

| 1,049 SF - 3,133 SF |

# RETAIL FOR LEASE



**PLAZA 14** 811 14 Street NW, Calgary, AB

PRIME HIGH-TRAFFIC CORNER BUILDING  
ON CALGARY'S BUSY 14TH STREET WITH  
EXCEPTIONAL EXPOSURE AND STEADY  
DAILY TRAFFIC

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# BUILDING HIGHLIGHTS



## LOCATION

Plaza 14 is strategically located along 14th Street - one of Calgary's busiest arteries connecting north and south Calgary, as well as all the communities along the road. The main thoroughfare is home to abundant restaurants, retail stores, schools, churches, and more.



## OPPORTUNITY

Rare opportunity to lease in nearby SAIT, West Hillhurst Community Association, Hillhurst Sunnyside Community Association, Marly Medical, and more.



## TRAFFIC

Any tenant will benefit from the high traffic volumes from surrounding schools, churches, and other commercial and residential developments.



## ACCESS

Convenient access from 8th Avenue SW and 14th Street SW.



## EXPOSURE

Exceptional Signage Exposure to 14th Street SW, used by 40,000+ vehicles daily.



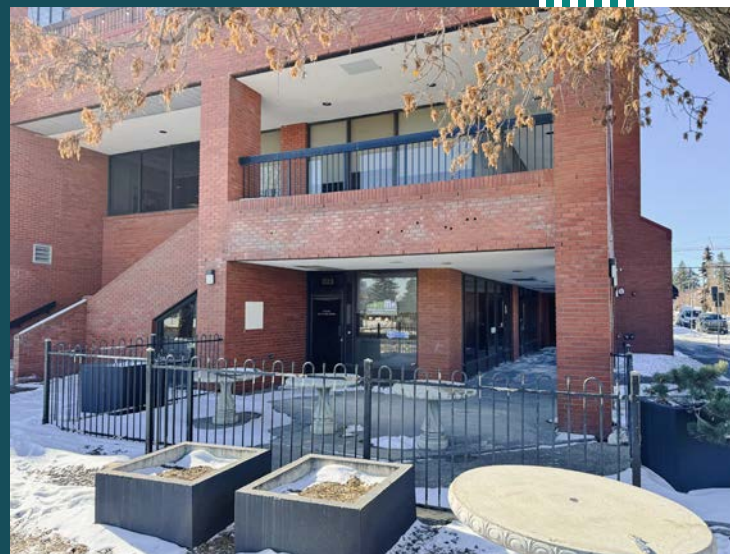
## PARKING

Underground Stalls for Rent, plus residential streetside parking.



## CUSTOMERS

Nearly fully leased second level brings your customers right to your doorstep.



IDEAL FOR A CAFE,  
BOUTIQUE RETAIL, OR  
WELLNESS CONCEPT,  
PLAZA 14 OFFERS A VISIBLE,  
COMMUNITY-FOCUSED  
LOCATION WITH LONG-  
TERM APPEAL IN ONE  
OF CALGARY'S MOST  
DESIRABLE INNER-CITY  
NEIGHBORHOODS.

# PROPERTY OVERVIEW

Plaza 14 offers strong visibility and branding potential in the heart of Hillhurst, along one of Calgary's most active inner-city corridors. Located on 14 Street NW, Plaza 14 benefits from steady vehicle traffic, consistent pedestrian activity, and excellent exposure to the surrounding area, with Calgarians travelling across the city daily.

The property is surrounded by a well-established mix of retailers, professional services, and neighborhood destinations that draw daily foot traffic from Hillhurst, Kensington, Sunnyside, and beyond. With its walkable setting, proximity to Kensington Road and Memorial Drive, and immediate access to downtown, the area is a proven location for businesses that can serve the surrounding communities.

