

DISCOVER

BOW VALLEY SQUARE

205 & 255 5th Avenue SW and 202 & 250 6th Avenue SW

Bow
Valley
Square

RETAIL SPACE FOR LEASE

About the Property

Bow Valley Square is a Class-A four-building complex located in the heart of downtown, offering premier retail space in a vibrant setting within one of the busiest corridors of the Plus 15 network and ground-levels. Bow Valley Square's occupancy outperforms the office market, solidifying this property as an exceptional opportunity for businesses to connect with a diverse clientele, including professionals, nearby residents, and visitors. With modern infrastructure, excellent visibility, and access to a wide array of amenities, this location is ideal for retailers looking to establish or expand their presence in Calgary's core. Features direct access to the Plus 15 network, which sees over 20,000 pedestrians daily; ample parking, and is easily reachable by public transit, ensuring convenience for customers and staff alike.

Available Space:

Unit 117: 2,054 sf

Unit 121: 988 sf

~~Unit 122: 804 sf~~ **LEASED**

Unit 146: 906 sf

Unit 147: 5,268 sf

Unit 148: 311 sf

Unit 154: 502 sf

Unit 160: 636 sf

~~Unit 221: 386 sf~~ **LEASED**

Unit 226: 393 sf

Kiosk Options Available

} Contiguous up to 6,485 sf

} Contiguous to 1,138 sf

Occupancy:

Immediately

Rates:

Market

Op Costs & Taxes:

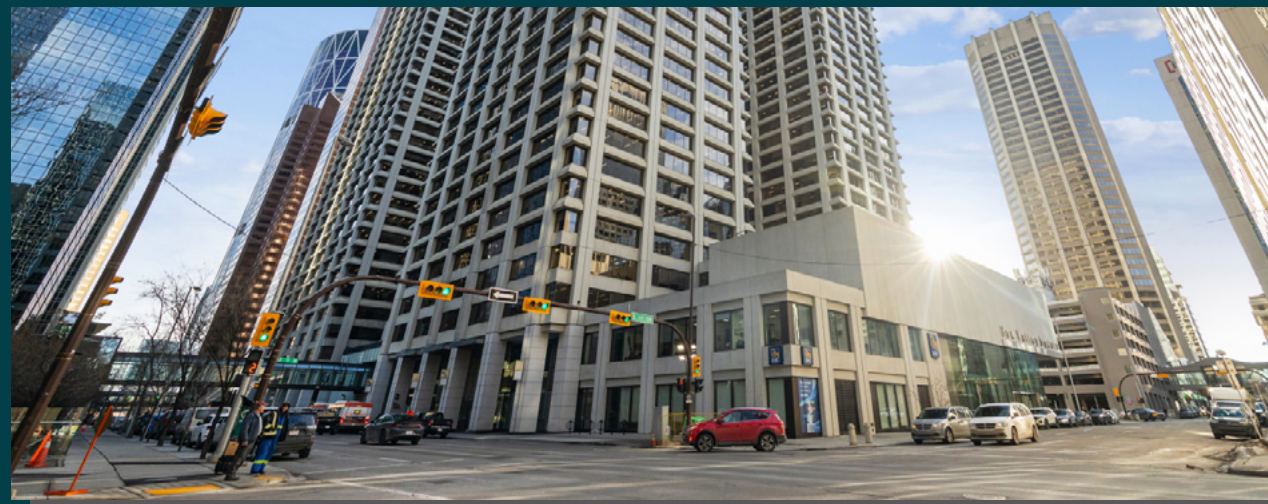
BVS 1: \$21.27, BVS 2: \$19.89, BVS 3: \$19.90, BVS 4: \$18.21

Term:

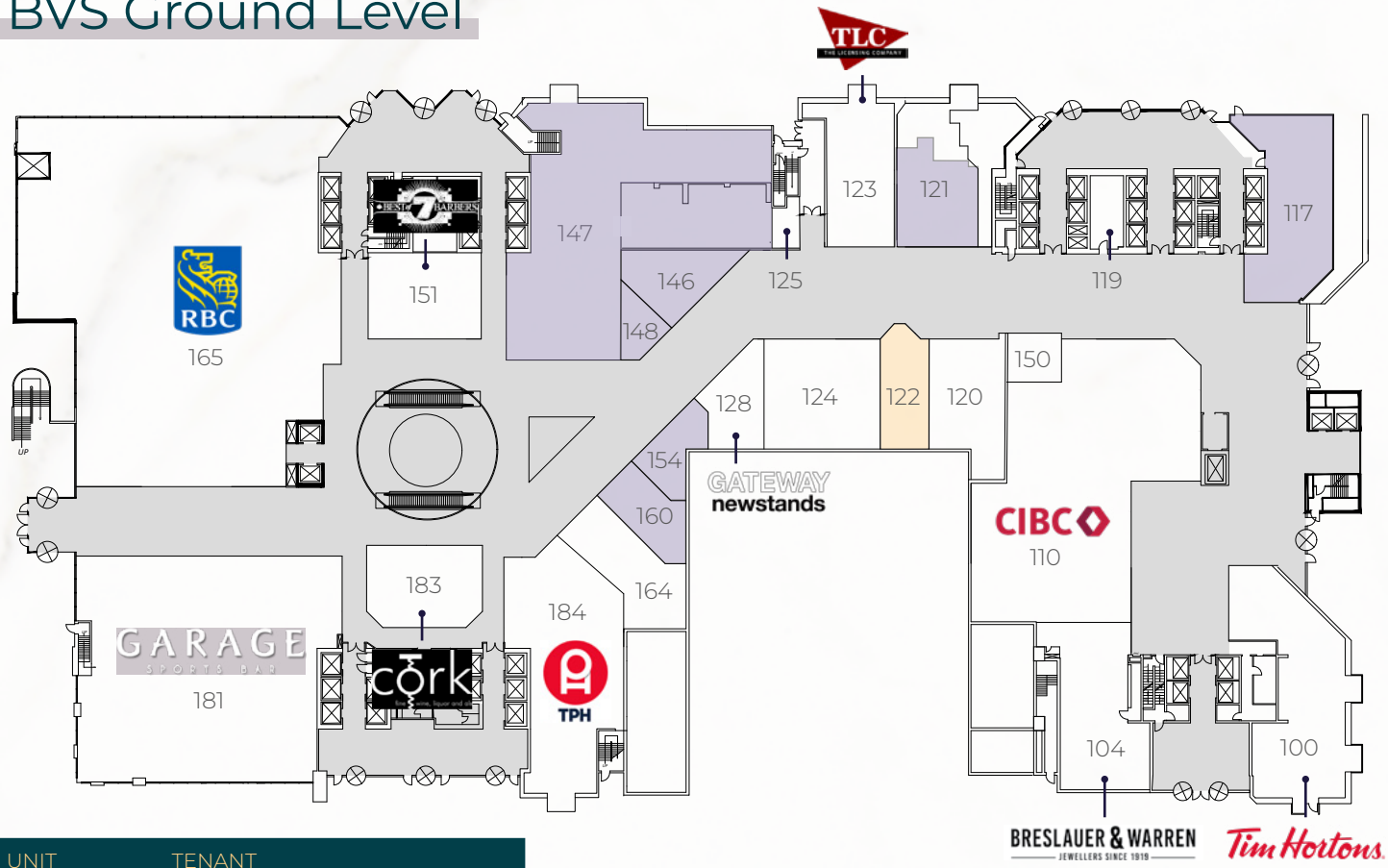
5-10 Years

Zoning:

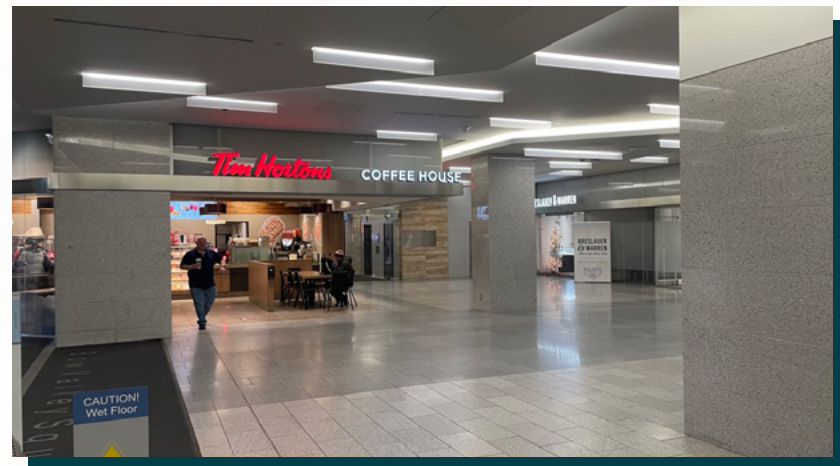
CR20-CR20/R20
(Commercial - Residential Core)



