

Alberta Block

805 1st Street SW
Calgary, AB



Property Highlights

PAGE 2

Local Area

PAGE 4

Local Amenities

PAGE 6

Demographics

PAGE 8

Floorplan

PAGE 10

RYAN RUTHERFORD
VICE PRESIDENT
Retail Sales & Leasing
ryan.rutherford@cushwake.com
T 403.973.4677

NICK PRESTON, MBA
VICE PRESIDENT
Retail Sales & Leasing
nick.preston@cushwake.com
T 403.467.9222

ALLIED

CUSHMAN & WAKEFIELD

Property Highlights

Built in the early nineteen-hundreds by a group of investors who were major stock holders in the Canadian Pacific Railway and the Hudson’s Bay Company, Alberta Block is one of the few character buildings in Calgary that remains largely unaltered; the building still has its original metal cornice and frieze. Alberta Block is comprised of retail and office space and is located on Stephen Avenue, in the heart of Calgary’s downtown business and retail district. The building’s retail space boast floor to ceiling windows on the corner of First Street and Eighth Avenue SW, an area that has one the highest rates of pedestrian traffic in the city.



The iconic Alberta Block is one of the few character buildings in Calgary that remains largely unaltered. Located in a historic and downtown district, It’s bursting with potential.

Rent	Market
District	Stephen Avenue Corridor
Area Available	M-02 – 7,189 SF Virtual Tour Comprised of: Main - 3,251 SF & Lower - 3,938 SF Virtual Tour L-2 – Lower Level: 1,329 SF Virtual Tour L-7 – Lower Level: 1,307 SF Virtual Tour L-9 – Lower Level: 527 SF Virtual Tour L-12 – Lower Level: 502 SF Virtual Tour
Availability	Immediate, except M-02: 30 days’ notice & L-12: 60 days’ notice
Term	5 - 10 Years
Additional Rent (2025)	Lower Level: \$18.31 (Op Cost: \$12.64, Taxes: \$5.67) Unit M-02: \$19.09 (Op Costs: \$13.41, Taxes: \$5.67, electricity is separately metered)
Parking	Street
Year Built	1889 - 1901



- The Alberta Block is a character building located on Stephen Avenue
- A two minute walk to the LRT station and has +15 access (via Stephen Ave Centre)
- Close to restaurants and other shops on Stephen Avenue
- On site users include: Johnny’s Barber + Shop, Deville Coffee, Blokes, Freedom Mobile, Gangnam Style Alternations & Dry-cleaning, John Fluevog Boots & Shoes Ltd., Kiros Energy Marketing ULC, Orong Consulting Ltd. Stack’d Consulting, The Last Word Wills And Estates.

Local Area

Stephen Avenue

DESCRIPTION OF HISTORIC PLACE

Stephen Avenue National Historic Site of Canada is a historic district in downtown Calgary, also known as Old Stephen Avenue. It consist of nearly three dozen commercial buildings from the 1880-1930 era (known as the Sandstone Era), mostly retail properties, with several former banks and one church.

HERITAGE VALUE

Stephen Avenue was designated a national historic site in 2001 because it tells:

- The processes of prairie urban development including orientation towards the railway, a gridiron plan, and spatial specialization;
- The rising importance of the retail sector of the Canadian economy; and
- The central role that such retail streets have played, and continue to play

