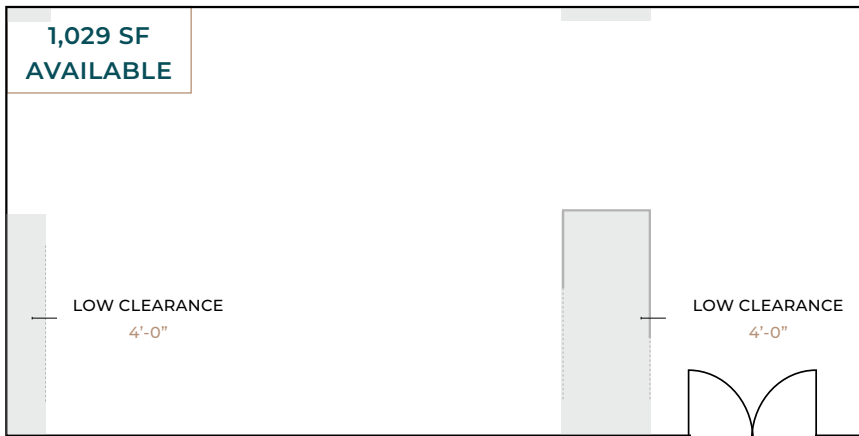


# PROPERTY FEATURES

|            |  |
|------------|--|
| Vacancy    | 525 SF – 1,029 SF  |
| Available  | Immediately  |
| Address    | Suite 240, 520 5 Avenue SW                                 |
| Zoning     | <a href="#">CR20-C20/R20 Commercial - Residential Core</a> |
| Basic Rent | Negotiable   |
| Op Costs   | \$19.23 (2024 est.); includes utilities                    |



# FLOOR PLAN



DIRECT CONNECTIONS TO AQUITAINE TOWER AND CHEVRON PLAZA VIA +15 NETWORK



SMALL FORMAT RETAIL BAY



TENANT INDUCEMENTS AVAILABLE

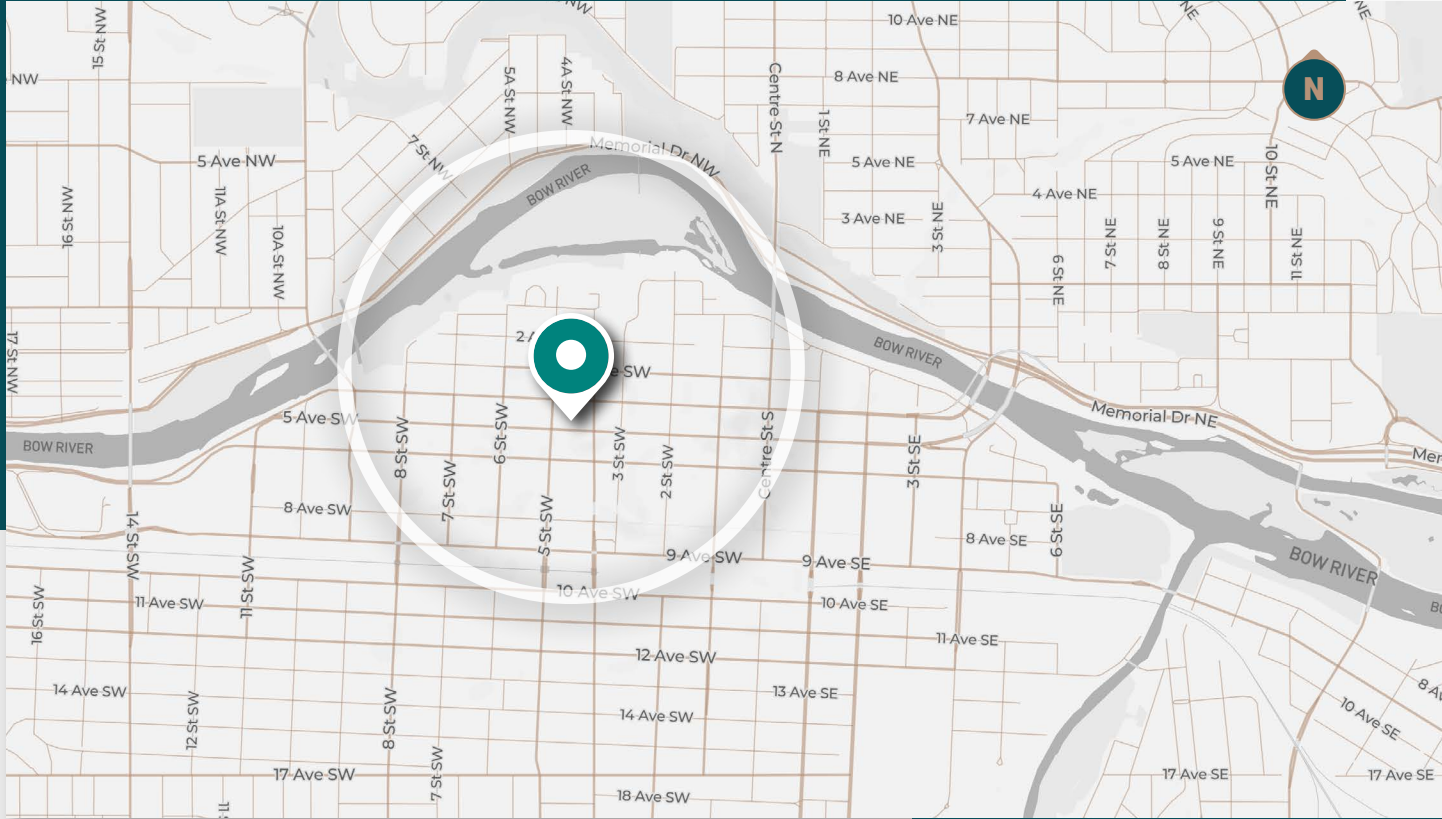
# OPPORTUNITY

IMMEDIATELY AVAILABLE SMALL FORMAT RETAIL PREMISES LOCATED ON THE +15 LEVEL. INDOOR ACCESS ALLOWS FOR COMFORTABLE SERVICE THROUGHOUT ALL SEASONS OF THE YEAR.

Take advantage of built in foot traffic along the +15 network in the heart of Calgary's downtown commercial core. With connections to the immediately adjacent office towers that features with a diverse mix of local, regional and national office occupiers.

HOTELS     OTHER





# AREA DEMOGRAPHICS

1.5 KM RADIUS

**194,224**

**DAYTIME POPULATION**

64,626 residents, 2024 est  
27.7% growth (2019-2024)  
33.6% projected growth (2024-2029)

**55.2%**

**20-39 YRS**

0-19 yrs = 8.9%  
40-59 yrs = 20.8%  
60+ yrs = 15.3%

**\$145,245**

**AVERAGE HOUSEHOLD INCOME**

Average household income  
of \$145,245 (2024 est.)

**13,000**

**VPD ON 5 AVE SW**

13000 VPD on 5 Ave SW  
(2022)

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