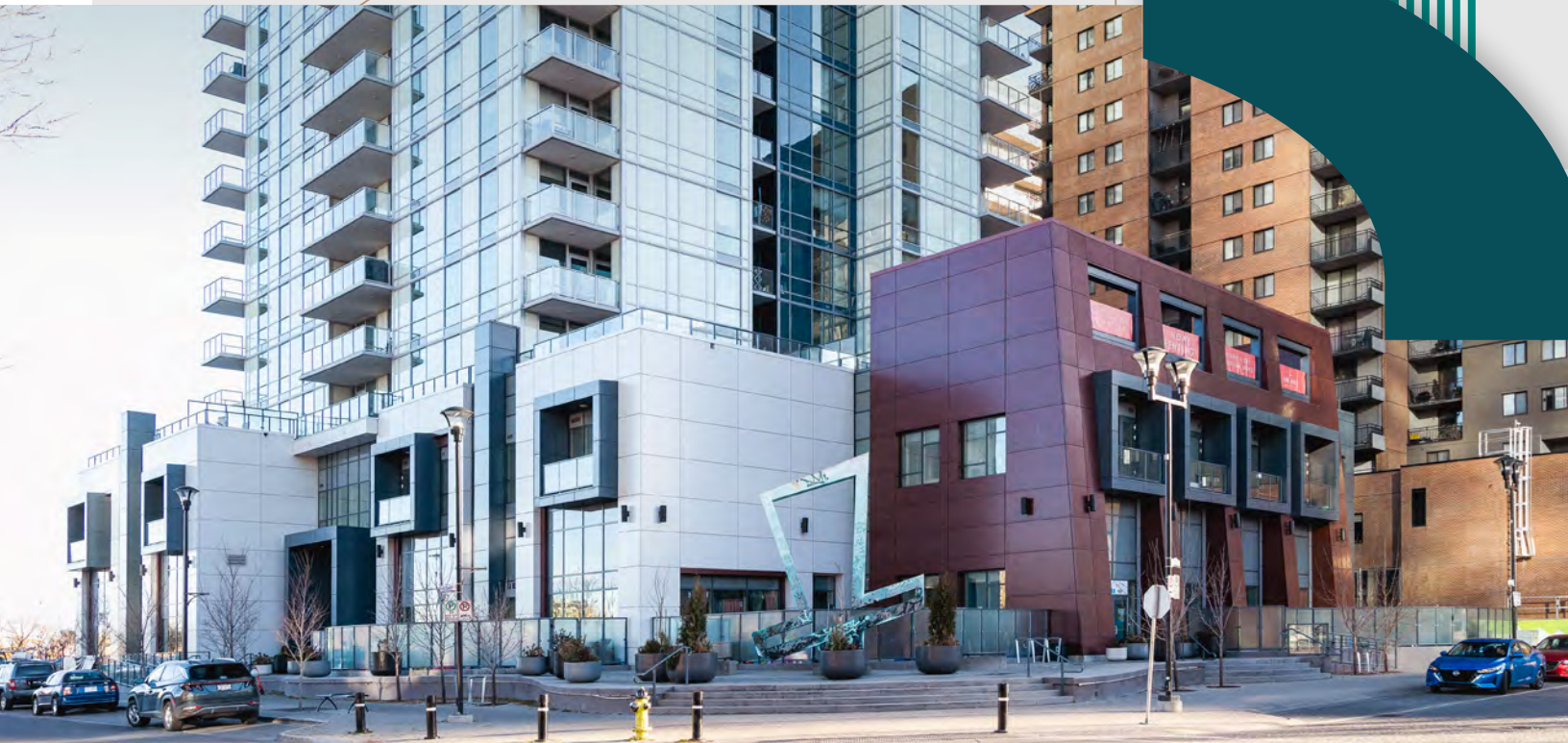


| 1,537 SF CRU AVAILABLE |

RETAIL FOR LEASE



THE HAT AT EAST VILLAGE 611 7th Ave SE, Calgary, AB

- **Prime East Village location in one of Calgary's most walkable communities**
- Situated in a 28-storey mixed-use building generating steady daily traffic and strong weekend flow
- Steps from the Bow River, Confluence Park, and surrounded by key amenities and local businesses
- Excellent accessibility with proximity to City Hall CTrain Station and major downtown attractions