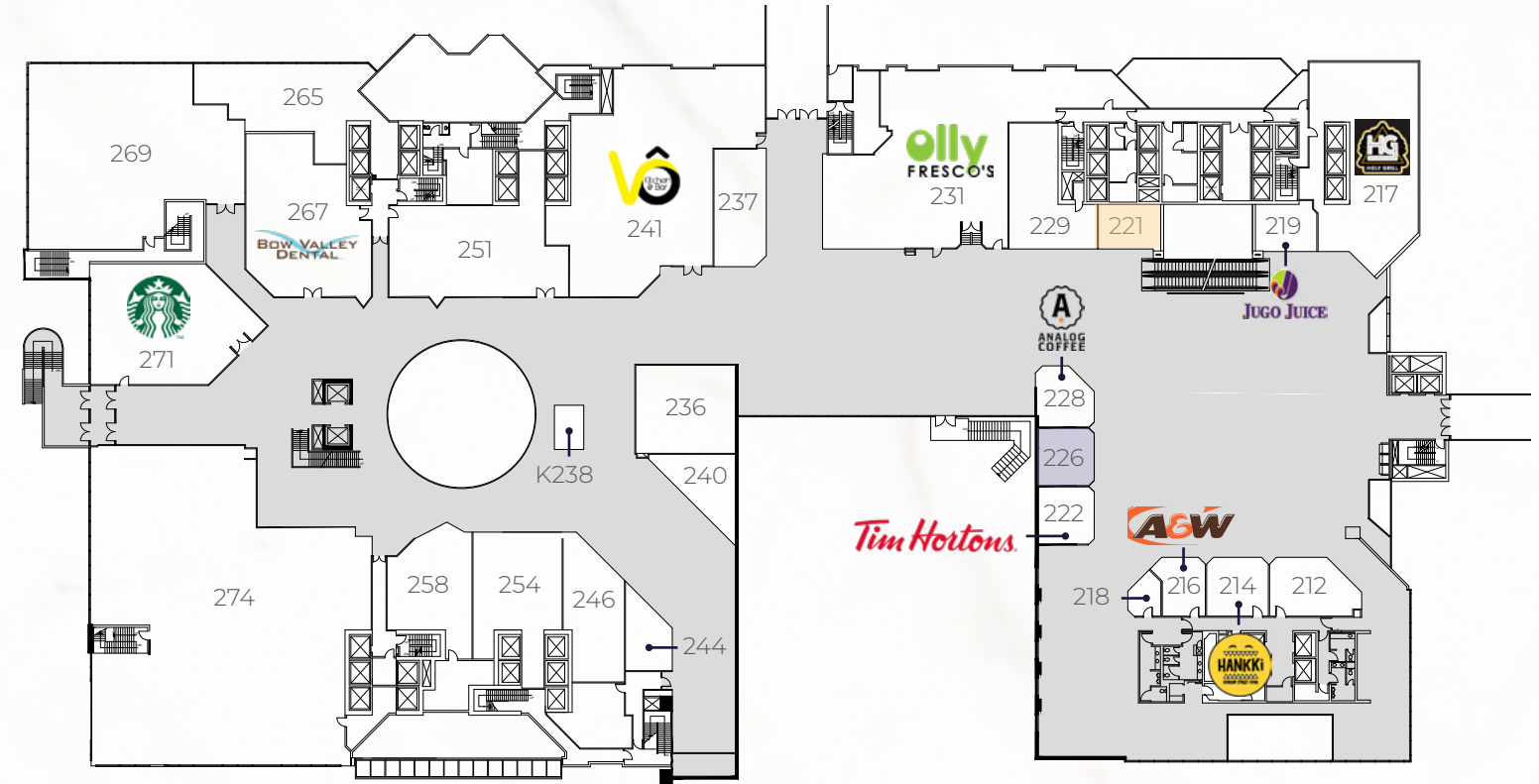
BVS Ground Level



| UNIT | TENANT |
|------|--------------------------------|
| 100 | Tim Hortons |
| 104 | Breslauer & Warren Jewellers |
| 110 | CIBC |
| 117 | 2,054 sf |
| 119 | White Dove Cleaning |
| 120 | Mathieson & Hewitt Photography |
| 121 | 988 sf |
| 122 | LEASED |
| 123 | Licensing Company |
| 125 | Shoemasters |
| 124 | Element Salon |
| 128 | Gateway Newstand |
| 146 | 906 sf |
| 147 | 5,268 sf |
| 148 | 311 sf |
| 150 | Our J Store |
| 151 | Best of Seven Barbers |
| 154 | 502 sf |
| 160 | 636 sf |
| 164 | Wild Orchid |
| 165 | RBC |
| 181 | Garage Sports Bar |
| 183 | Cork |
| 184 | The Printing House |

