

Five Roses Building

737 10th Avenue SW
Calgary, AB



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ALLIED

**CUSHMAN &
WAKEFIELD**

Property Highlights

Built in the early nineteen-hundreds, 737 Tenth Avenue SW is a converted warehouse that was built as a distribution center for Lake of the Woods Milling Company. The building is constructed of heavy brick and wooden beams which give it a very distinct urban theme. The property is close to four new condominium projects, and the West Village development site which is finalizing construction, meaning that it serves Calgary's newest urban population. Nearby users include: Mountain Equipment Co-op, Coast Mount Sports, The Bike Shop, Community Natural Foods.



Rent	Market
Additional Rent (2025)	\$16.23 (Op Costs: \$8.46, Taxes: \$7.77) (hydro, gas, and water included, janitorial not included)
District	Beltline
Area Available	Unit 737: 2,474 SF
Availability	Immediate
Term	TBD
Parking	2 Surface Stalls (\$200/stall/month)
Year Built	Early 1900's
Power	225 Amp panel



- The property is close to four new condominium projects and the West Village development site
- Nearby users: Mountain Equipment Co-op, Safeway, Co-op, Atmosphere Canada, The Bike Shop, Community Natural Foods, Bridgette Bar, Donna Mac & 7-Eleven

Demographics



MEDIAN AGE

AVERAGE

Aggregation

33.8 YEARS

Trade Area (1km radius)

36.4 YEARS

Trade Area (3km radius)

37.7 YEARS

Trade Area (5km radius)



TOTAL POPULATION

SUM

Aggregation

25,882

Trade Area (1km radius)

111,191

Trade Area (3km radius)

212,181

Trade Area (5km radius)



DAYTIME POPULATION

SUM

Aggregation

76,067

Trade Area (1km radius)

292,197

Trade Area (3km radius)

428,819

Trade Area (5km radius)



AVERAGE ANNUAL HOUSEHOLD SPENDING

AVERAGE

Aggregation

92,806.79

Trade Area (1km radius)

115,759.17

Trade Area (3km radius)

115,910.12

Trade Area (5km radius)



HOUSEHOLDS

SUM

Aggregation

15,444.60

Trade Area (1km radius)

60,016.60

Trade Area (3km radius)

104,245

Trade Area (5km radius)



AVERAGE HOUSEHOLD INCOME

AVERAGE

Aggregation

104,926.90

Trade Area (1km radius)

