

# Demcor Building

239 10 Ave SE  
Calgary, AB



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**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**

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WAKEFIELD**




# Property Highlights

Built in 1906, Demcor Building is a historic building originally used as a warehouse for agricultural equipment and machinery. It has since been renovated and modernized into office and retail space. Located at the busy intersection of 10 Ave SE and Macleod Trail, approximately 22,000 vehicles pass by Demcor Building daily. The building's retail space boasts high ceilings, exposed brick, and wooden beams.



Demcor Building is a historic character building in Calgary that offers office and retail space. Located in a vibrant and walkable downtown district, it's bursting with potential.

Rent	Market
District	Beltline
Area Available	L100: 5,610 sf  Virtual Tour
Availability	Immediate
Term	5 - 10 Years
Additional Rent (2026)	\$15.01 (Op Cost: \$13.75, Taxes: \$1.26)
Parking	1 surface stall plus underground stalls in Brownstone
Year Built	1906



- Demcor Building is a character building located at the intersection of 10 Avenue SE and Macleod Trail
- Exclusive exterior access to the retail premises
- Abundant natural light
- Eight minute walk to the City Hall and Centre Street C-Train stations
- Close to restaurants and the Saddledome/Stampede Grounds
- Character building with high ceilings, exposed brick, and beams



# Local Area

The Beltline neighborhood is a vibrant and dynamic area located just south of downtown. It's known for its eclectic mix of residential, commercial, and entertainment spaces, making it a popular destination for locals and visitors alike. The neighborhood is characterized by its historic architecture, trendy shops, restaurants, and energetic nightlife scene.

One of the defining features of the Beltline is its extensive network of parks and green spaces, including Central Memorial Park and Haultain Park, providing residents and visitors with opportunities for recreation and relaxation. Additionally, the neighborhood is home to several cultural attractions, such as the Glenbow Museum and the Calgary Tower, adding to its appeal as a cultural hub.



