

# Five Roses Building

737 10th Avenue SW  
Calgary, AB



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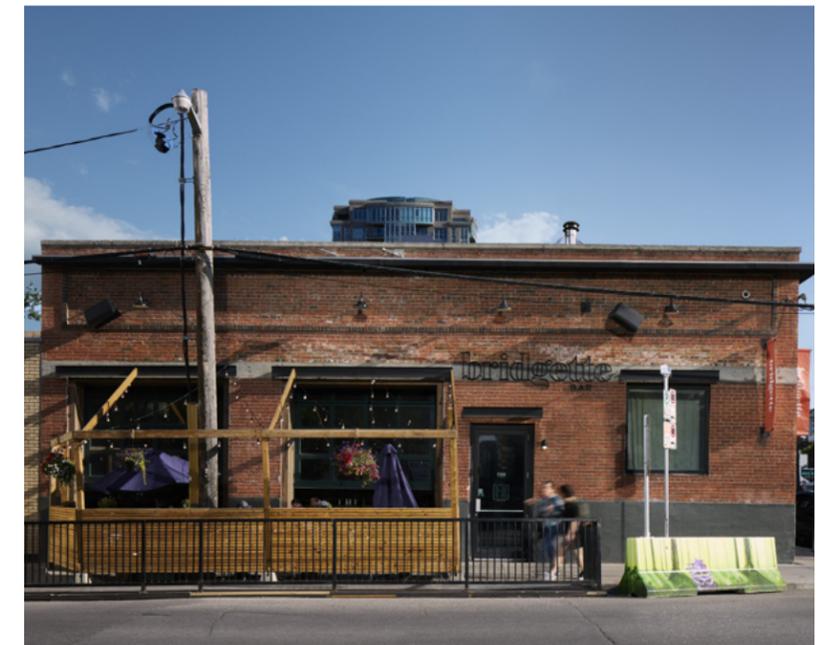
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# Property Highlights

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.



<b>Rent</b>	Market
<b>Additional Rent (2026)</b>	\$16.37 (Op Costs: \$8.43, Taxes: \$7.94) (hydro, gas, and water included, janitorial not included)
<b>District</b>	Beltline
<b>Area Available</b>	Unit 737: 2,474 SF  <b>Virtual Tour</b>
<b>Availability</b>	Immediate
<b>Term</b>	TBD
<b>Parking</b>	2 Surface Stalls (\$200/stall/month)
<b>Year Built</b>	Early 1900's
<b>Power</b>	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)

