

# 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: 3,088 SF <a href="#">Virtual Tour</a>
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**

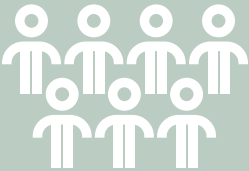
Trade Area (1km radius)

**36.6 YEARS**

Trade Area (3km radius)

**37.4 YEARS**

Trade Area (5km radius)



## TOTAL POPULATION

### SUM

Aggregation

**26,177**

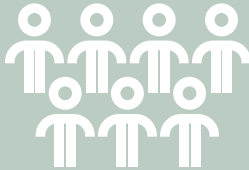
Trade Area (1km radius)

**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)

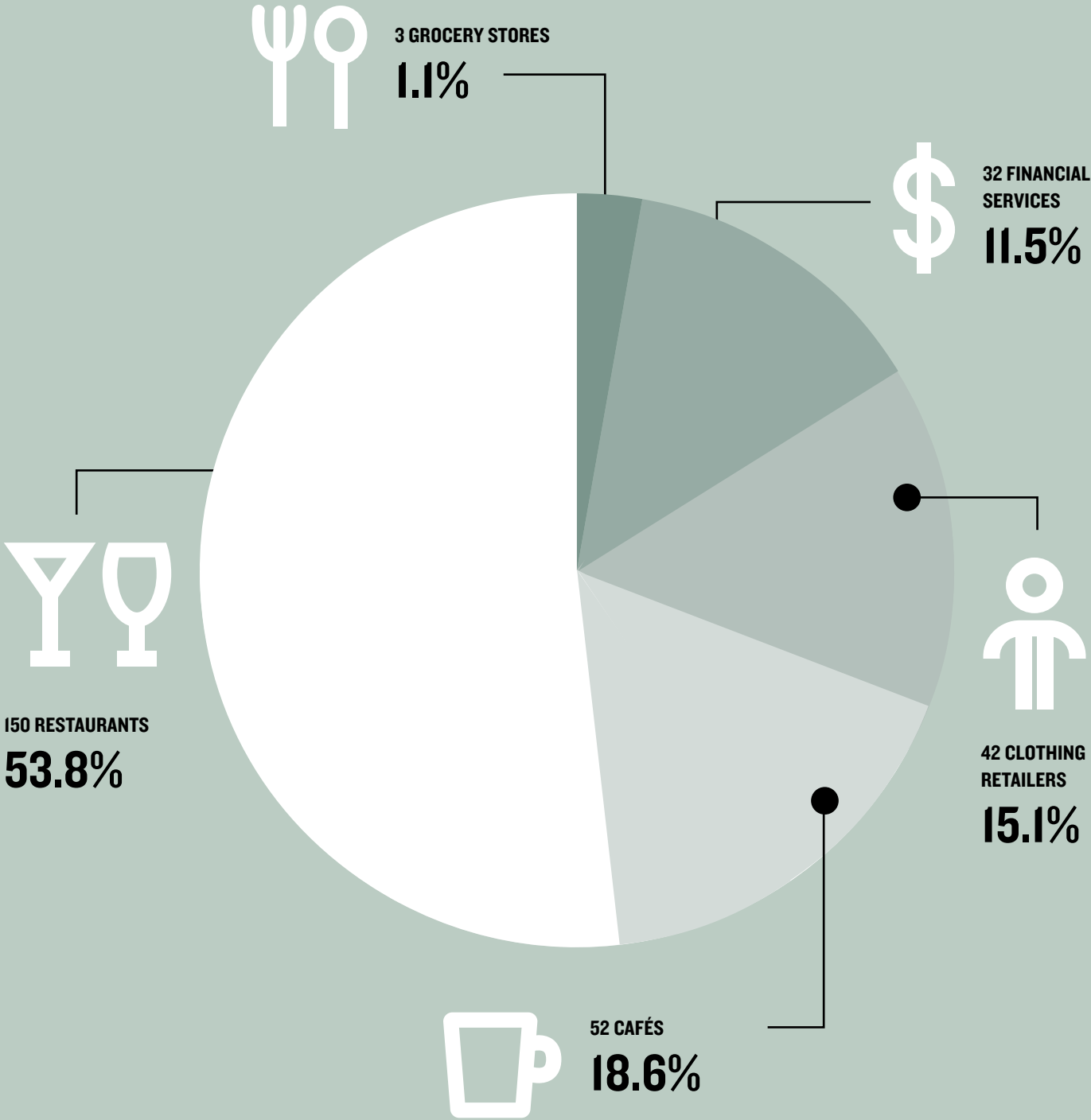
**141,921.80**

Trade Area (3km radius)

