

620 A 17th AVENUE SW

Calgary, AB

1,597 SF

HIGH STREET RETAIL

RETAIL FOR SUBLEASE



- **Sublease 1,597 SF of retail space in the heart of 17th Ave SW with unmatched foot traffic**
- Situated along the Red Mile, Calgary's most coveted restaurant district
- Across Western High School, a built-in traffic driver
- Surrounded by exceptional residential density
- Proximity to destination restaurants like Comery Block, Una Pizza, and National

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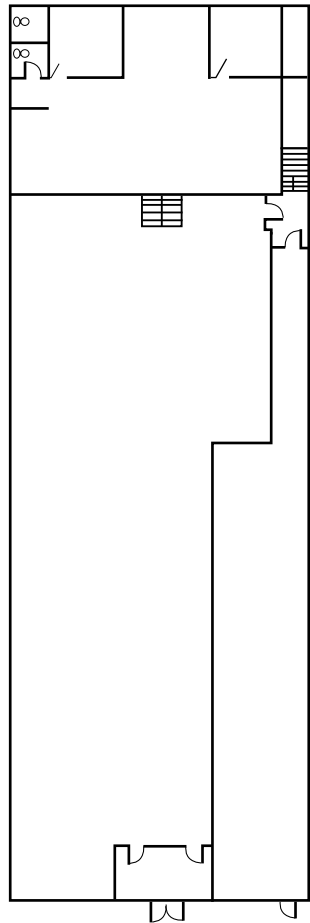
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PROPERTY FEATURES

Vacancy	1,597 SF (148.4 m ²)
Available	30 Days notice
Municipal	620 A 17 th Avenue SW, Calgary, AB
Legal	Plan A-1; Block 108; Lot 31
Zoning	C-COR 1
Basic Rent	Market
Op Costs	\$18 PSF (est. 2026)
Utilities	Separately Metered
Parking	\$150 per stall per month
Elec. Panel	225 Amps; 240 Volts 120/208 3 Phase