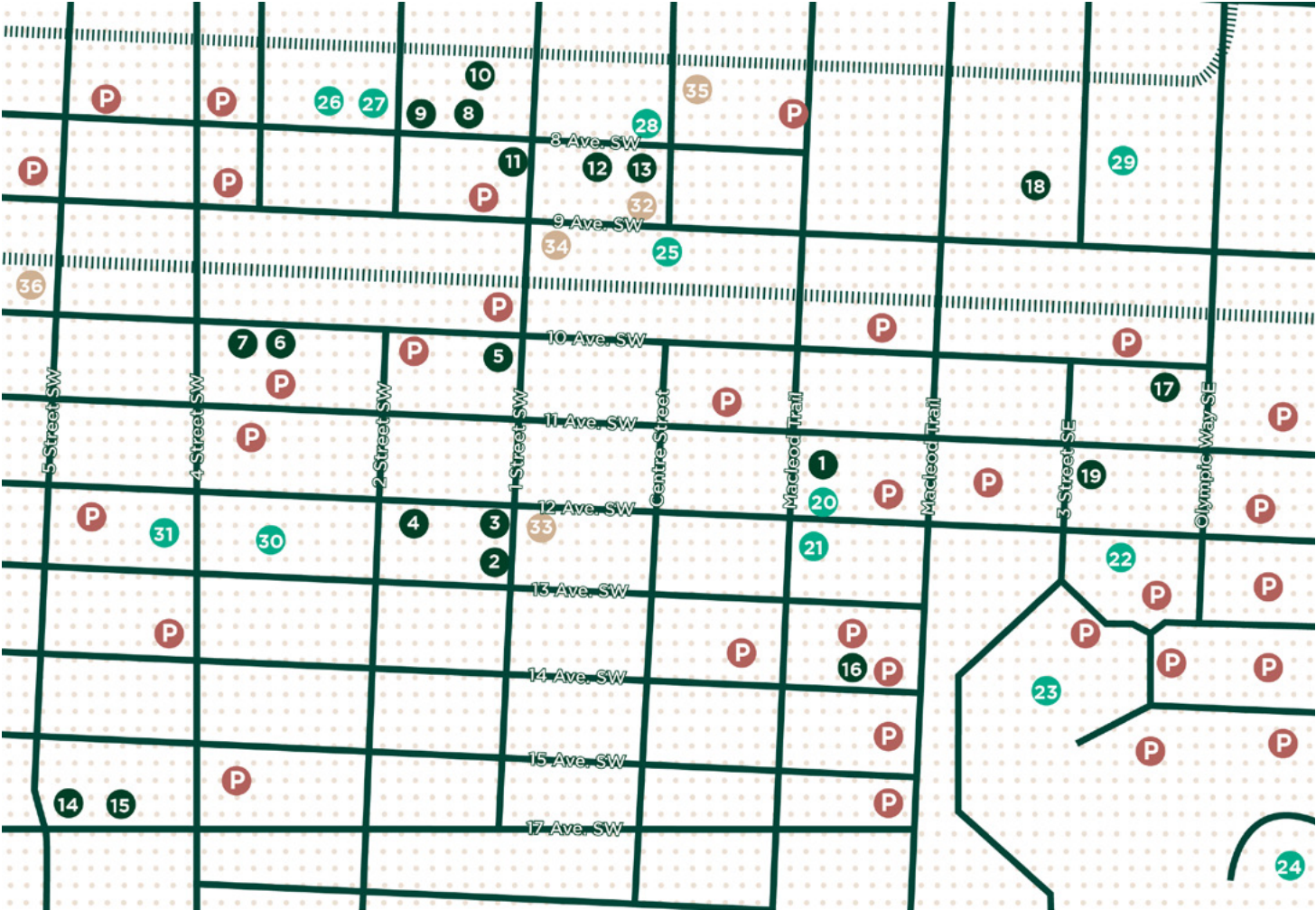
### CHARACTER-DEFINING FEATURES

Key features contributing to the uniqueness of this site include:

- Blend of historic buildings and modern developments, giving it a unique architectural character. Historic homes, converted warehouses, and modern high-rises coexist, adding to the area's charm.
- Known for its diverse population, with residents from various cultural backgrounds, ages, and socio-economic statuses. This diversity contributes to the neighborhood's vibrant atmosphere and eclectic mix of amenities.
- Highly walkable, with many amenities, shops, restaurants, and parks within easy walking distance. Pedestrian-friendly streets and pathways encourage residents to explore the neighborhood on foot.
- With museums, galleries, theaters, and cultural events, the Beltline serves as a cultural hub in Calgary. Residents and visitors can immerse themselves in art, history, and entertainment experiences without venturing far from home.
- Lively nightlife scene, with numerous bars, pubs, clubs, and music venues. Whether you're looking for craft cocktails, live music, or late-night dining options, the Beltline offers something for everyone.
- Well-connected to public transit, with multiple bus routes and C-Train stations serving the area. This accessibility makes it easy for residents to commute to work, access amenities, and explore other parts of the city without relying on a car.



# Local Amenities



### RESTAURANTS

1. Starbucks
2. Ten Foot Henry
3. Leopold's Tavern
4. Native Tongues Taqueria
5. Greta Bar
6. National on 10th
7. CRAFT Beer Market
8. McDonald's
9. Barbarella
10. Tim Hortons
11. Deville Coffee
12. Original Joe's
13. SALT LIK
14. National on 17th

15. The Ship & Anchor
16. The Moon Tea House
17. Village Ice Cream
18. Good Earth Coffeehouse
19. ZCREW Cafe

### SHOPPING AND SERVICES

20. Sunterra Market
21. H Mart
22. Cowboys Casino
23. BMO Centre
24. Scotiabank Saddledome
25. Calgary Tower
26. CORE Shopping Centre
27. TD Canada Trust ATB Financial

28. ATB Financial
29. Calgary Public Library
30. Central Memorial Park
31. Sheldon M. Chumir Health Centre

### HOTELS

32. Le Germain Hotel
33. Hotel Arts
34. Fairmont Palliser
35. Hyatt Regency
36. Residence Inn by Marriott

### PARKING LOCATIONS

-  Parking Lot

# Demographics



## MEDIAN AGE

### AVERAGE

Aggregation

**37.6 YEARS**

Trade Area (1km radius)

**37.6 YEARS**

Trade Area (3km radius)

**38.2 YEARS**

Trade Area (5km radius)



## TOTAL POPULATION

### SUM

Aggregation

**17,206.8**

Trade Area (1km radius)

**102,640.2**

Trade Area (3km radius)

**193,942.1**

Trade Area (5km radius)



## DAYTIME POPULATION

### SUM

Aggregation

**76,414.1**

Trade Area (1km radius)

**232,673.7**

Trade Area (3km radius)

**372,703.9**

Trade Area (5km radius)



## AVERAGE ANNUAL HOUSEHOLD SPENDING

### AVERAGE

Aggregation

**80,843.9**

Trade Area (1km radius)

