

# Five Roses Building

737 10th Avenue SW  
Calgary, AB



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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.



Rent	Market
Additional Rent (2026)	\$16.37 (Op Costs: \$8.43, Taxes: \$7.94) (hydro, gas, and water included, janitorial not included)
District	Beltline
Area Available	Unit 737: 2,474 SF <a href="#">Virtual Tour</a>
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)

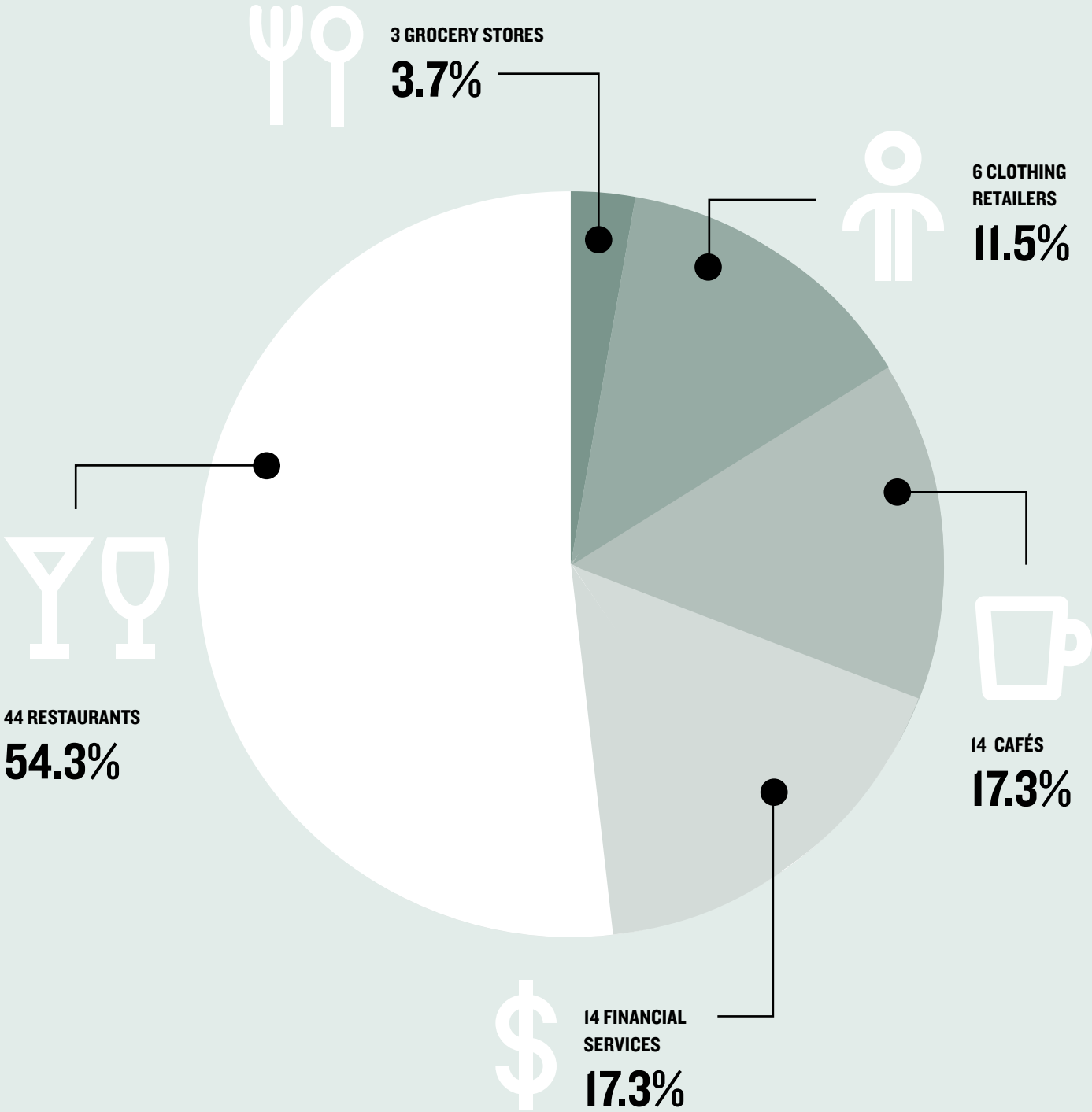
**147,172.20**

Trade Area (3km radius)

