

617 11th Avenue SW

Calgary, AB



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ALLIED

**CUSHMAN &
WAKEFIELD**

Property Highlights

Located on one of Calgary’s major inner-city vehicle routes, 617 Eleventh Avenue is a great opportunity to lease affordable downtown retail space. The property is next-door to RE:GRUB, one of Calgary’s busiest new quick food restaurants, and Last Best Brewery, one of Calgary’s most popular breweries, known to have the best wings in the city. This opportunity boasts a large open concept that could have multiple uses and large windows that permeate natural light.



Rent	Market
Additional Rent (2025)	\$17.19 (Op Costs: \$12.81, Taxes: \$4.38)
District	Beltline
Area Available	Suite B100: 3,096 SF Virtual Tour
Availability	On 30 days’ notice
Term	5-10 Years
Parking	Street
Year Built	1967



- Located on the south side of Eleventh Avenue SW, between Fifth and Sixth Street.
- Lower level unit in base building condition that can accommodate a variety of uses.

Demographics



MEDIAN AGE

AVERAGE

Aggregation

33.5 YEARS

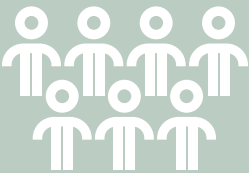
Trade Area (1km radius)

36.6 YEARS

Trade Area (3km radius)

37.4 YEARS

Trade Area (5km radius)



TOTAL POPULATION

SUM

Aggregation

26,177

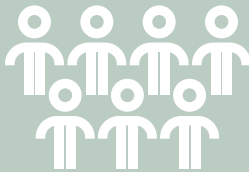
Trade Area (1km radius)

105,284.90

Trade Area (3km radius)

195,275.10

Trade Area (5km radius)



DAYTIME POPULATION

SUM

Aggregation

178,884.60

Trade Area (1km radius)

295,516.50

Trade Area (3km radius)

438,505.50

Trade Area (5km radius)



AVERAGE ANNUAL HOUSEHOLD SPENDING

AVERAGE

Aggregation

92,981.48

Trade Area (1km radius)

113,165.47

Trade Area (3km radius)

116,108.93

Trade Area (5km radius)



HOUSEHOLDS

SUM

Aggregation

16,331.70

Trade Area (1km radius)

57,578.80

Trade Area (3km radius)

97,631.50

Trade Area (5km radius)



AVERAGE HOUSEHOLD INCOME

AVERAGE

Aggregation

105,632.60

Trade Area (1km radius)

