

SMALL FORMAT RETAIL IN BRIDGELAND

644B 1 Ave NE, Calgary, AB

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RETAIL FOR LEASE



- **Fixtured small format retail opportunity in high-demand, central community of Bridgeland**
- 861 SF available, located off the main thoroughfare of Edmonton Trail
- Built and fixtured as standard retail
- High residential density nearby provides a repeating loyal customer base right at your doorstep
- Strong foot traffic count
- Well-appointed fixtured space for retail or personal service businesses. Target uses include massage, chiropractic, physio therapy, beauty services, and standard retail

PROPERTY FEATURES

Vacancy	861 SF
Municipal	644B 1 Ave NE, Calgary AB
Available	Immediately
Zoning	Mixed Use MU-2
Legal	8510320; Block:4; Lot:12A

Basic Rent	Market
Op. Costs	\$15 PSF (2026 est.)
Utilities	Separately metered
Parking	One stall included



FIXTURED AS
STANDARD RETAIL



LOCATED ALONG
1ST AVE NE NEAR
EDMONTON TRAIL



BRIDGELAND'S BUSIEST
INTERSECTION USED BY
APPROXIMATELY 30,000
VEHICLES PER DAY

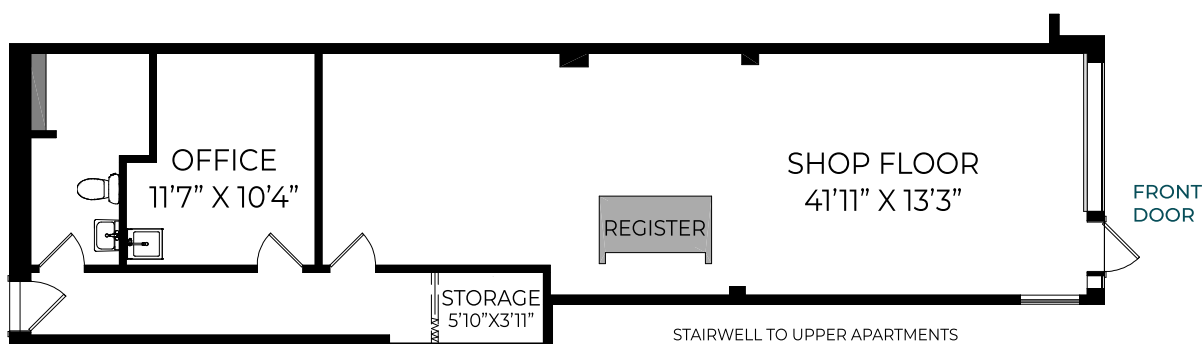


STRONG RESIDENTIAL DENSITY
AND BUILT-IN CUSTOMER BASE.
EXPECTED 25% RISE IN POPULATION
GROWTH (2025 TO 2030)