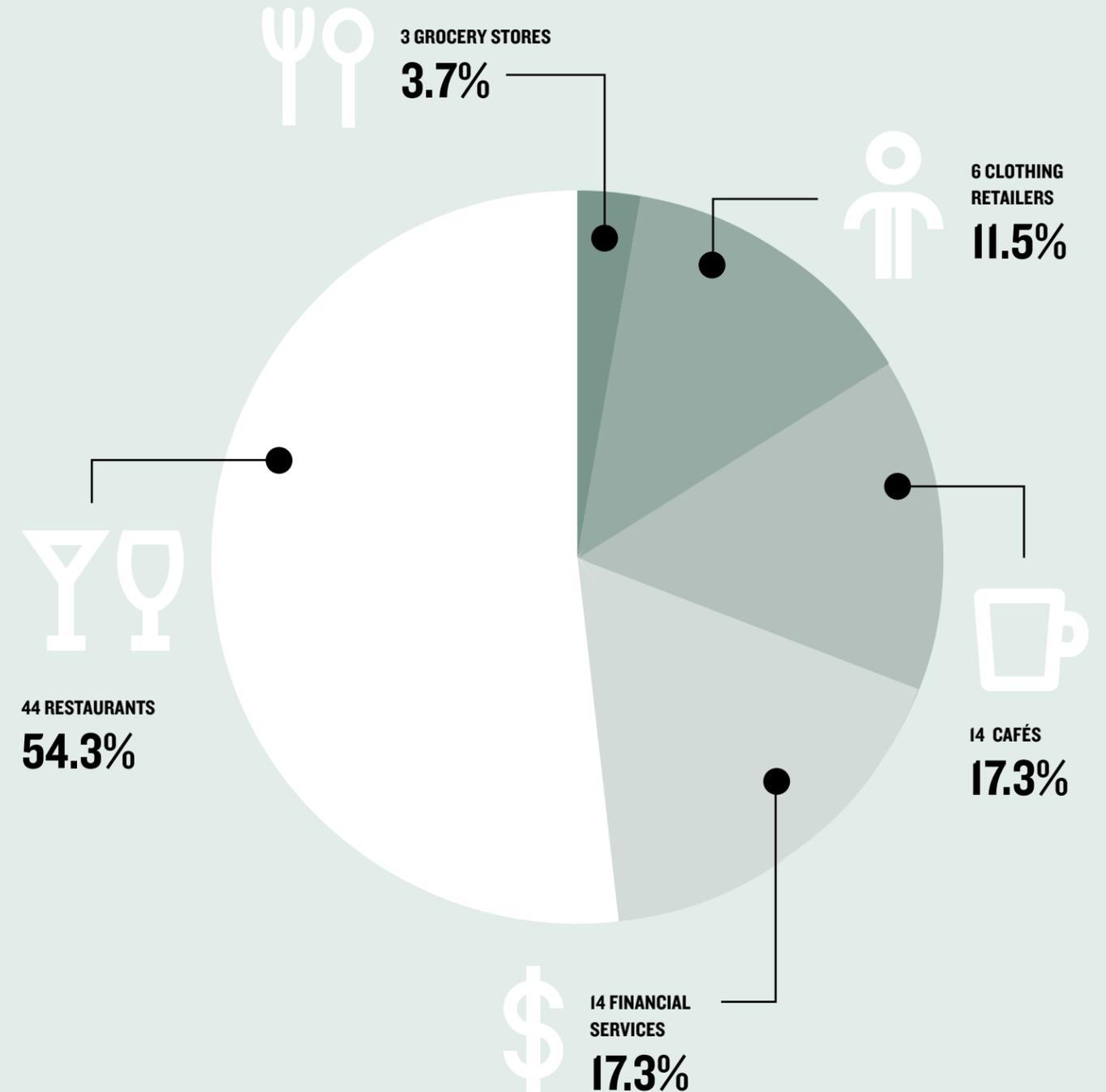
**147,172.20**

Trade Area (3km radius)