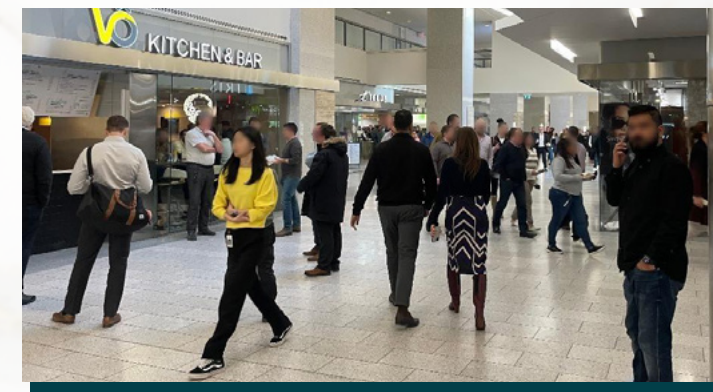


BVS Plus 15 Level



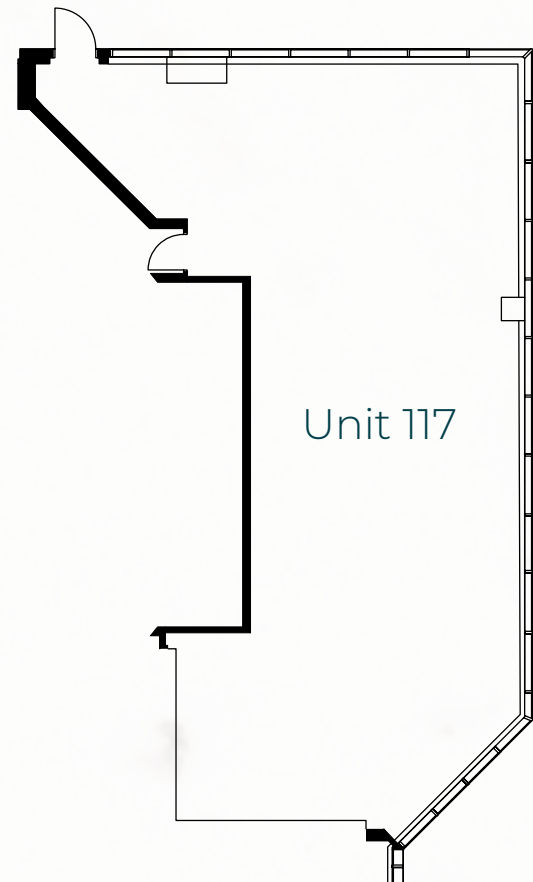
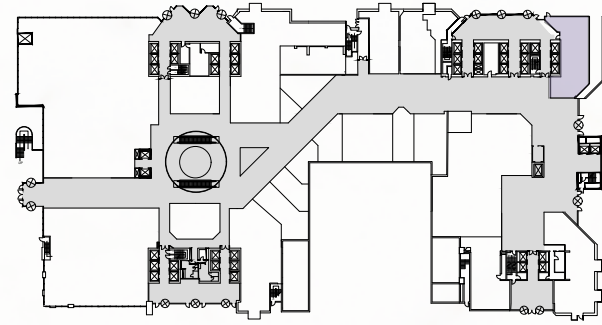
| UNIT | TENANT |
|------|---------------------------|
| 212 | Chickpea |
| 214 | Hankki Korean Street Food |
| 216 | A&W |
| 217 | Holy Grill |
| 218 | Sushi Party |
| 219 | Jugo Juice |
| 221 | LEASED |
| 222 | Tim Hortons |
| 226 | 393 sf |
| 228 | Analog Coffee |
| 229 | Verona Pizza |
| 231 | Olly Fresco |
| 236 | Iris |
| 237 | Telus |

| UNIT | TENANT |
|------|---|
| K238 | Case Mogul |
| 240 | Mediderm Spa |
| 241 | Vo Kitchen & Bar |
| 244 | Ultimate Renovations |
| 246 | Morning Sun Health Food |
| 251 | Stephen Lowe Art Gallery |
| 254 | Rogers |
| 258 | Bow Valley Chiropractic |
| 265 | Royal Bank |
| 267 | Bow Valley Dental |
| 269 | Banff Global Business Forum |
| 271 | Starbucks |
| 274 | Bow Valley Square Tenant Fitness Centre |