FLOOR PLAN



17th Avenue SW



TWO RESERVABLE STALLS



UNMATCHED FOOT TRAFFIC



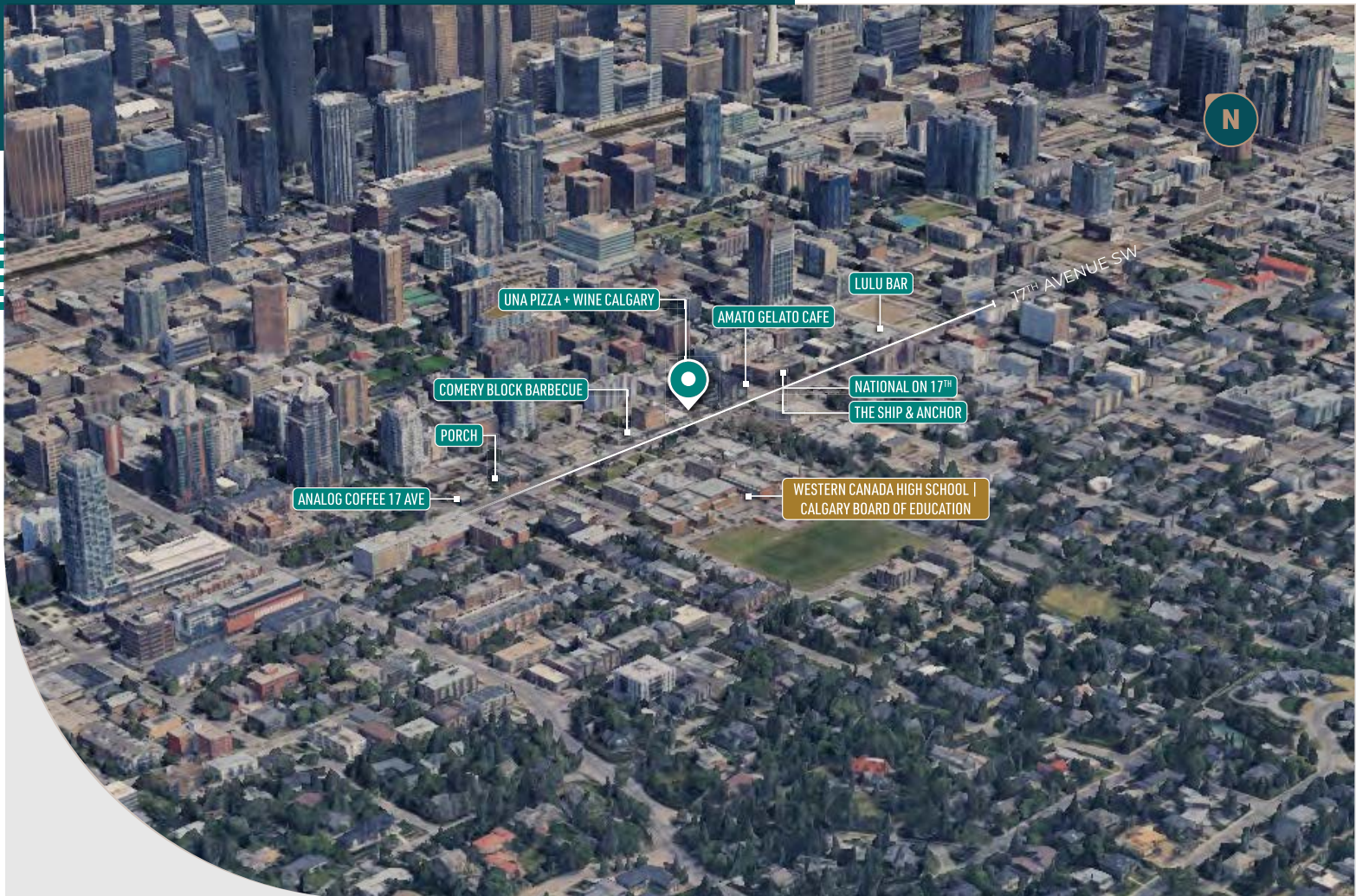
TURNKEY POTENTIAL

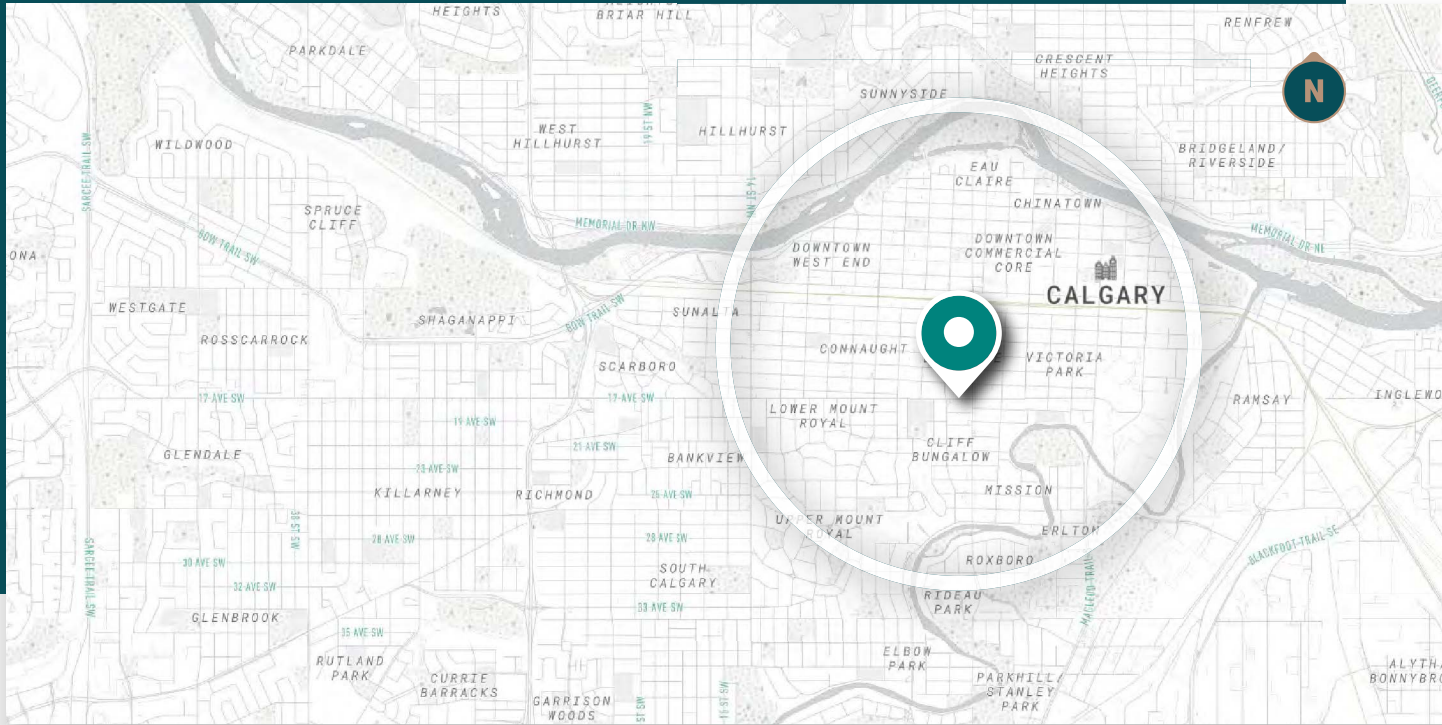


RATES COMPETITIVE
WITH NEW CONSTRUCTION

MARKET OVERVIEW

This is a rare opportunity to sublease retail space strategically located in the heart of the Red Mile, Calgary's busiest restaurant district. Exceptional traffic drivers like Western High School and complimentary restaurants like Comery Block, Una Pizza + Wine, and National are within a one-block radius. Join the other successful restaurants with unmatched traffic and energy on 17th Avenue SW.





+ 14,000 VPD ON 17TH AVE SW

+ 12,000 PEDESTRIANS PER DAY ON 17TH AVE SW

AREA DEMOGRAPHICS

2 KM RADIUS

236,149

DAYTIME POPULATION

97,429 residents
30.7% growth (2020-2025)
31.5% projected growth (2025-2030)

52.7%

20-39 YRS

0-19 yrs = 9.6%
40-59 yrs = 21.3%
60+ yrs = 16.4%

\$179,043

AVERAGE HOUSEHOLD INCOME

22.8% earn \$60-100,000
41.3% earn \$100,000+

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