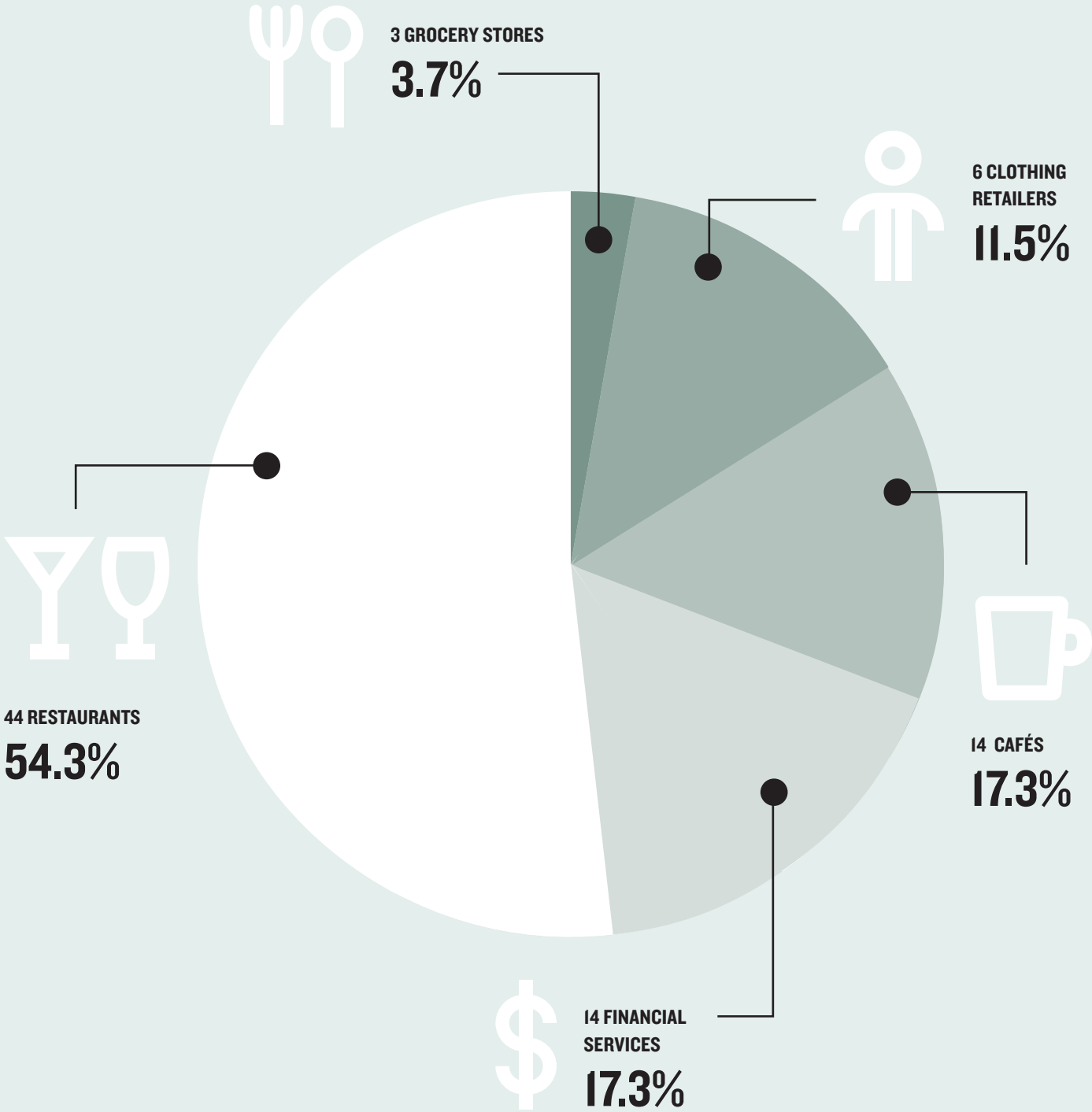
147,172.20

Trade Area (3km radius)

147,022.40

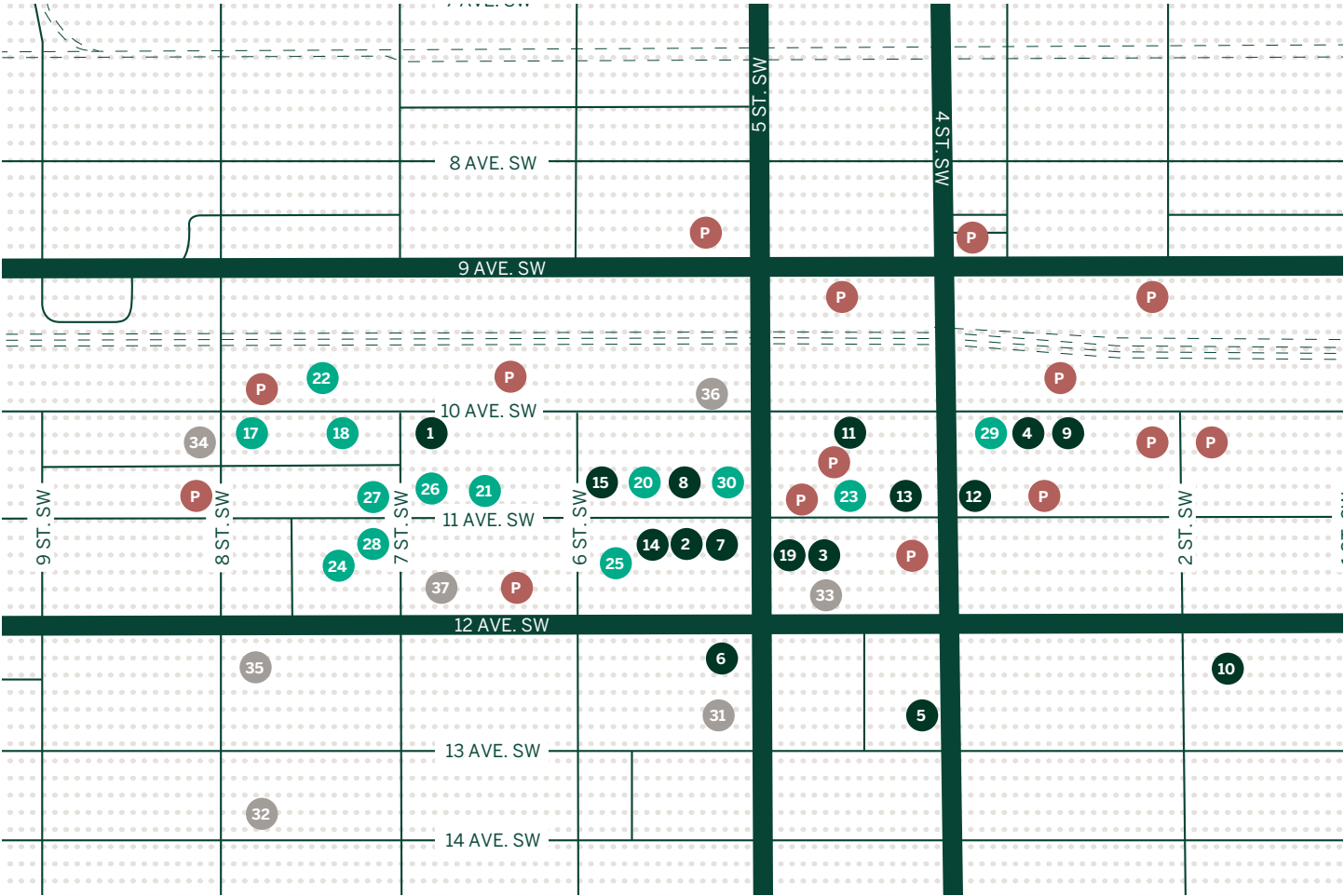
Trade Area (5km radius)