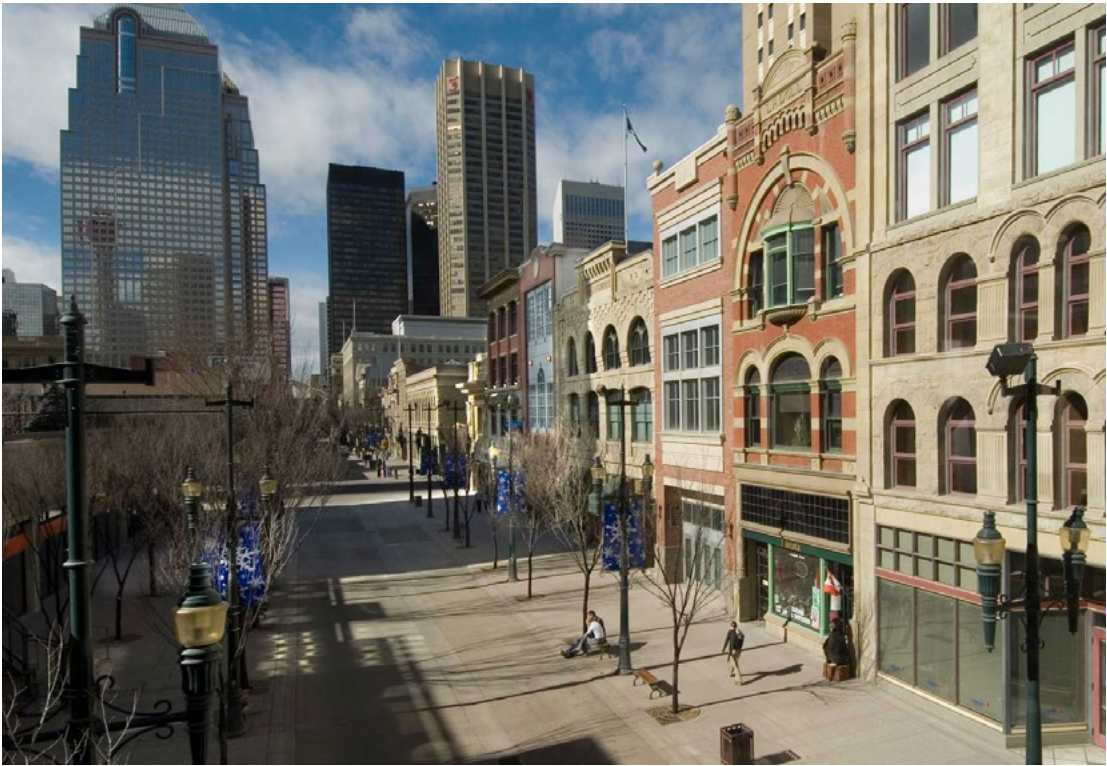
The heritage value of Stephen Avenue resides in its distinctive character as a late-nineteenth-century retail streetscape in a growing prairie urban centre.

Source: Historic Sites and Monument Board of Canada, Minutes, November 2001.

CHARACTER-DEFINING ELEMENTS

Key features contributing to the heritage value of this site include:

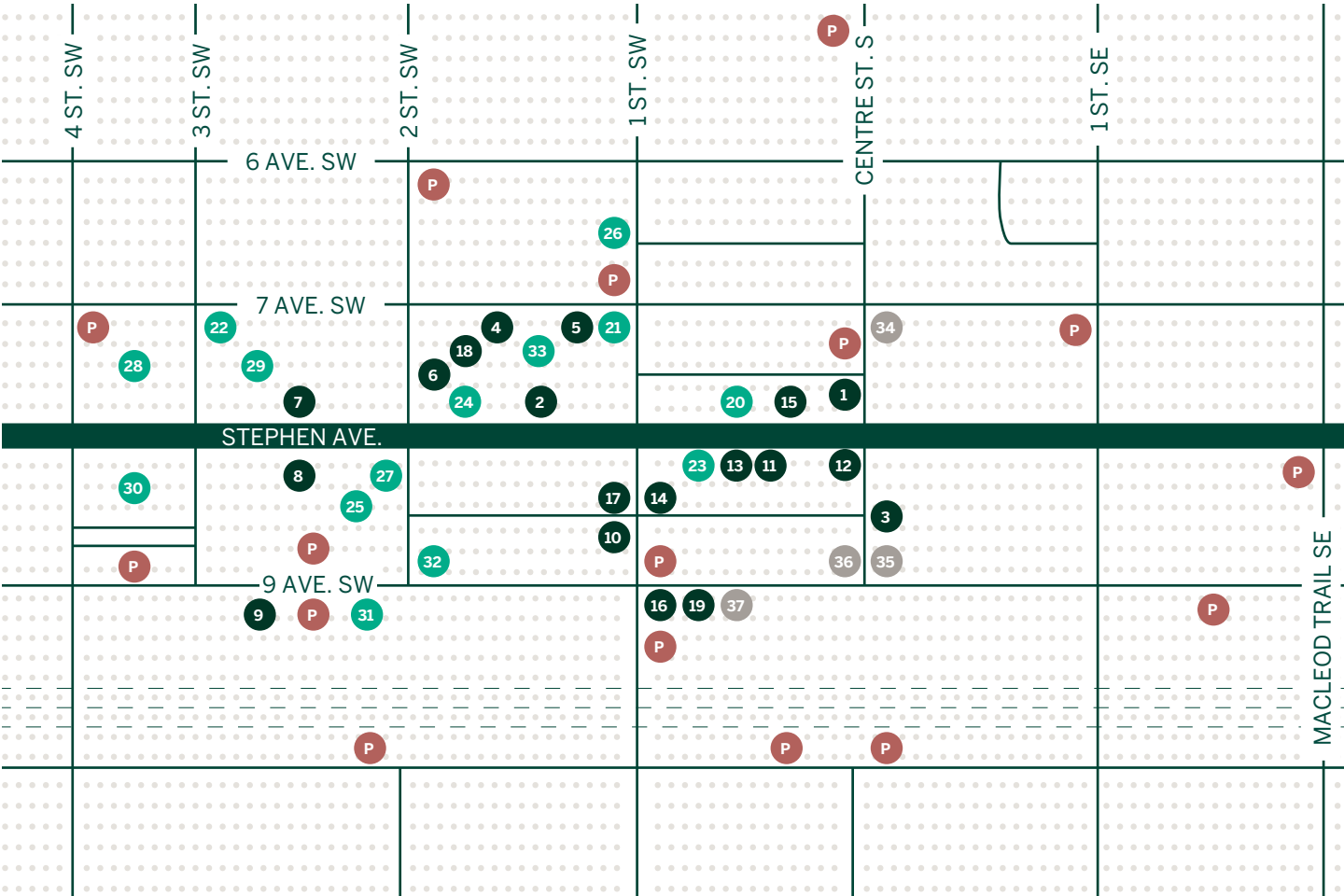
- Compact, rectangular massing, and modest height buildings
- Linear character of the district, within an urban grid
- Use of lots with buildings abutting each other, façades flush to the sidewalk, and rear alleys
- Masonry construction, largely stone with some brick and stone combinations, and one wooden structure
- Diversity of design in the façades reflecting the evolution of architectural styles
- Visual coherence of the street, created by façades set flush to the sidewalk and ornately detailed cornices
- Large windows - either flat or round-headed
- Variety of architectural detail of the principal façades, including in the commercial shop fronts at street level, the door and window surrounds, original window sashes, cornice detail and historic signage
- Hudson's Bay Company store with terracotta cladding, adding greater height and volume.