**147,353.70**

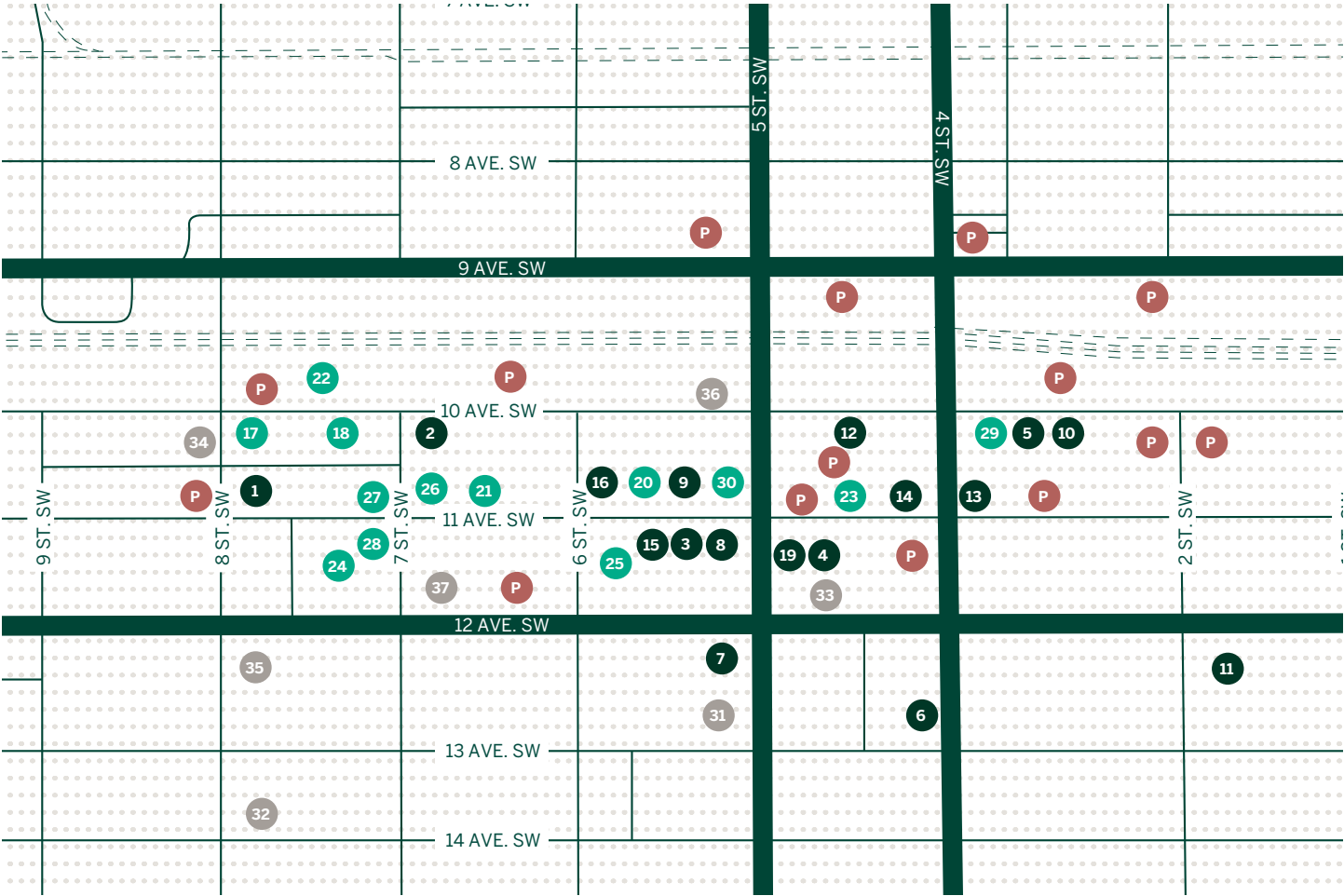
Trade Area (5km radius)

