

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
District
Area Available

Market
Stephen Avenue Corridor
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: L-7
30 days' notice: M-02, L-2 & L-9
60 days' notice: L-12
5 - 10 Years
Lower Level: \$22.06 (Op Cost: \$16.73, Taxes: \$5.33)
Unit M-02: \$18.94 (Op Costs: \$13.61, Taxes: \$5.33, electricity is separately metered)

Term

Parking
Year Built

Street
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 Alterations & Dry-cleaning, John Fluevog Boots & Shoes Ltd., Krios 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 consists 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

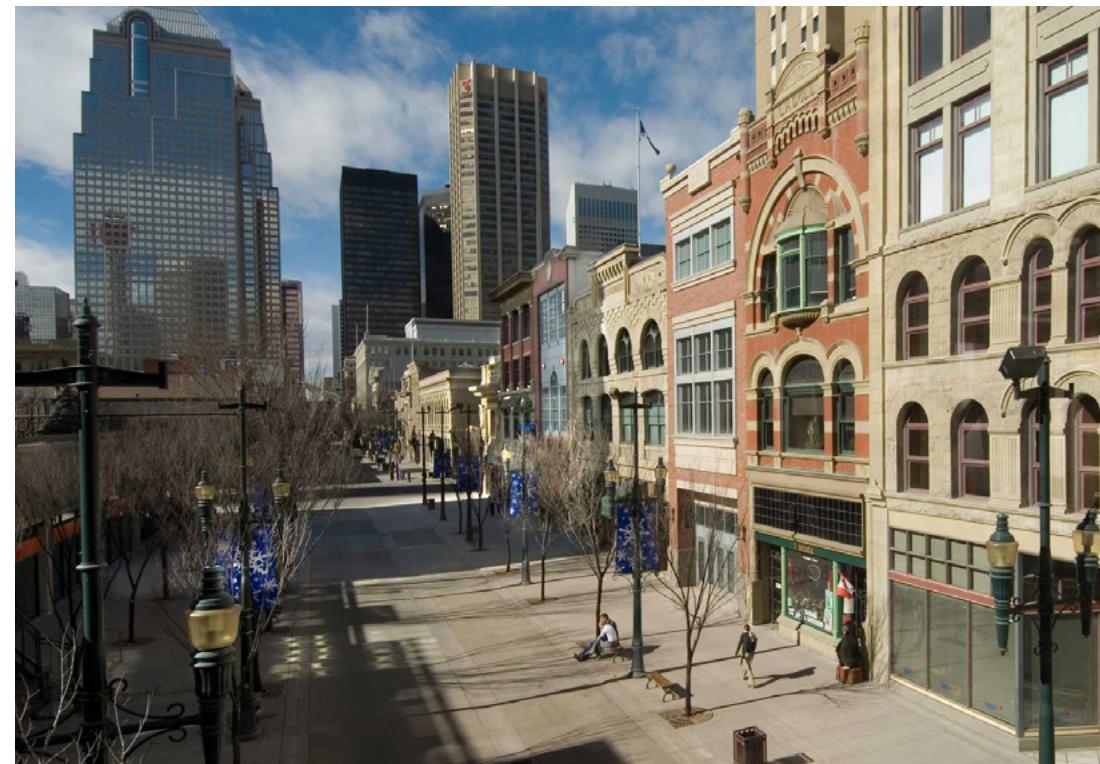
The heritage value of Stephen Avenue resides in its distinctive character as a late-nineteenth-century retail streetscape in a growing prairie urban centre.