FLOOR PLAN



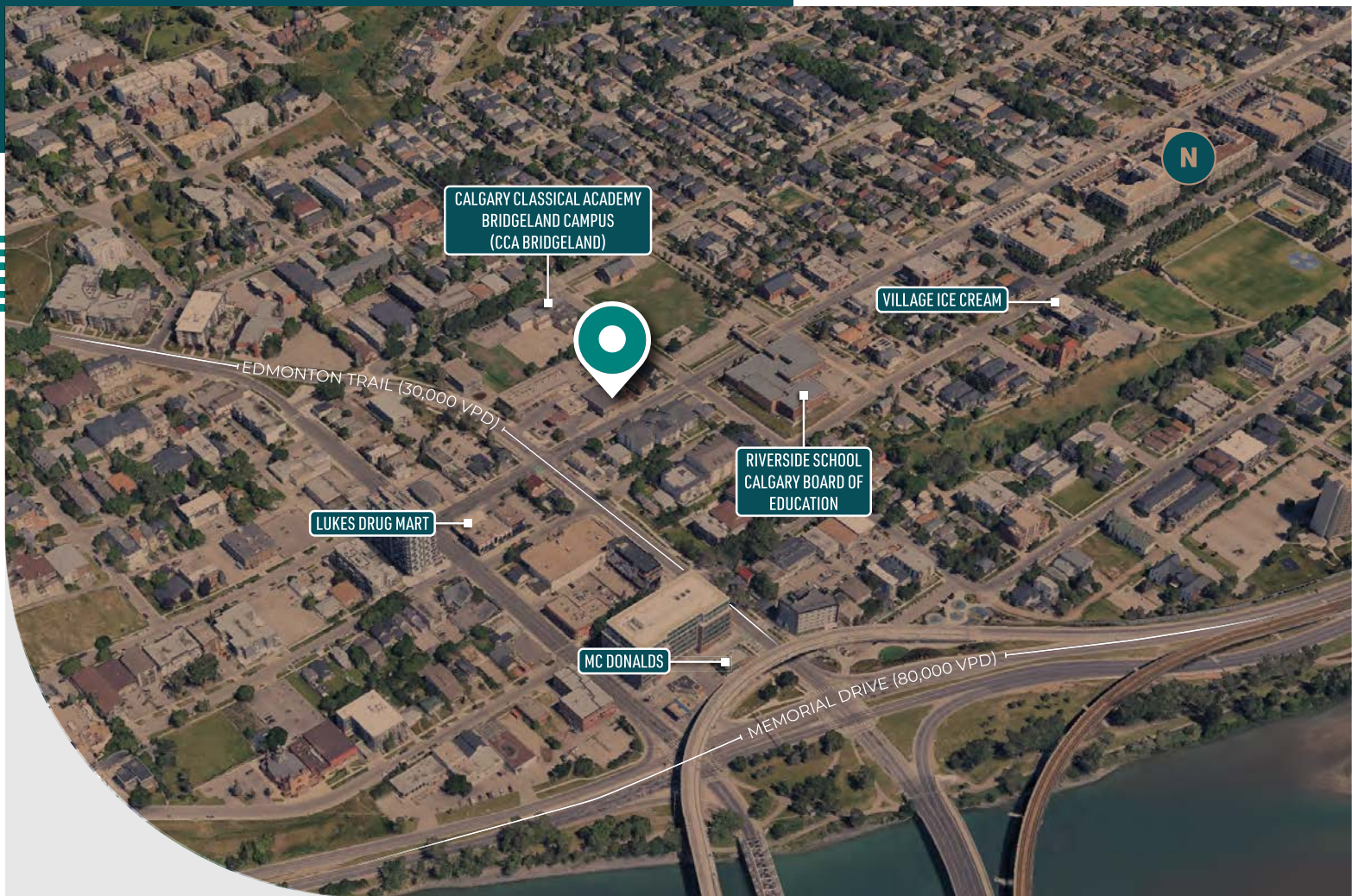
STAIRWELL TO UPPER APARTMENTS



1 AVENUE NE

MARKET OVERVIEW

A rare neighborhood retail opportunity in Bridgeland, one of Calgary's most beloved inner-city communities. Located near community traffic drivers like Luke's Drug Mart, Riverside School (K-12), Tiny Sprouts Childcare, and more. The surrounding area is gaining new, in-demand restaurants like Rosie's Burger, Heal Wellness, and Hello Nori. With an expected 25% population growth by 2030 due to increase residential density, there's a unique opportunity to have your business grow with the Bridgeland and Crescent Heights communities.