# LOCATION OVERVIEW

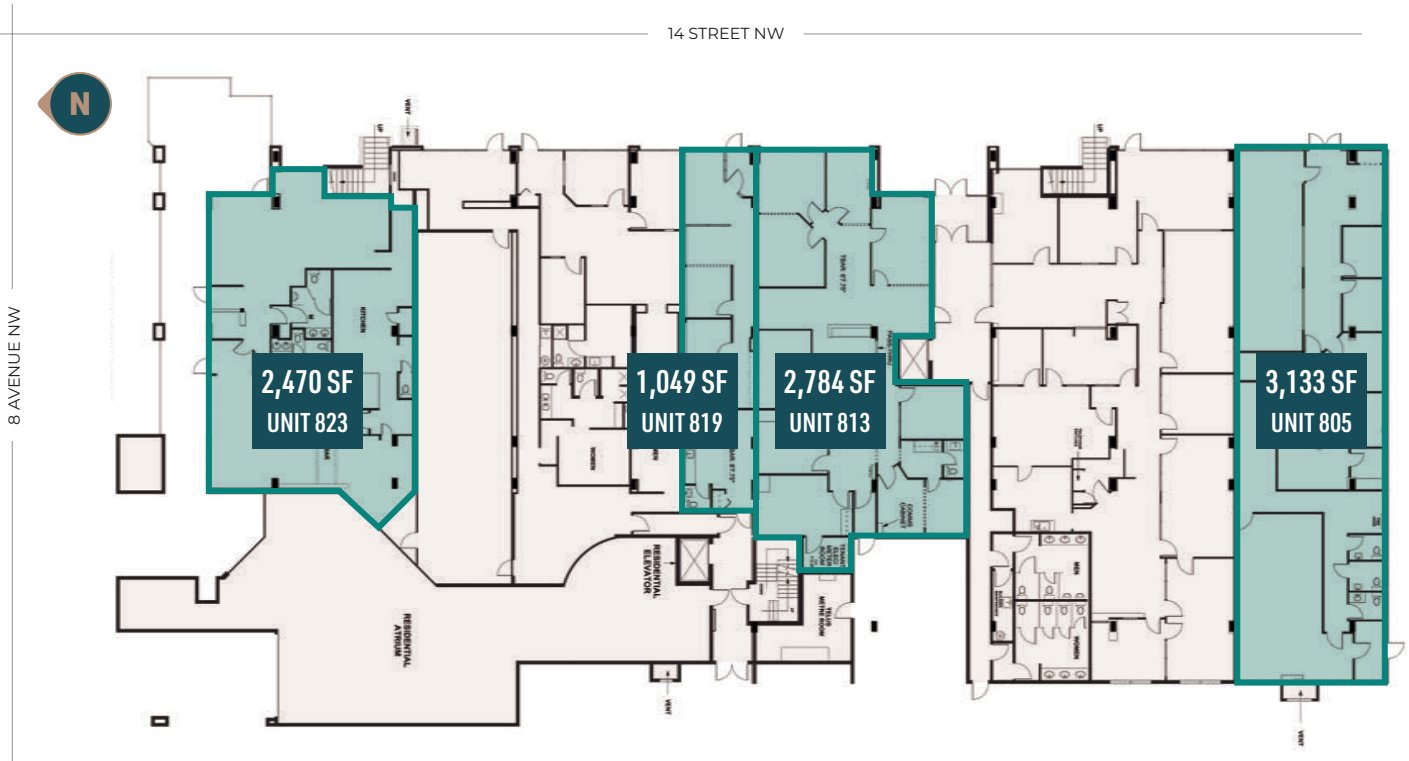


# PROPERTY FEATURES

Vacancy	1,049 - 3,133 SF
Basic Rent	Market
Op Costs	\$14.50 PSF (est. 2026)
Rentable Parking	\$200 per Stall per Month
	15 Underground Stalls + 23 Covered Surface Stalls
Zoning/ Land-use	Direct Control
Year Built	1980
Total Storeys	5
Gross Square Footage	48,659 SF
Sub-Area	Hillhurst