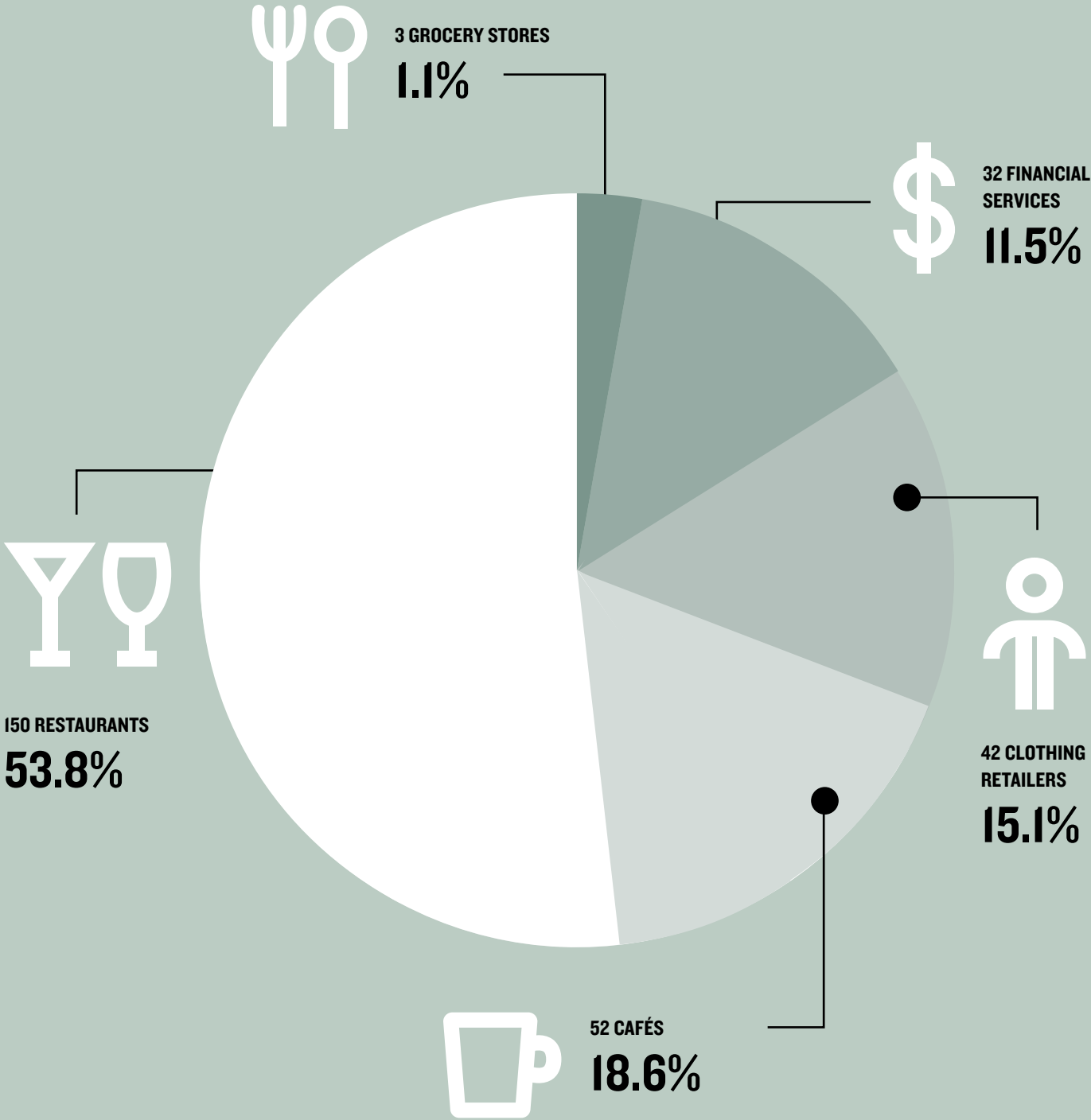
141,921.80

Trade Area (3km radius)