Source: Glenbow Archives NA-2864-13233.

The heritage value of Stephen Avenue resides in its distinctive character as a late-nineteenth-century retail streetscape in a growing prairie urban centre.

Local Amenities



RESTAURANTS

- 1. Phil and Sebastian Coffee
- 2. McDonald's
- 3. Milestones
- 4. A&W Canada
- 5. Tim Hortons
- 6. National on 8th
- 7. Local 8th Avenue
- 8. Earls Kitchen & Bar
- 9. Tim Hortons
- 10. Please & Thanks
- 11. Original Joe's
- 12. SALTNIK Calgary
- 13. Blink Restaurant & Bar
- 14. Murrieta's

- 15. Wednesday Room
- 16. Hawthorn
- 17. Deville Coffee
- 18. Booster Juice
- 19. Starbucks

SHOPPING AND SERVICES

- 20. Winners
- 21. Hudson's Bay
- 22. Shoppers Drug Mart
- 23. Patagonia Calgary
- 24. Dollarama
- 25. Rexall
- 26. Scotiabank
- 27. CIBC Branch with ATM

- 28. TD Canada Trust Branch
- 29. RBC Royal Bank
- 30. HSBC Bank
- 31. BMO Bank of Montreal
- 32. National Bank Financial
- 33. HER GYMVMT Fitness Club

HOTELS

- 34. Hyatt Regency Calgary
- 35. Calgary Marriott Downtown
- 36. Le Germain Hotel
- 37. Fairmont Palliser

PARKING LOCATIONS

- P Parking Lot

The iconic Alberta Block was once a luxurious gathering place. Located in a historic and downtown district, it is bursting with potential.