**147,022.40**

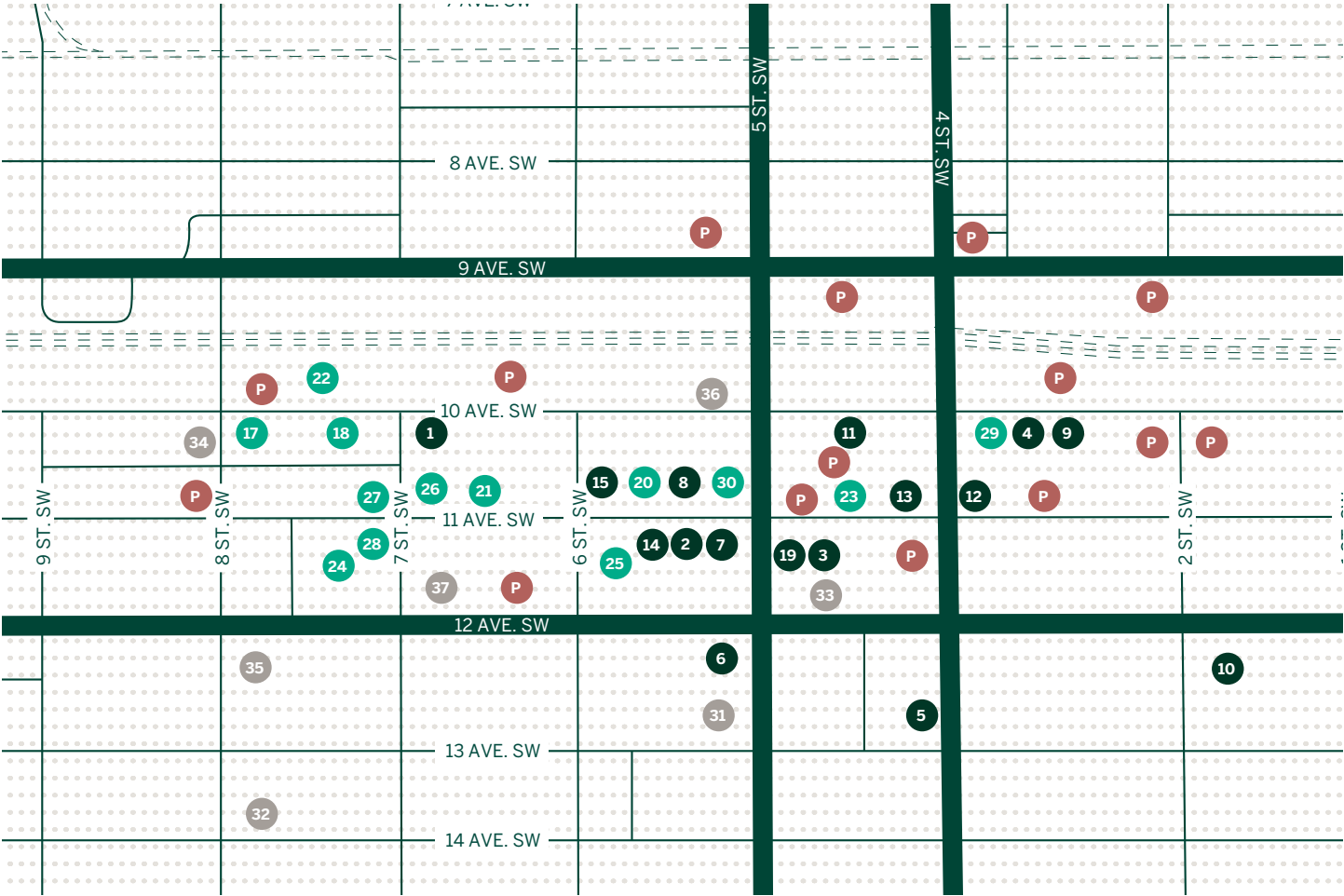
Trade Area (5km radius)

# RETAIL LANDSCAPE



Source: 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

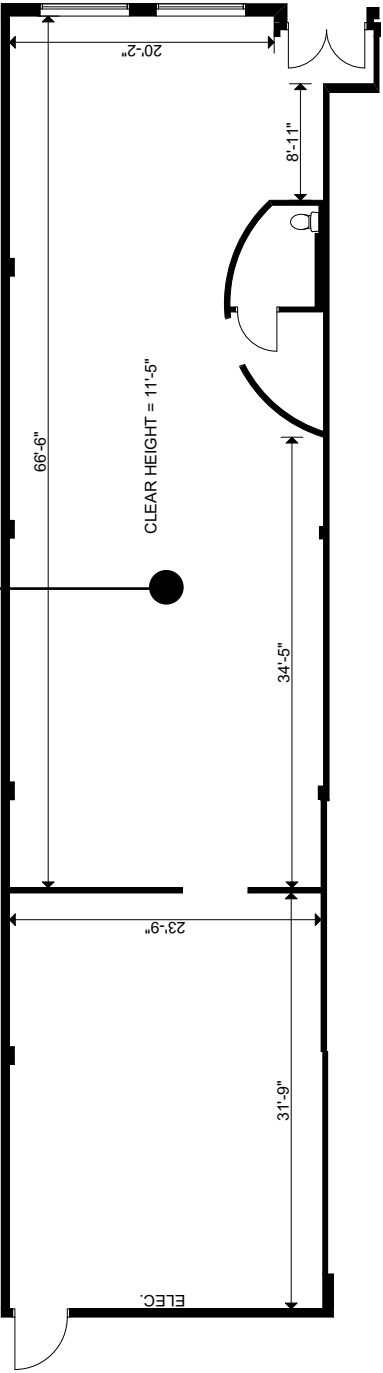
- 31. 1215 Rental Apartments
- 32. Best Western Plus Suites
- 33. Castello
- 34. Mark On 10th
- 35. Nuvo Hotel Suites
- 36. Residence Inn by Marriott Calgary
- 37. Xenex Condo

### PARKING LOCATIONS

- P Parking Lot

# Floorplan Ground Floor

**SUITE 737**  
 Virtual Tour



Suite 737      2,474 SF





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