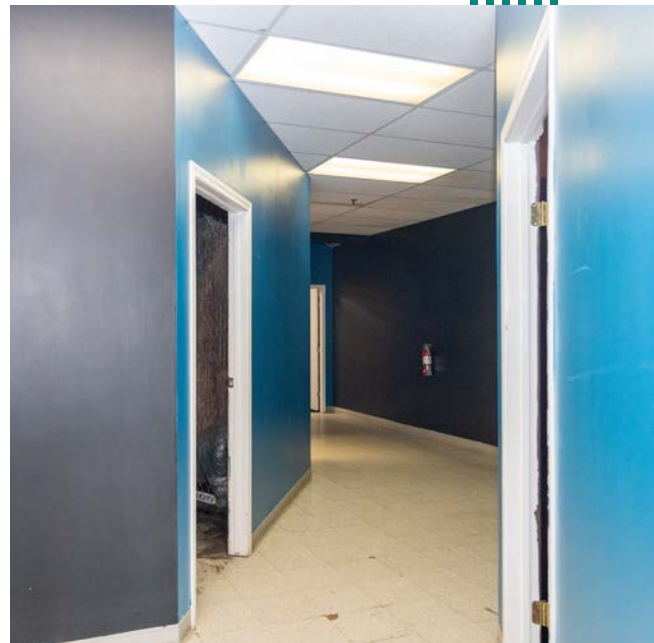
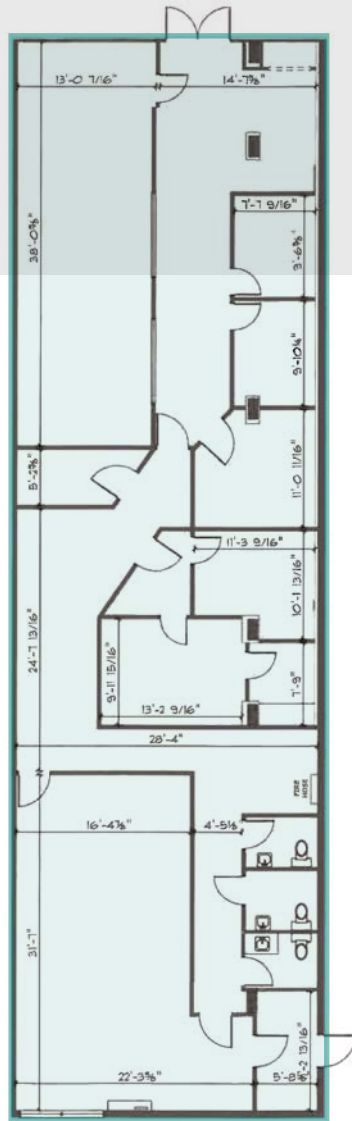