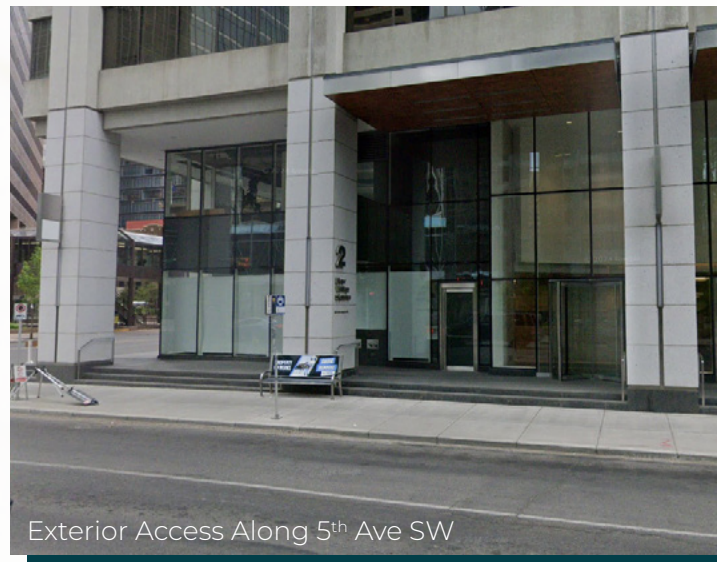
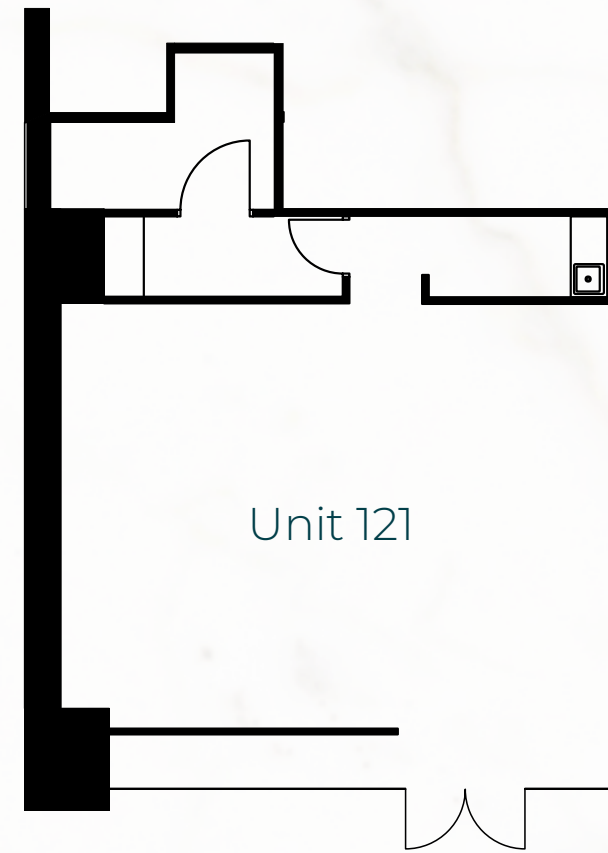
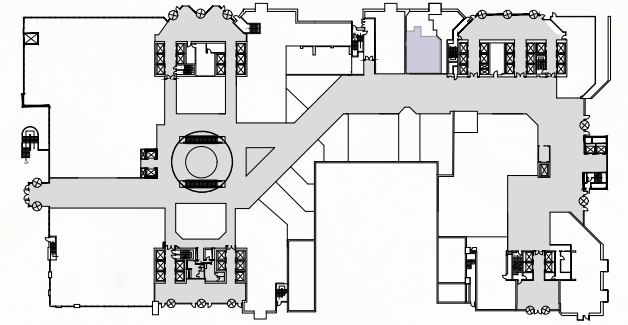
Floor Plans