Demographics



MEDIAN AGE

AVERAGE

Aggregation

35.6 YEARS

Trade Area (1km radius)

36.7 YEARS

Trade Area (3km radius)

37.5 YEARS

Trade Area (5km radius)



TOTAL POPULATION

SUM

Aggregation

16,722

Trade Area (1km radius)

102,281,70

Trade Area (3km radius)

189,443.50

Trade Area (5km radius)



DAYTIME POPULATION

SUM

Aggregation

168,636.40

Trade Area (1km radius)

298,093.60

Trade Area (3km radius)

437,312

Trade Area (5km radius)



AVERAGE ANNUAL HOUSEHOLD SPENDING

AVERAGE

Aggregation

88,816.35

Trade Area (1km radius)

109,320.32

Trade Area (3km radius)

115,200.04

Trade Area (5km radius)



HOUSEHOLDS

SUM

Aggregation

10,139.70

Trade Area (1km radius)

56,379.30

Trade Area (3km radius)

95,102.50

Trade Area (5km radius)



AVERAGE HOUSEHOLD INCOME

AVERAGE

Aggregation

100,481.40

Trade Area (1km radius)

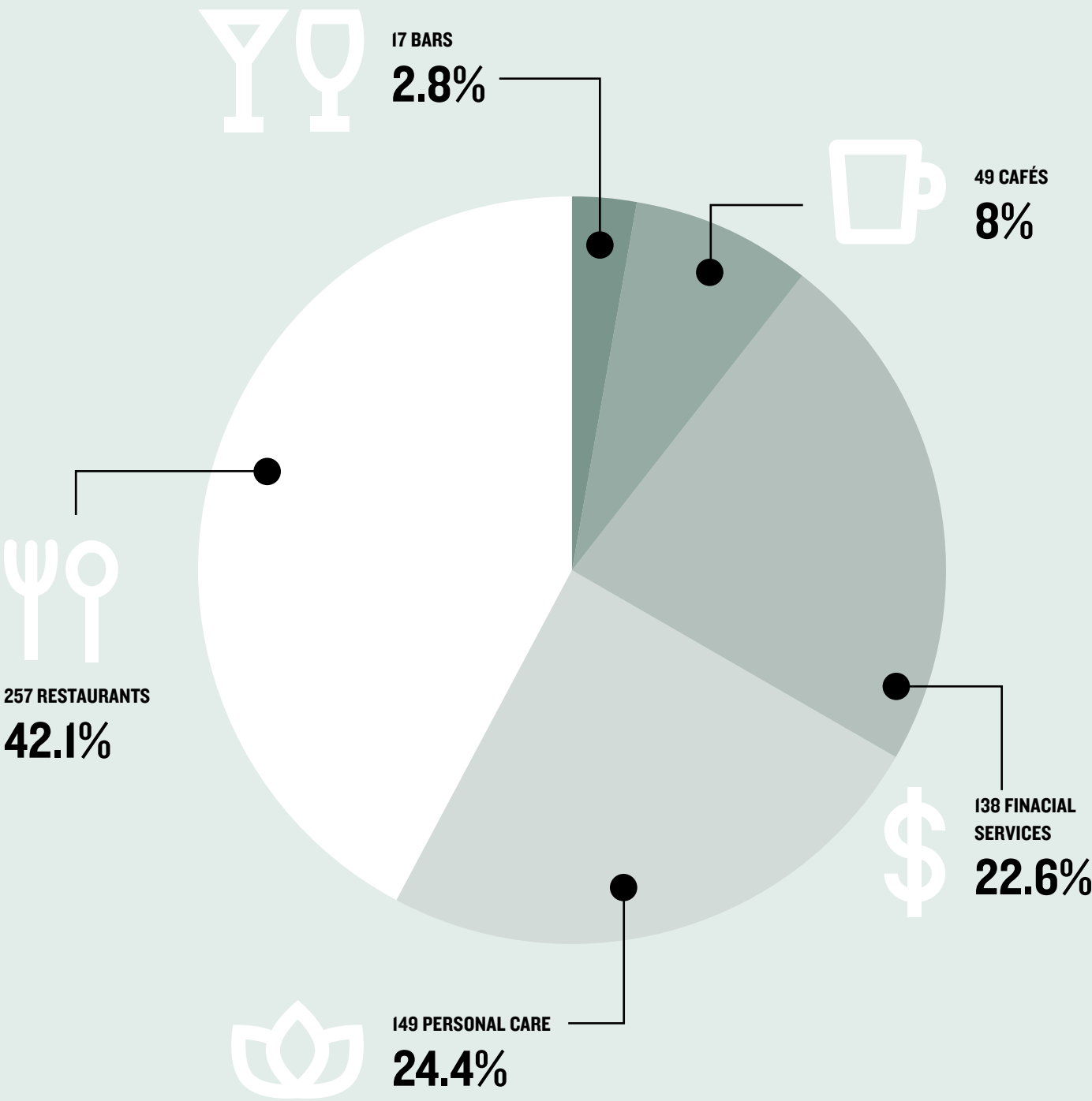
134,331.10

Trade Area (3km radius)