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

CHARACTER-DEFINING ELEMENTS

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

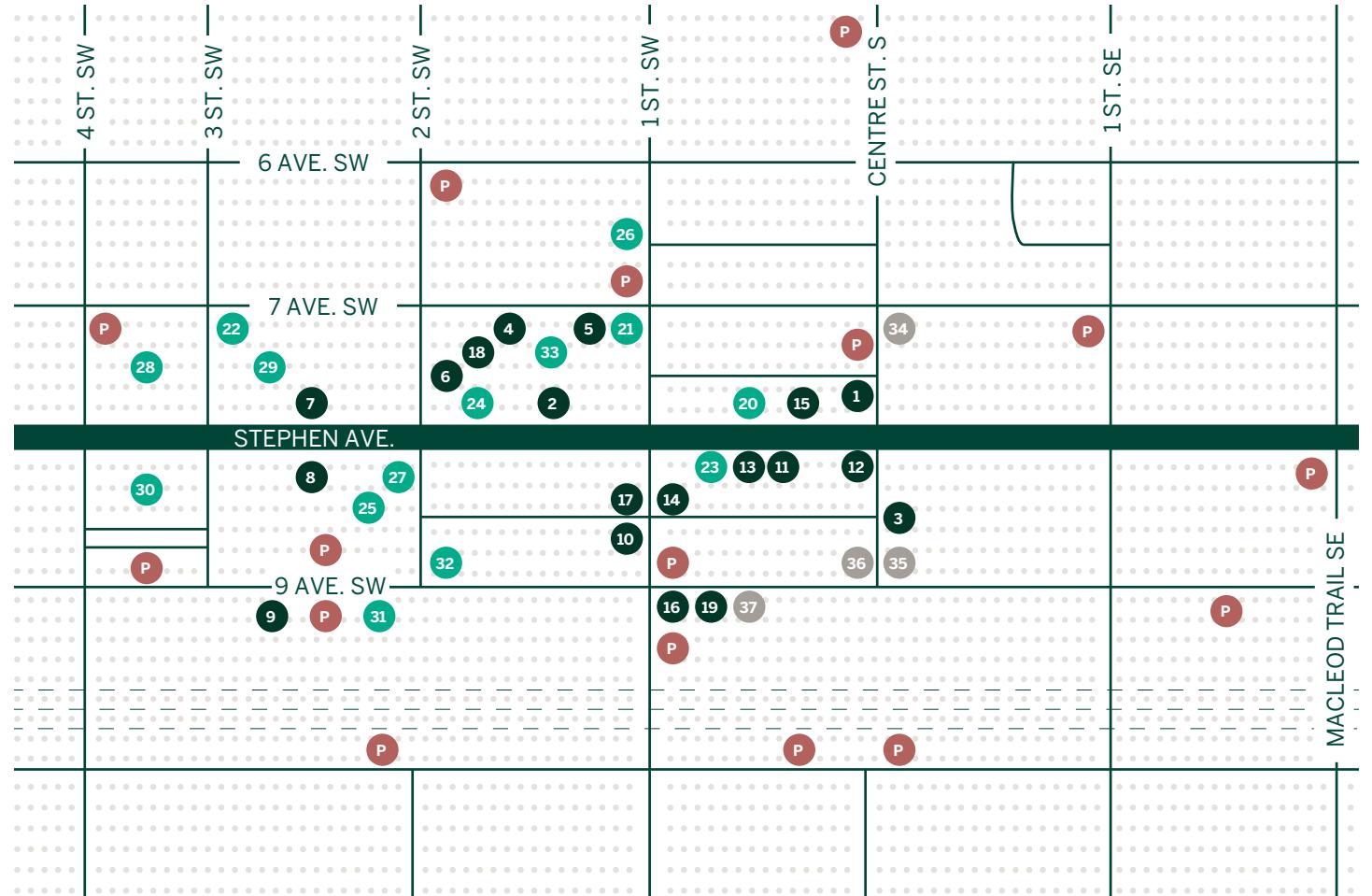
- Compact, rectangular massing, and modest height buildings
- Linear character of the district, within an urban grid
- Use of lots with buildings abutting each other, façades flush to the sidewalk, and rear alleys
- Masonry construction, largely stone with some brick and stone combinations, and one wooden 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. SALTLIK Calgary
13. Blink Restaurant & Bar
14. Murrieta's

SHOPPING AND SERVICES

15. Wednesday Room
16. Hawthorn
17. Deville Coffee
18. Booster Juice
19. Starbucks
20. Winners
21. Hudson's Bay
22. Shoppers Drug Mart
23. Patagonia Calgary
24. Dollarama
25. Rexall
26. Scotiabank
27. CIBC Branch with ATM

SHOPPING AND SERVICES

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

HOTELS

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

PARKING LOCATIONS

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)



DAYTIME POPULATION

SUM

Aggregation

168,636.40

Trade Area (1km radius)

298,093.60

Trade Area (3km radius)

437,312

Trade Area (5km radius)



HOUSEHOLDS

SUM

Aggregation

10,139.70

Trade Area (1km radius)