Unit 117: 2,054 sf

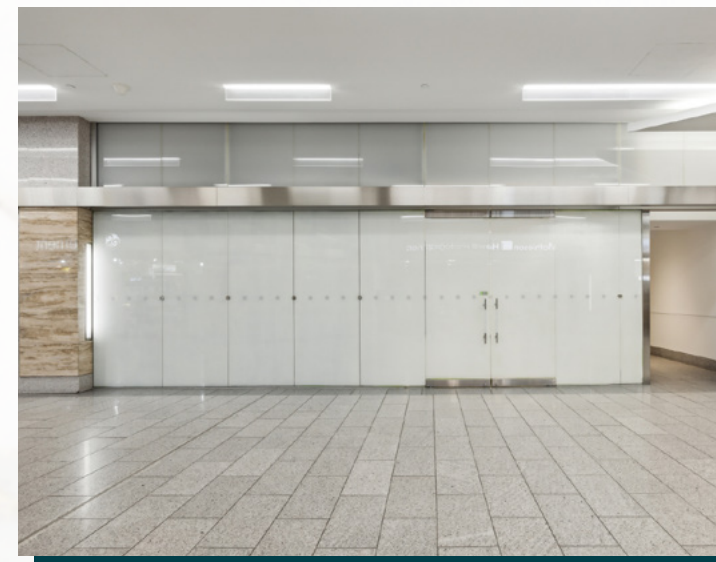
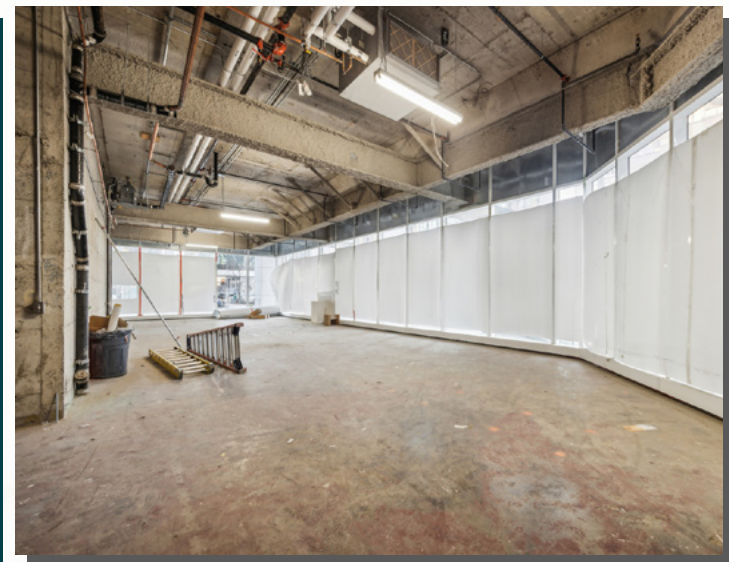


Floor Plans

Unit 121: 988 sf

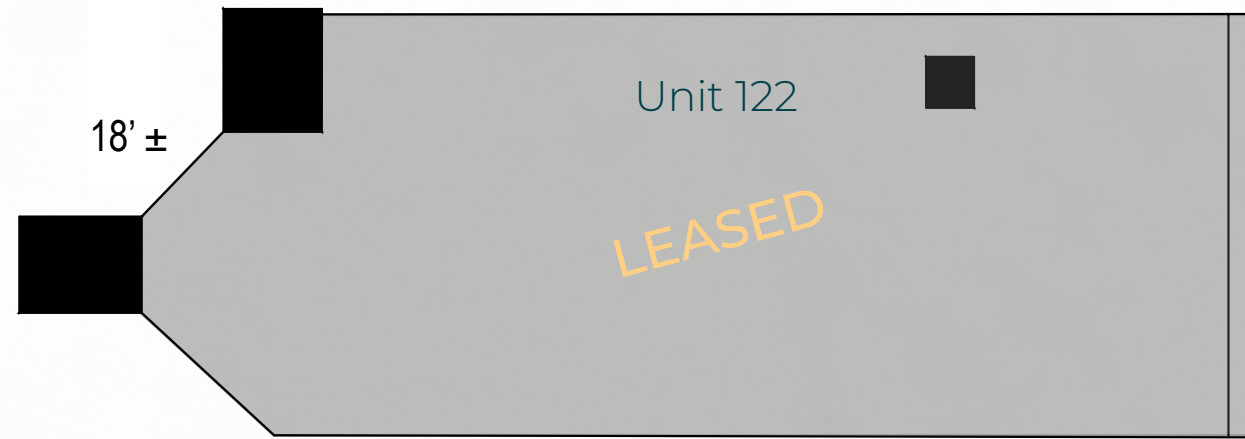
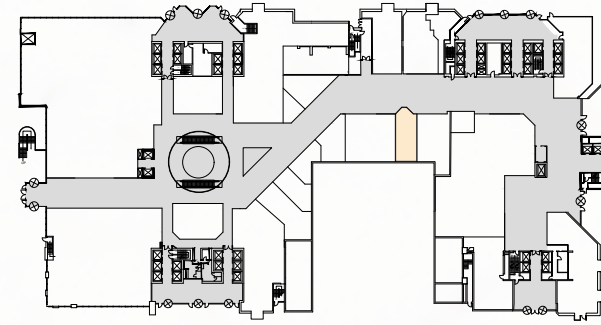


