

RETAIL FOR LEASE



WEST VILLAGE TOWERS 850 11 St SW, Calgary, AB

- **Rare Large Format Retail in Downtown**
- High exposure retail opportunities on 9th Ave SW – Bow Trail's main entry point into downtown
- Flexible floor plates allowing for small format retail and large format anchors
2-floor commercial podium (±37,000 SF) in high-end mixed-use residential development
- Anchored by No Frills grocery store on the main floor, driving steady daily customer traffic
- With 478 high-end residential units above, your ideal affluent customer base is at your doorstep
- Strong surrounding residential and commercial density is rapidly evolving
Downtown West End

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PROPERTY FEATURES

AVAILABLE

MAIN FLOOR

738 - 8,838 SF

1,200 - 2,551 SF

SECOND FLOOR

6,772 SF - Pending

27,970 SF

*Can be split in two

Availability	Immediately
Municipal	1110 9 Ave SW, 891 10 St SW, & 895 10 St SW
Legal	Plan 2110834; Block 56; STRATA Lot 44 & 46
Zoning	Direct Control (DC) Commercial Residential Mixed-Use
Basic Rent	Market
Op. Costs	\$16 psf (2026 est.)
Utilities	Separately metered
Parking	Approx. 40 underground stalls for staff or customer parking

SITE PLAN

MAIN FLOOR



SECOND FLOOR

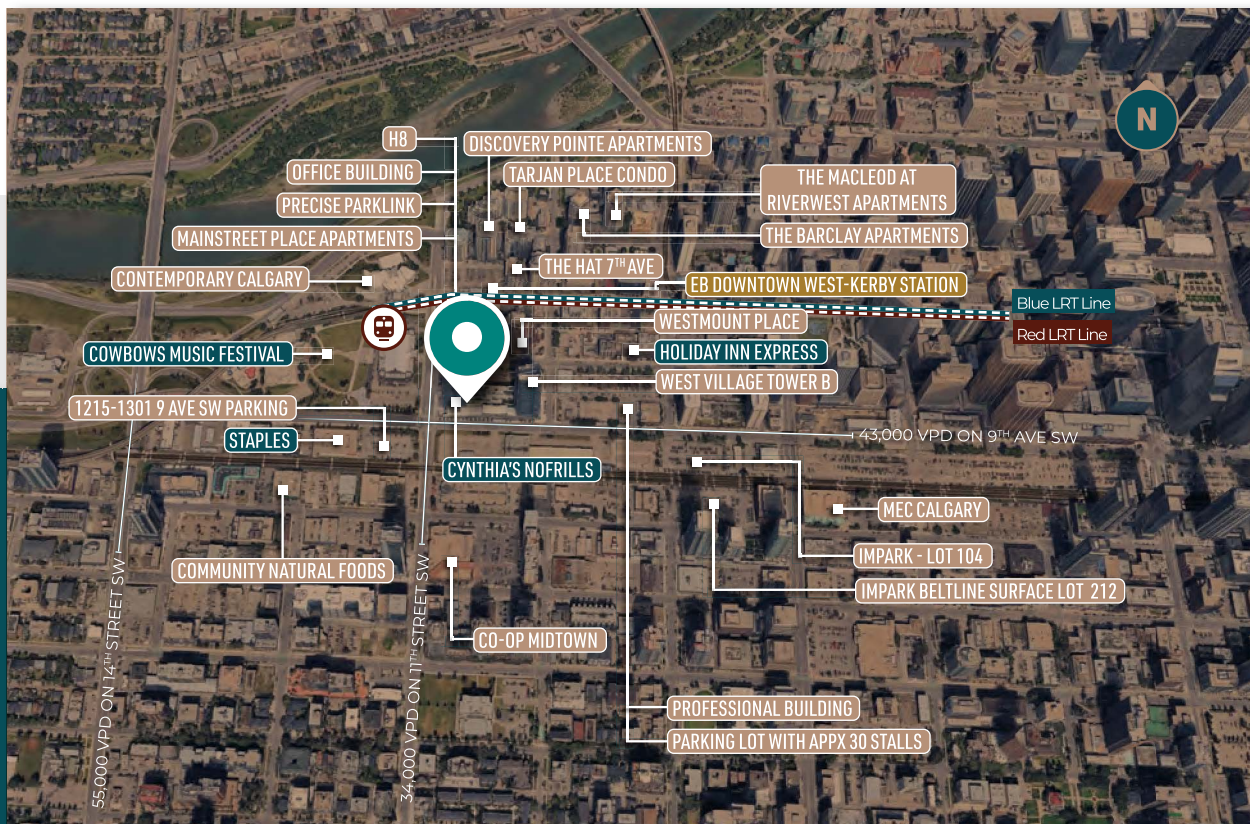


MARKET INSIGHT

West Village Towers occupies a critical anchor position at the corner of 11th Street SW and 9th Avenue SW, defining the western entry corridor into Calgary's Downtown. As the downtown core undergoes an unprecedented wave of office-to-residential conversions, the immediate trade area is transitioning from a traditional daytime business district into a high-density, 24/7 residential enclave.