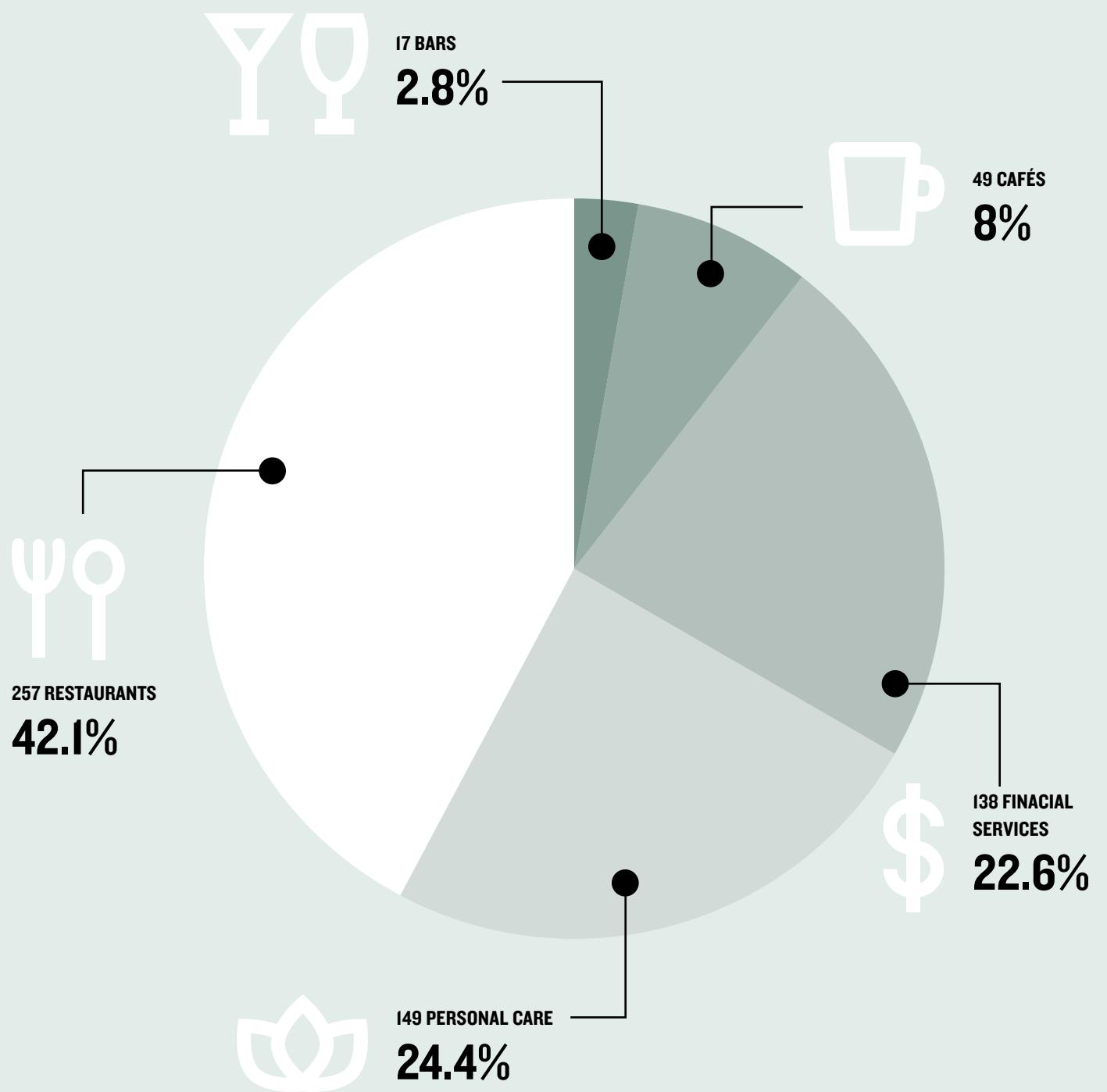
56,379.30

Trade Area (3km radius)

95,102.50

Trade Area (5km radius)

RETAIL LANDSCAPE



TOTAL POPULATION



AVERAGE ANNUAL
HOUSEHOLD SPENDING

SUM

Aggregation

16,722

Trade Area (1km radius)

102,281,70

Trade Area (3km radius)

189,443.50

Trade Area (5km radius)

AVERAGE

Aggregation

88,816.35

Trade Area (1km radius)

109,320.32

Trade Area (3km radius)