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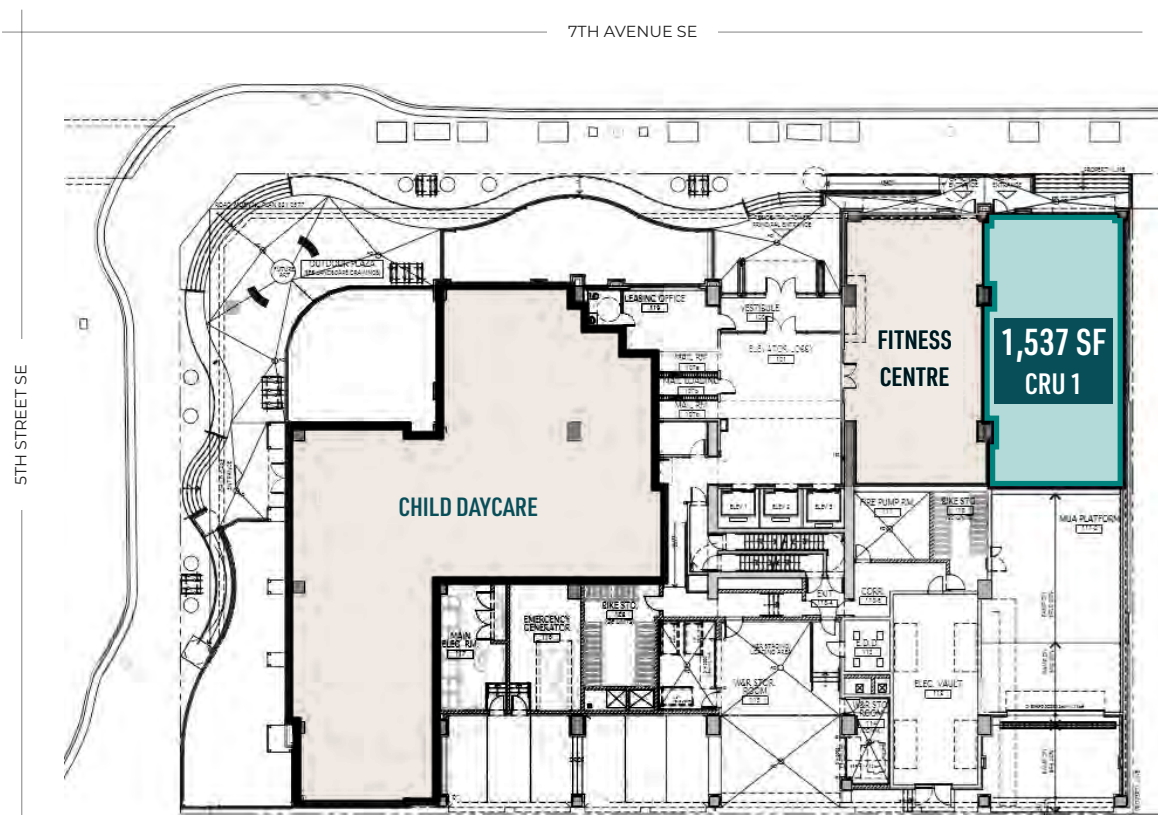
Associate
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nic.krywolt@omada-cre.com

PROPERTY FEATURES

Last Available Unit	1,537 SF
Base Rent	Flexible
Est. Op. Costs	± \$14 /SF/YR
Tenant Incentives	Negotiable
Term	5-10 Years
Availability	Immediately
Reserved Staff Parking	Est. \$350 per stall per month



SITE PLAN





THE OPPORTUNITY

EAST VILLAGE'S CULTURAL NOVELTY, LOCAL RESTAURANTS, DESTINATION STORES, AND ATTRACTIONS LIKE THE BOW RIVER AND CONFLUENCE PARK BRING CALGARIANS FROM ALL SIDES OF THE CITY REGARDLESS OF THEIR PROXIMITY

Strategically located in the heart of East Village - one of the most walkable communities in Calgary with a WalkScore of 79 - stores in the Hat can look forward to consistent customers throughout the day and major rushes during weekends.

The Hat is a 28-floor mixed-use building in the heart of East Village with close proximity to the highly-visited landmarks like the Bow River, Confluence Park, and kids playground/dog park - as well as prominent businesses like Good Earth, Barber Culture, Village Scholars Preschool, and more.

LOCATION OVERVIEW



SURROUNDED BY WHITE COLLAR AND SERVICE WORKERS



ONE OF CALGARY'S HIGHEST POPULATION DENSITIES



OVER 10,000 RESIDENTIAL UNITS WITHIN WALKING DISTANCE

AREA DEMOGRAPHICS

2 KM RADIUS

198,684

DAYTIME POPULATION

63,248 residents
35.6% growth (2018-2025)
34.0% projected growth (2025-2030)

49.9%

20-39 YEARS

9.8% – 0-19 years
21.7% – 40-59 years
18.6% – 60+ years

\$146,064

AVERAGE HOUSEHOLD INCOME

33,180 – total households
20.3% earn \$60 - \$100,000
44.8% earn \$100,000+

THE SPACE

The shell space features ample natural light through the large windows. The high concrete ceilings are favourable and insulate from any noise passing through. There are heating units that run across the northern and eastern walls, with an adjacent unit on the west side of the wall, keeping the whole unit well-heated.

The location and size are ideal for any retail or service use that can bring value to East Village and complement the neighboring businesses, including Good Earth Cafe and Laugh N' Learn Childcare.

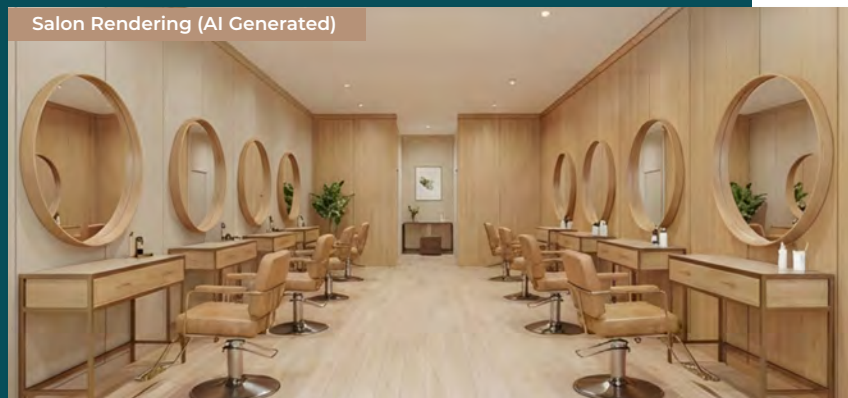
SPACE RENDERINGS



Pet Store Rendering (AI Generated)



Salon Rendering (AI Generated)



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