147,353.70

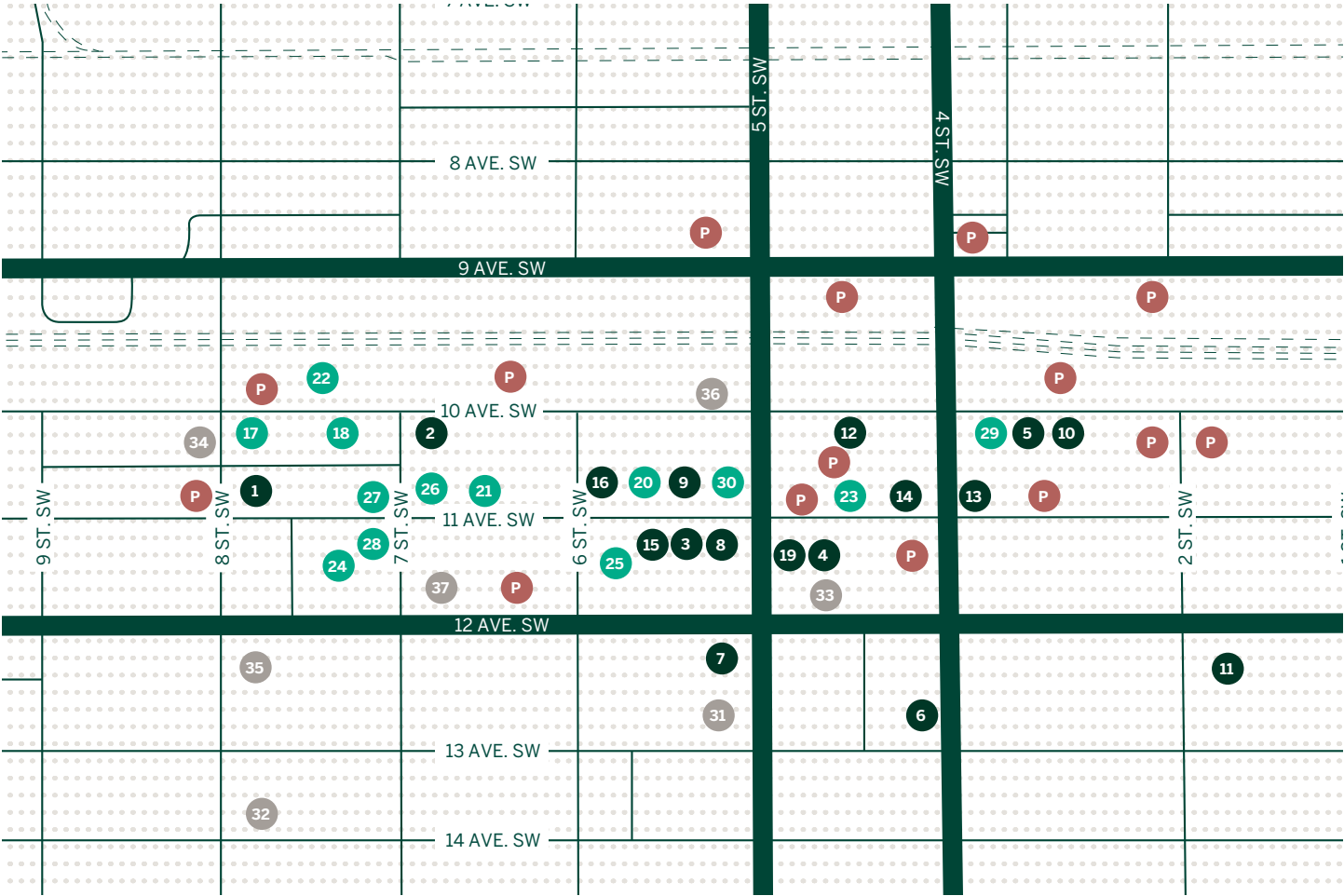
Trade Area (5km radius)

RETAIL LANDSCAPE



Source: Piipoint.

Local Amenities



RESTAURANTS

- 1. Brewsters
- 2. Bridgette Bar
- 3. Broken City
- 4. Canadian Pizza Unlimited
- 5. Craft Beer Market
- 6. Good Earth Coffeehouse
- 7. Hudsons Canada's Pub
- 8. Last Best Brewing & Distilling
- 9. Milano Coffee
- 10. National on 10th
- 11. Native Tongues Taqueria
- 12. Pampa Brazilian Steakhouse
- 13. Quesada Burritos & Tacos
- 14. Tim Hortons
- 15. REGRUB - Beltline
- 16. Redheads Japa Cafe

SHOPPING AND SERVICES

- 17. 7 - Eleven
- 18. Atmosphere
- 19. Circle K
- 20. Core Wellness Spa
- 21. Leela Eco Spa
- 22. MEC Calgary
- 23. Passage Studios Yoga + HIIT + Spin
- 24. Safeway
- 25. The Academy
- 26. The Source Snowboards and Skateboards
- 27. The Camera Store
- 28. The Bike Shop
- 29. UNDRCARD Boxing Studio
- 30. Uthrive