# 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

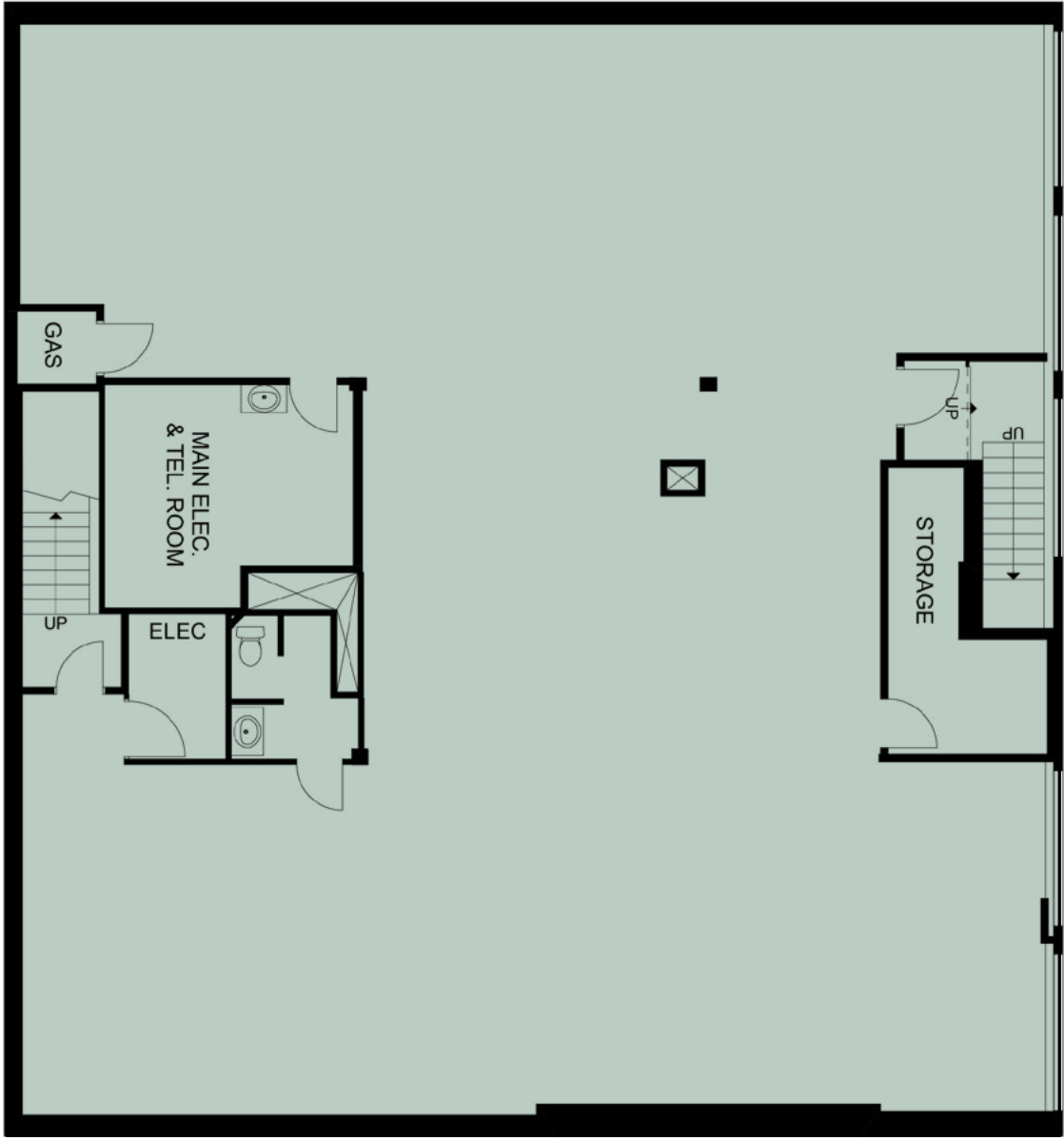
### HOTELS AND CONDOS

- 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 3,088 SF Virtual Tour



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