# SITE PLAN



# UNIT 805

## 3,133 SF



## THE OPPORTUNITY

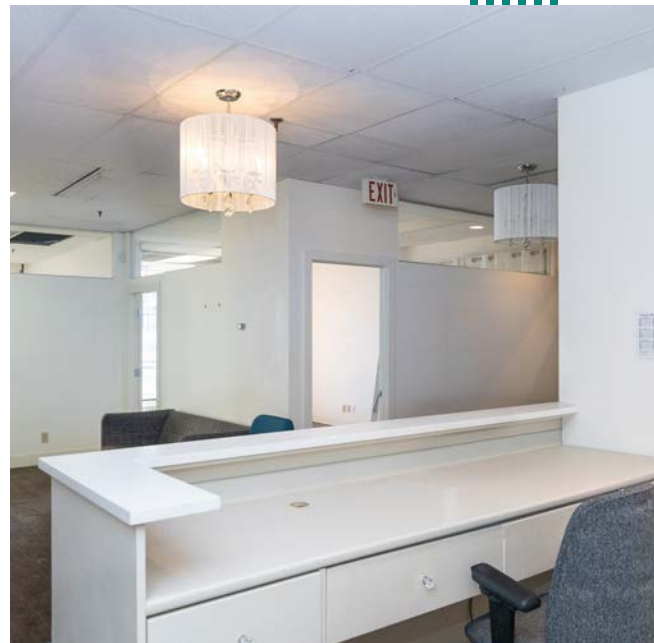
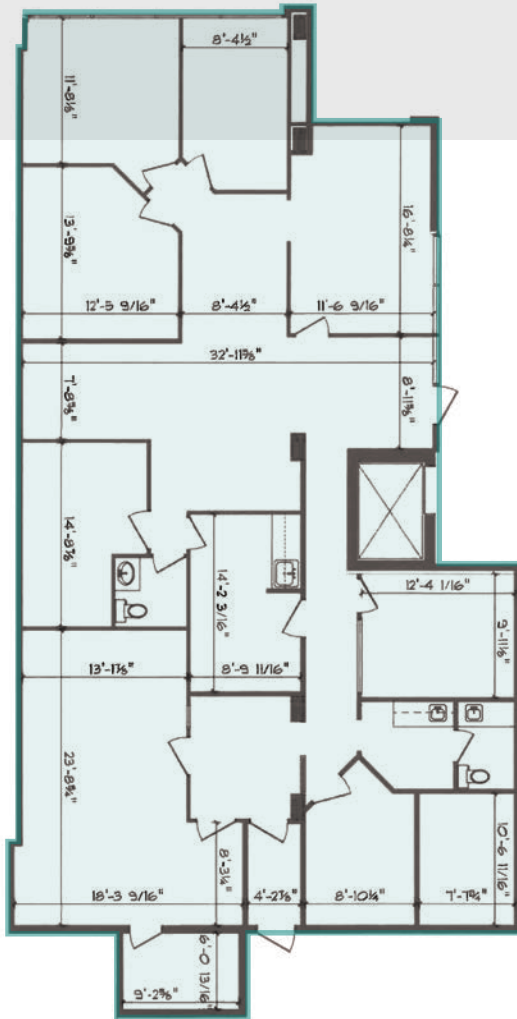
This unit on the south end of the building boasts exceptional frontage as it faces the 14th Street and 7th Ave NW intersection. With the controlled crosswalk, patrons from residential buildings, the Eastern Medical Centre, and even SAIT and AUofA have convenient access on foot and by bike right to your doorstep.

Previously known as Cognito Escape Rooms, the space features private rooms that can be easily converted into private offices. The layout features three washrooms toward the back of the space, saving significant buildout costs for any tenant. The space can be kept as is, or the walls can be removed to open the space up for businesses like gyms, dojos, or dance studios.



# UNIT 813

2,784 SF



## THE OPPORTUNITY

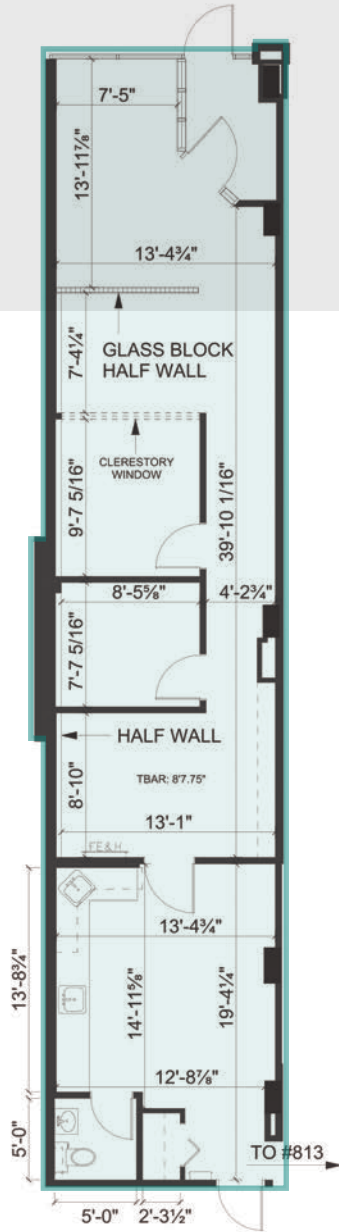
The previous medical office space features a reception desk, waiting area, private offices, washrooms, kitchenettes, and distributed utilities - making this a cost-efficient transition for any medical business.