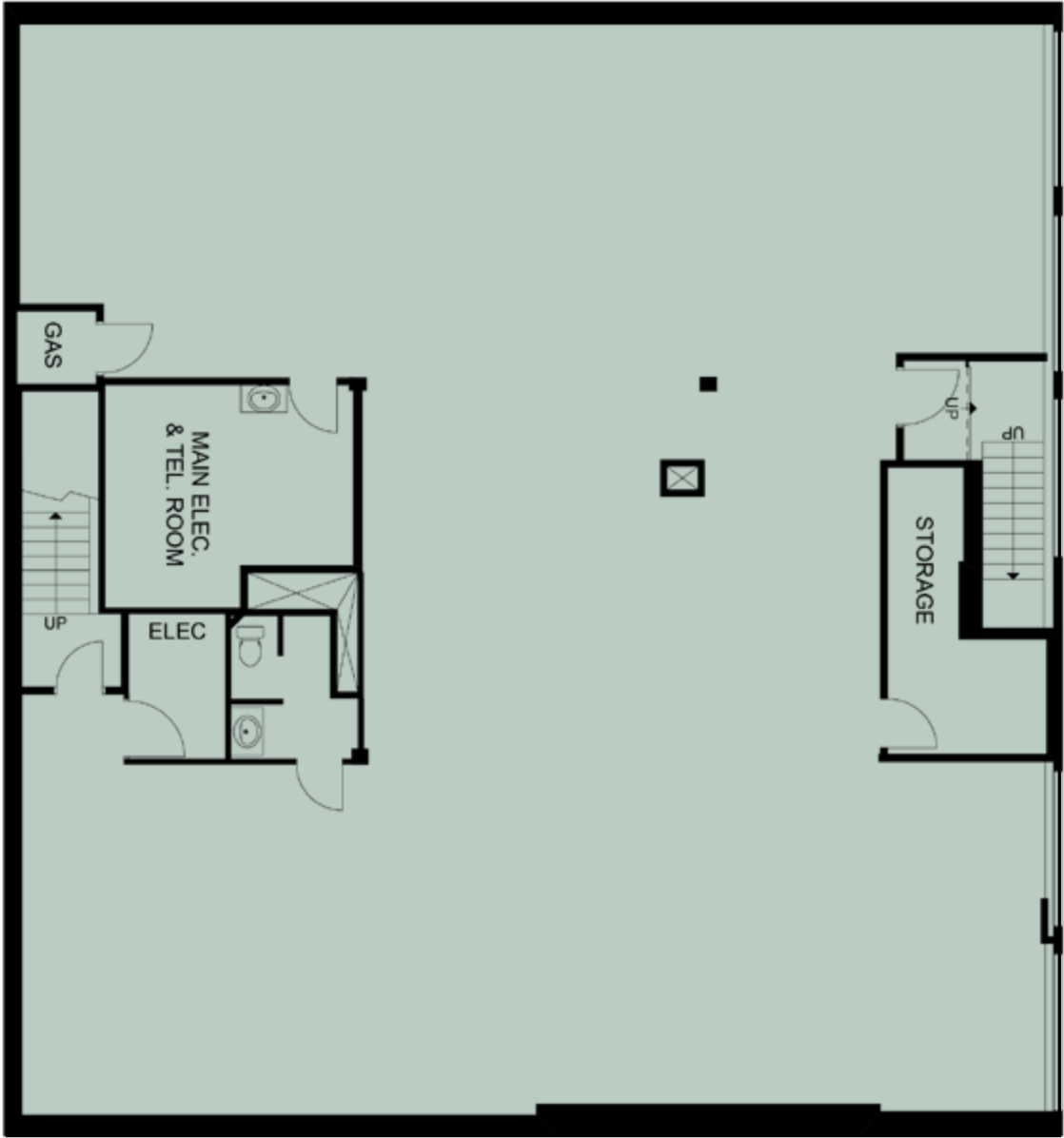
HOTELS AND CONDOS


- 31. 1215 Rental Apartments
- 32. Best Western Plus Suites
- 33. Castello
- 34. Mark On 10th
- 35. Nuvo Hotel Suites
- 36. Residence Inn by Marriott Calgary
- 37. Xenex Condo

PARKING LOCATIONS

- P Parking Lot

Floor Plans



Suite B100 3,096 SF  Virtual Tour



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