RETAIL LANDSCAPE



Source: Plinpoint.

Local Amenities



RESTAURANTS

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

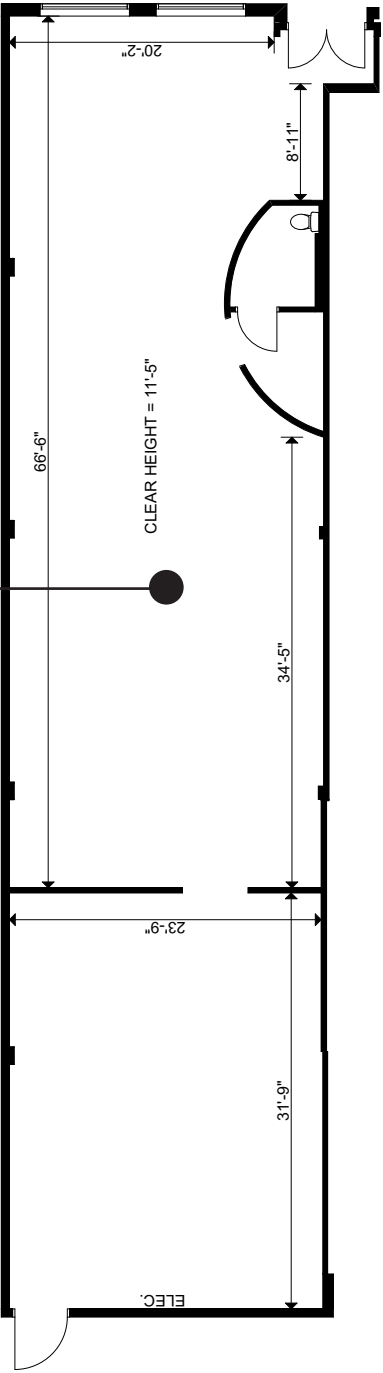
- 31. 1215 Rental Apartments
- 32. Best Western Plus Suites
- 33. Castello
- 34. Mark On 10th
- 35. Nuvo Hotel Suites
- 36. Residence Inn by Marriott Calgary
- 37. Xenex Condo

PARKING LOCATIONS

- Parking Lot

Floorplan Ground Floor

SUITE 737



Suite 737 2,474 SF



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