**147,022.40**

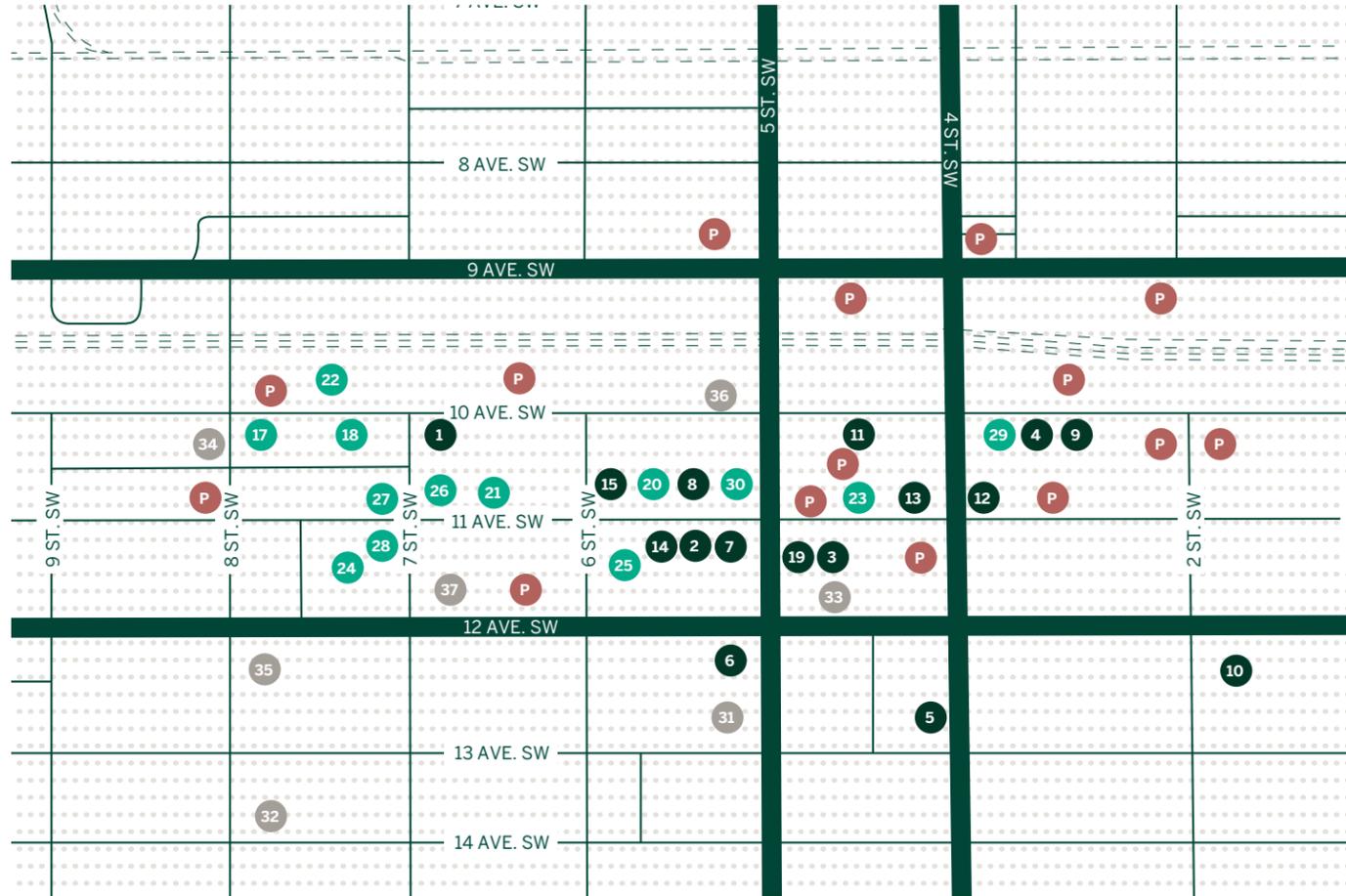
Trade Area (5km radius)

## RETAIL LANDSCAPE



Source: Piiipoint.

# 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

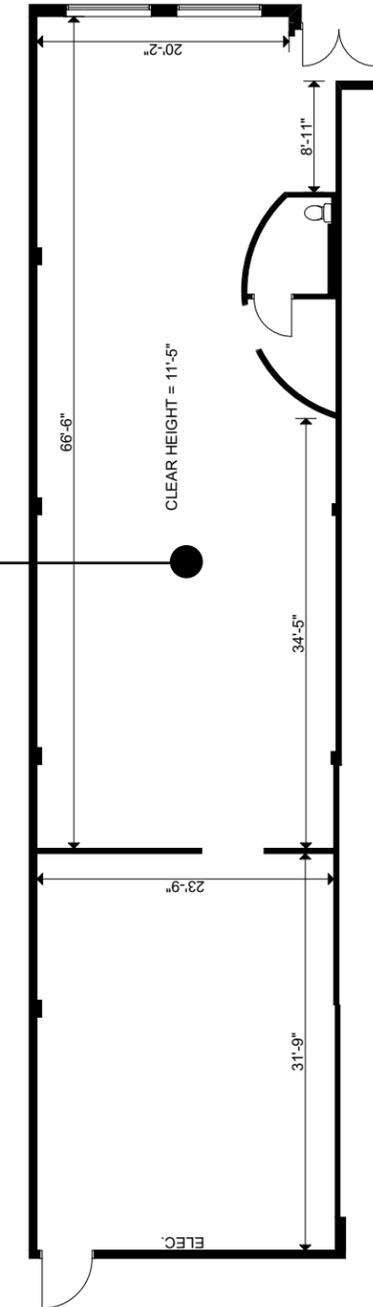
31. 1215 Rental Apartments
32. Best Western Plus Suites
33. Castello
34. Mark On 10th
35. Nuvo Hotel Suites
36. Residence Inn by Marriott Calgary
37. Xenex Condo

## PARKING LOCATIONS

- P Parking Lot

# Floorplan Ground Floor

**SUITE 737**  
 Virtual Tour



Suite 737 2,474 SF



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