With nearly 500 luxury residential units in Phase 1 & 2 directly overhead, a third residential tower planned, and No Frills anchoring commercial demand on the ground floor, the development generates continuous day-to-night foot traffic. The area's affluent demographic is predominately high-earning professionals, which drives significant unmet demand for premium commercial offerings within the immediate area.

West Village Towers presents a rare opportunity for boutique fitness, experiential entertainment, wellness, and upscale food & beverage operators to capture a high-spending consumer base with direct access to transit and primary arterial roadways.



37,000 SF TOTAL
LEASABLE COMMERCIAL
FOOTPRINT ACROSS
2 PODIUM LEVELS



MODERN FLOOR-TO-
CEILING GLASS WRAP
AND PROMINENT
STREET-LEVEL EXPOSURE



EASY TRANSIT
AND ROADWAY
ACCESS

AREA DEMOGRAPHICS

2 KM RADIUS

402,238

DAYTIME POPULATION

286,798 residents
21.7% growth (2018-2025)
18.4% projected growth (2025-2030)

41.5%

20-39 YRS

0-19 yrs = 15.4%
40-59 yrs = 24.0%
60+ yrs = 19.1%

\$182,873

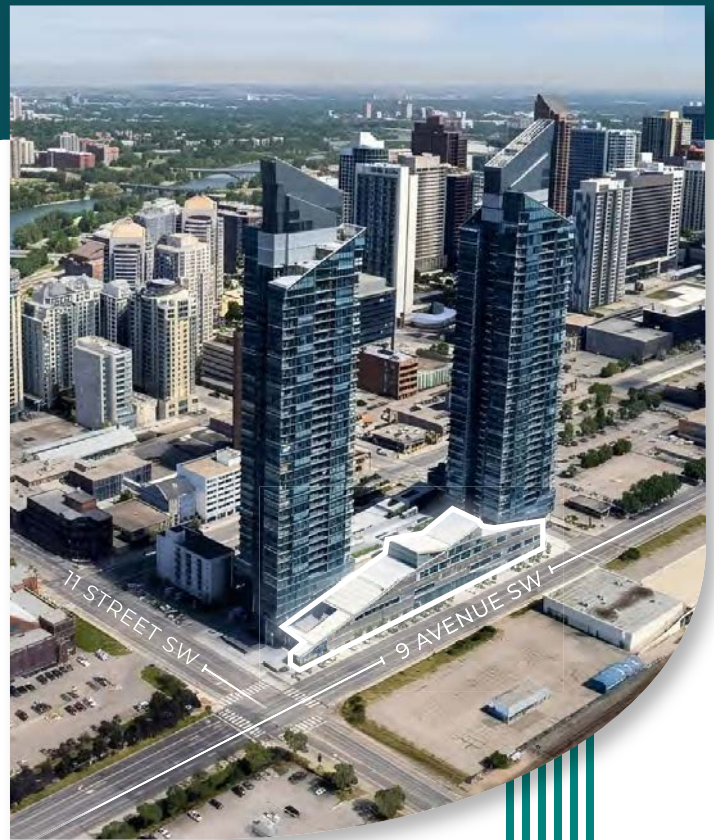
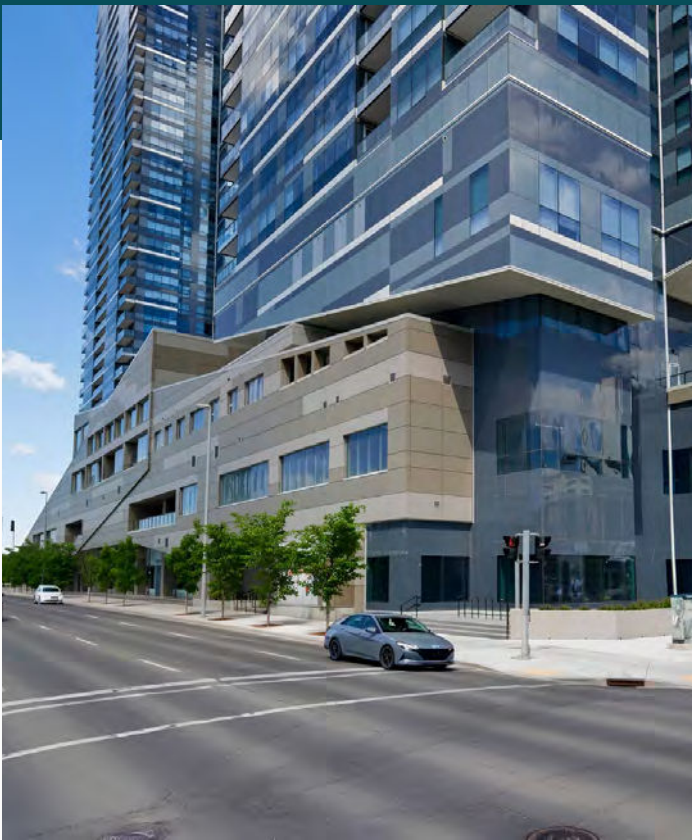
AVERAGE HOUSEHOLD INCOME

21.5% earn \$60-100,000
46.0% earn \$100,000+

43,000

VPD ON 9TH AVE SW

34,000 VPD on 11th Street SW
55,000 VPD on 14th Street SW



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