The space sees ample sunlight through the east-facing windows, providing a welcoming environment for customers/patients.



# UNIT 819

1,049 SF



## THE OPPORTUNITY

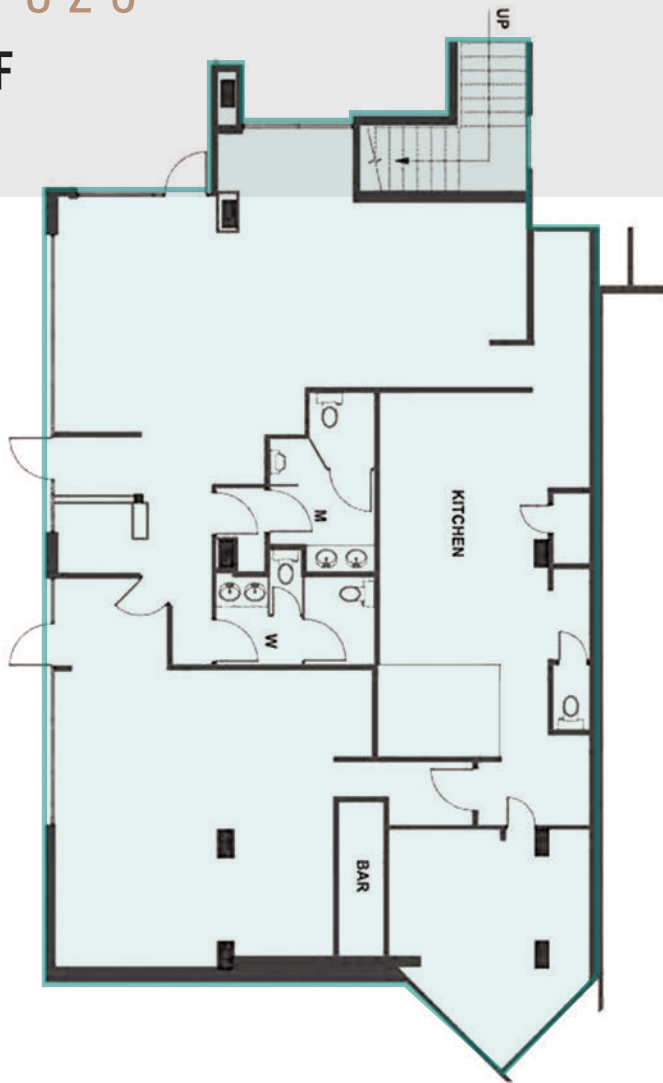
This previously occupied esthetics space features a reception area, a handful of smaller offices and a staff/kitchen area in the rear.

The premises lends itself nicely to a variety of medical, wellness, professional, or retail uses. It is one of the smallest vacancies on site which will cater to numerous types of businesses and operators, and offer the most economical rents on site.