**109,906.1**

Trade Area (3km radius)

**115,080.6**

Trade Area (5km radius)



## HOUSEHOLDS

### SUM

Aggregation

**10,256**

Trade Area (1km radius)

**58,882.4**

Trade Area (3km radius)

**100,426.1**

Trade Area (5km radius)



## AVERAGE HOUSEHOLD INCOME

### AVERAGE

Aggregation

**83,319.5**

Trade Area (1km radius)

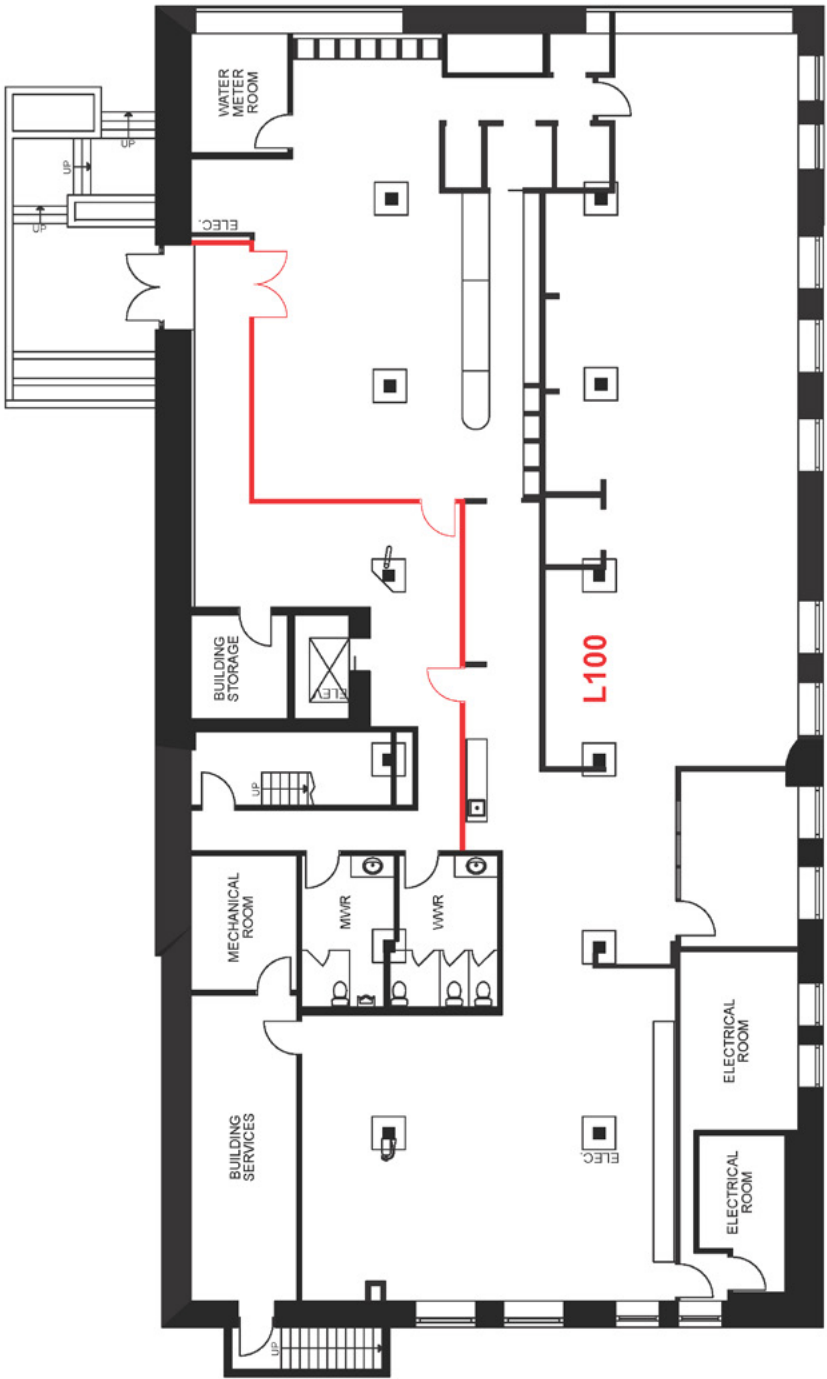
**115,983.7**

Trade Area (3km radius)

**129,418**

Trade Area (5km radius)

# Floorplan Lower Level



Suite L100: 5,610 SF  Virtual Tour







**CUSHMAN & WAKEFIELD ULC**

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

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