145,313

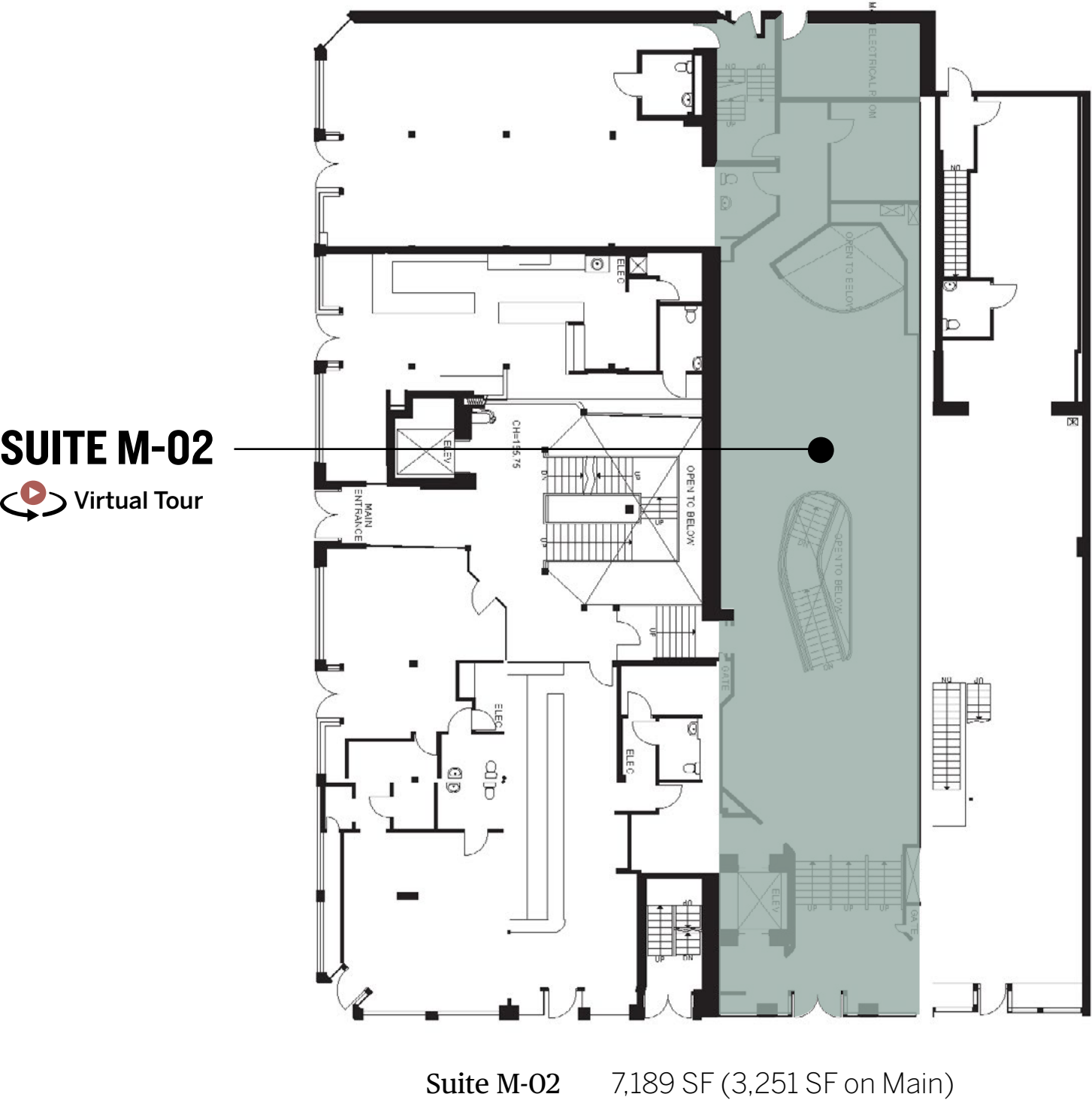
Trade Area (5km radius)