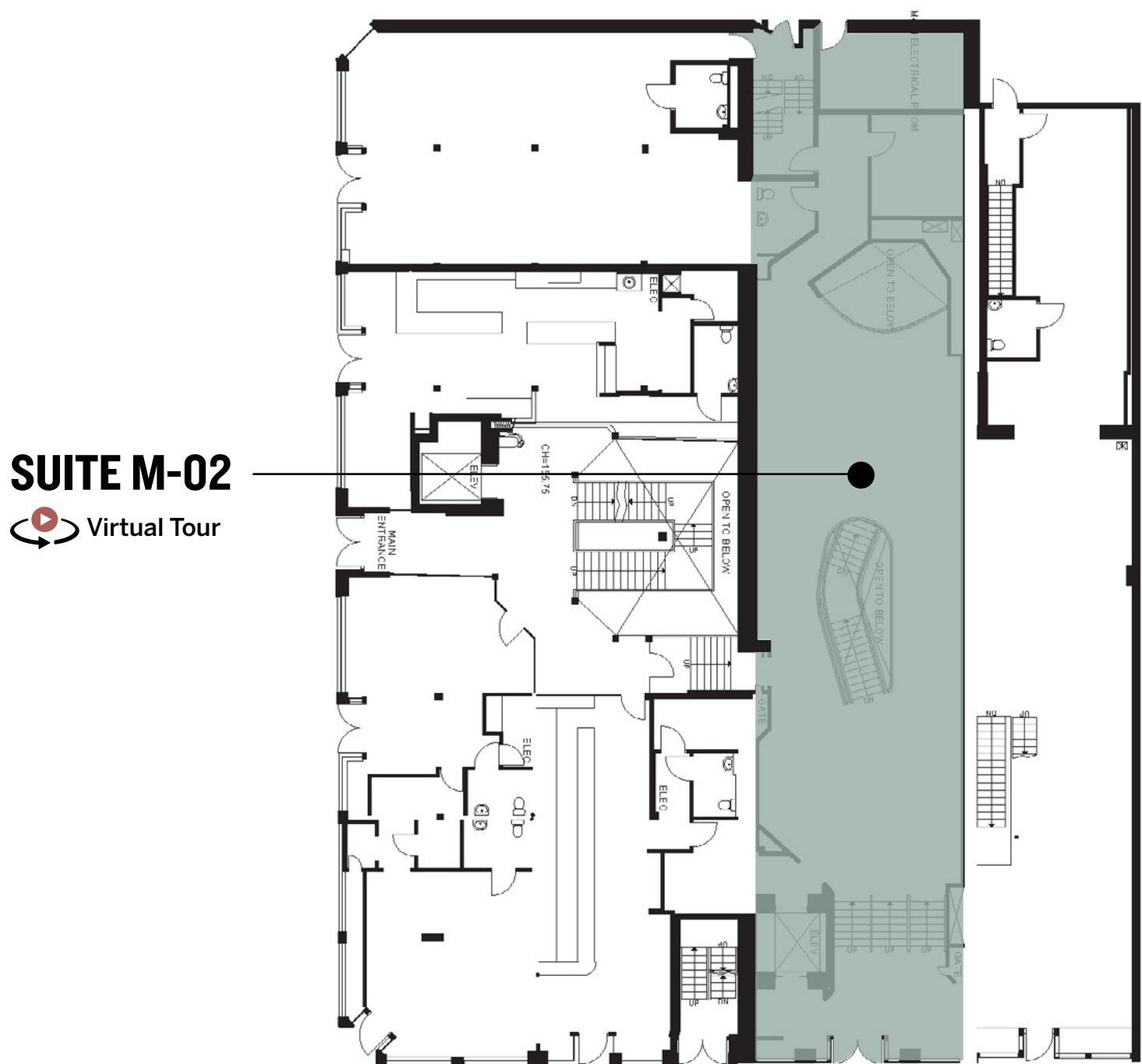
115,200.04

Trade Area (5km radius)

Source: Pinpoint.

Floorplan

Main Level



Suite M-02 7,189 SF (3,251 SF on Main)

Floorplan

Lower Level



Suite M-02	7,189 SF (3,938 SF on Lower)
Suite L-2	1,329 SF
Suite L-7	1,307 SF
Suite L-9	527 SF
Suite L-12	502 SF



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