AREA DEMOGRAPHICS

2 KM RADIUS

335,177

DAYTIME POPULATION

182,405 residents
24.7% growth (2018-2025)
22.7% projected growth (2025-2030)

45.3%

20-39 YRS

0-19 yrs = 13.1%
40-59 yrs = 23.5%
60+ yrs = 18.0%

\$159,259

AVERAGE HOUSEHOLD INCOME

22.5% earn \$60-100,000
42.3% earn \$100,000+

67,000

VPD ON MEMORIAL DRIVE

21,000 VPD on Edmonton Trail NE

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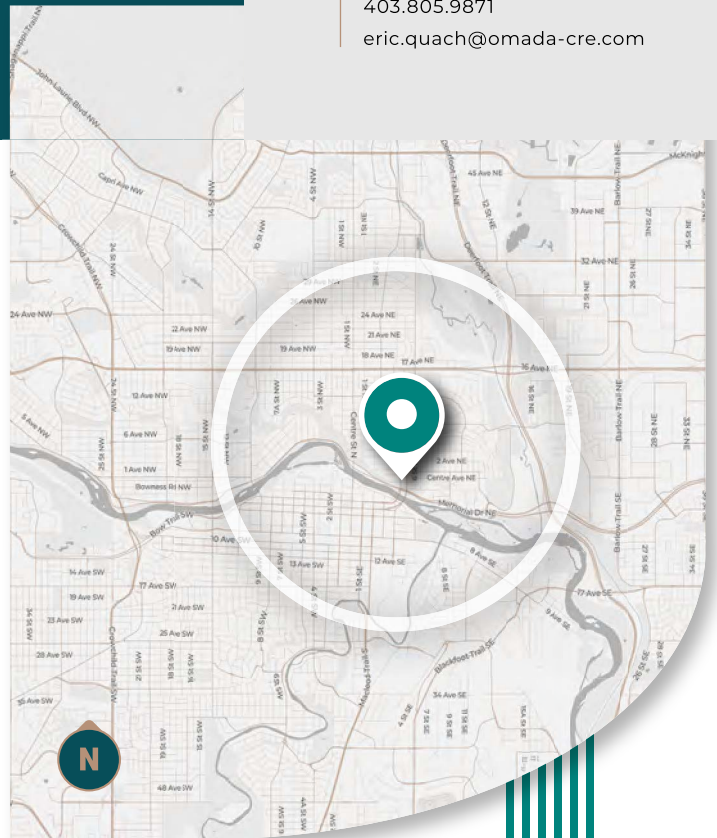
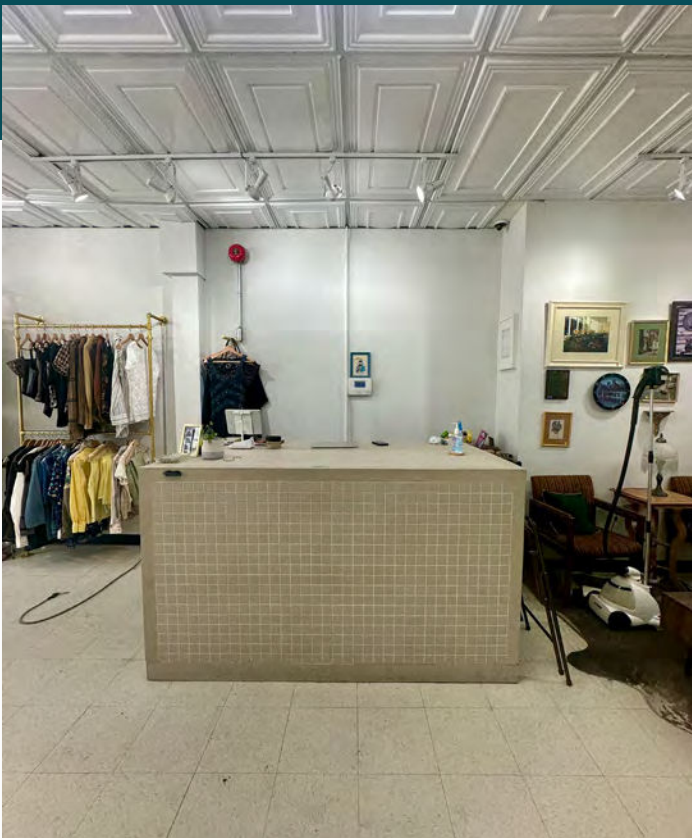
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