RETAIL LANDSCAPE

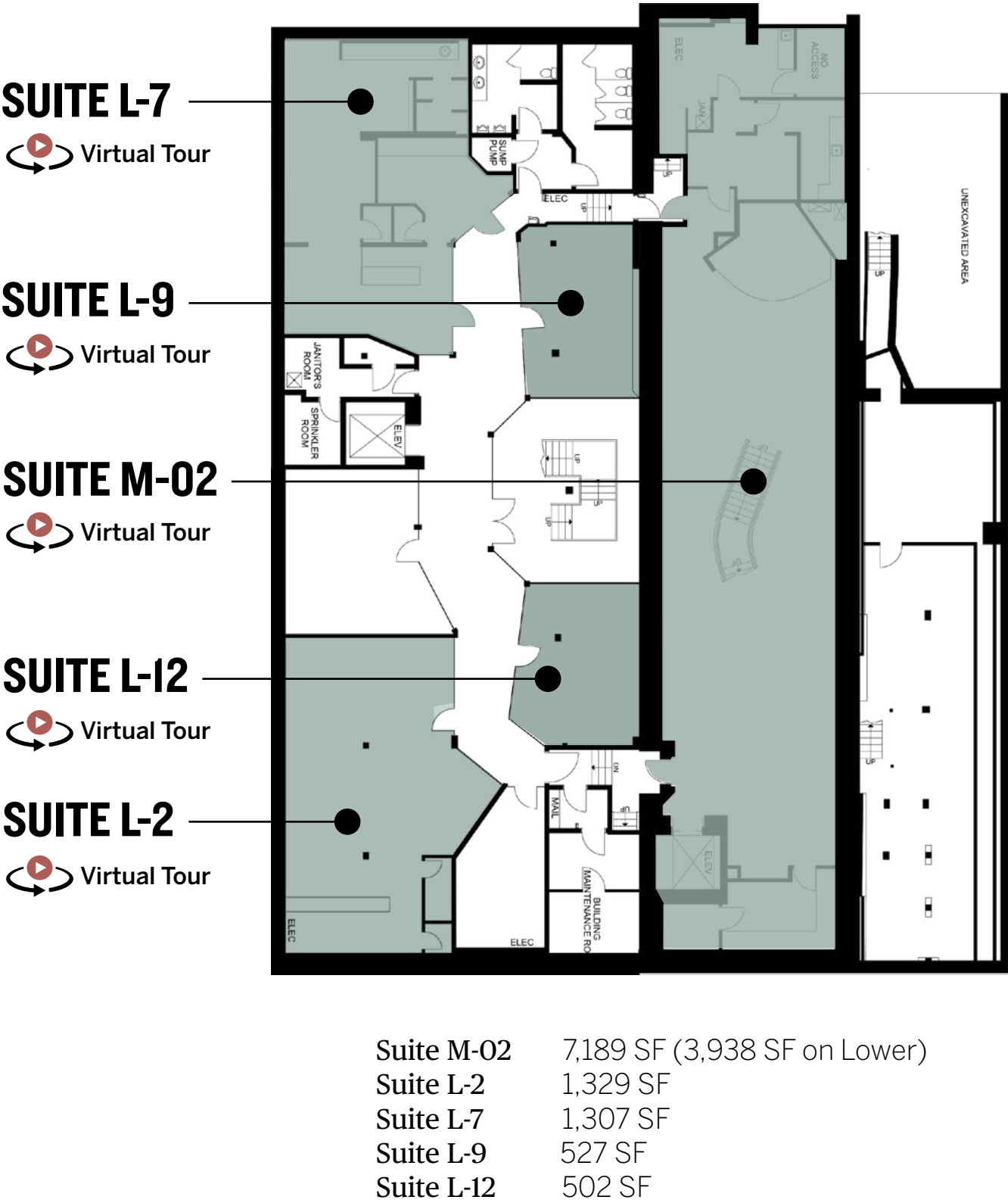


Source: Piiipoint.

Floorplan Main Level



Floorplan Lower Level





CUSHMAN & WAKEFIELD ULC
 Bow Valley Square IV
 250 - 6th Ave SW, Suite 2400
 Calgary, AB T2P 3H7
T 403.261.1111
cushmanwakefield.com

RYAN RUTHERFORD
 VICE PRESIDENT
 Retail Sales & Leasing
T 403.973.4677
ryan.rutherford@cushwake.com

NICK PRESTON, MBA
 VICE PRESIDENT
 Retail Sales & Leasing
T 403.467.9222
nick.preston@cushwake.com