# UNIT 823

## 2,470 SF



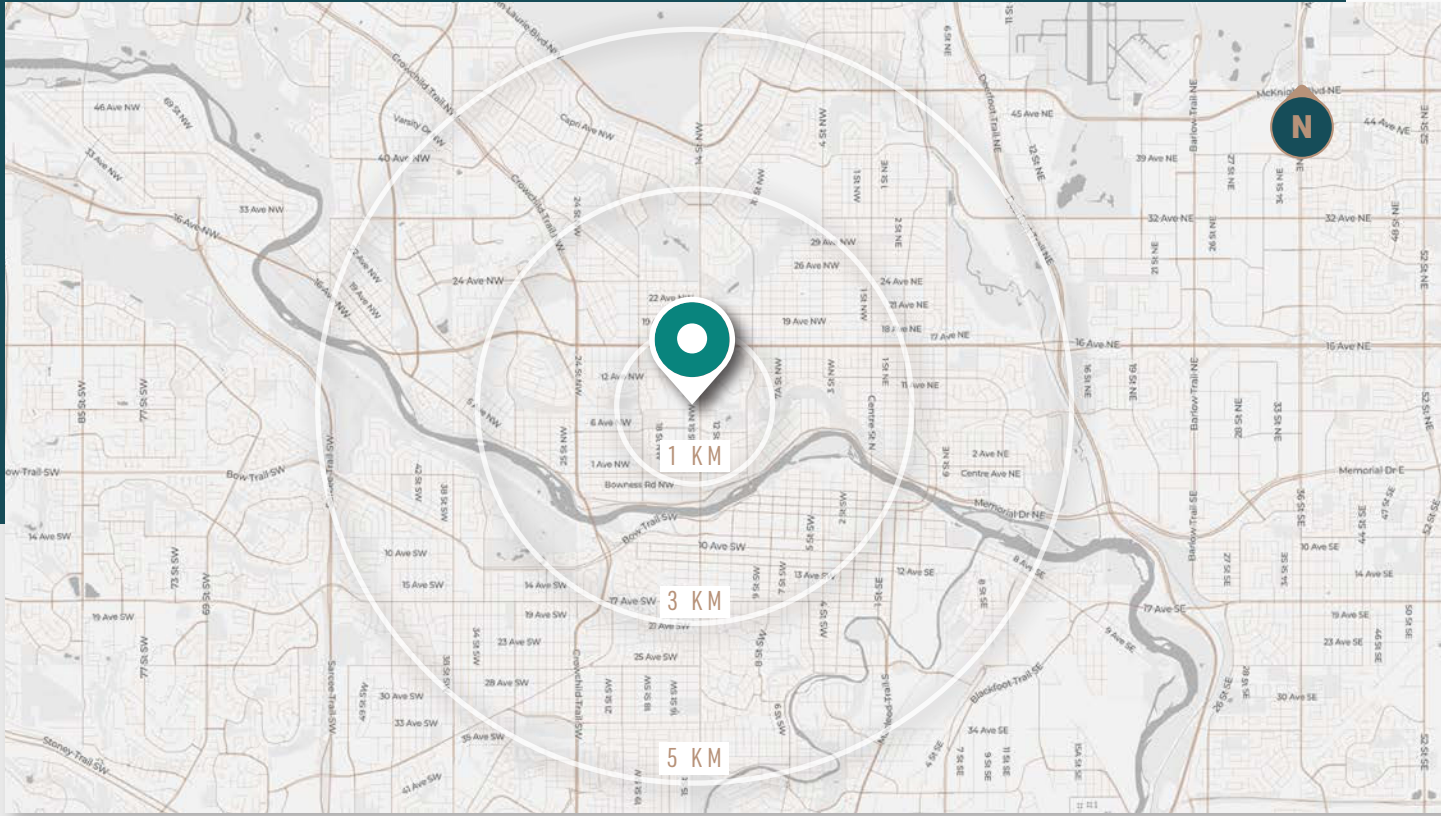
## THE OPPORTUNITY

Built out as a restaurant, this unit is the perfect space for a cafe or bar to take advantage of.

Any cafe or dessert shop that can serve the adjacent residents, schools, offices, and other nearby establishments would be especially successful here at this prime corner of 14th Street and 8th Ave NW.



# LOCATION OVERVIEW



## AREA DEMOGRAPHICS 2025

**30,000**

DAYTIME POPULATION

20,000 res. - 1 km radius  
95,000 res. - 3 km radius  
140,000 res. - 5 km radiu

**33.5**

YEARS, MEDIAN AGE

**100,000**

NUMBER OF HOUSEHOLDS

**\$135,333**

AVERAGE HOUSEHOLD INCOME

\$140,000 - 1 km radius  
\$131,000 - 3 km radius  
\$135,000 - 5 km radius

**40,000**

VPD ON 14TH STREET NW

5,000 VPD on 6 Avenue NW  
2,000 VPD on 8 Avenue NW

## PRIMARY TRADE AREA EXPENDITURES

Category	Annual Figure Per Household	Total Annual Figure
Childcare	\$7,000 (per child)	\$65,000,000
Food	\$15,500	\$823,000,000
Healthcare	\$4,000	\$200,000,000
Entertainment & Leisure	\$10,000	\$315,000,000

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