Exterior Access Along 5th Ave SW



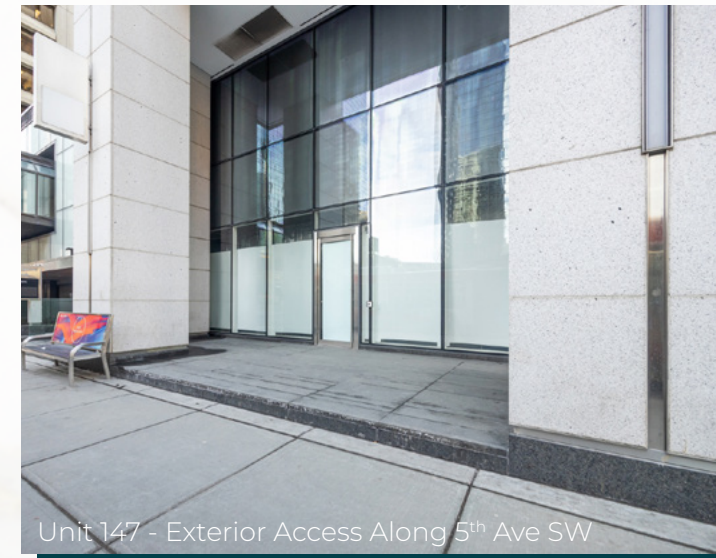
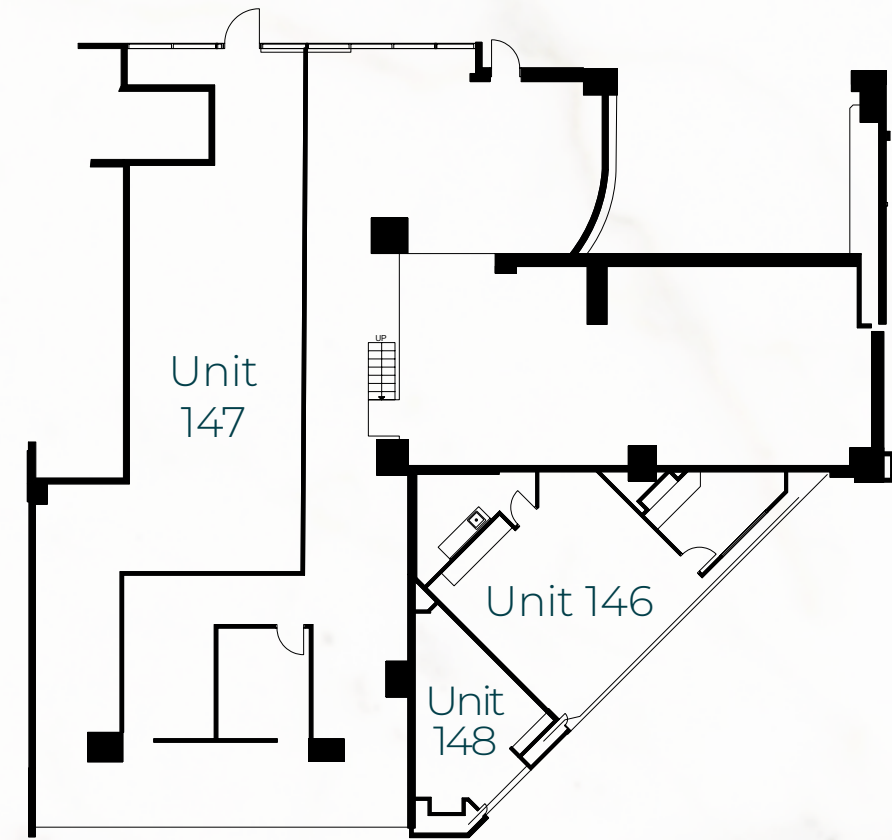
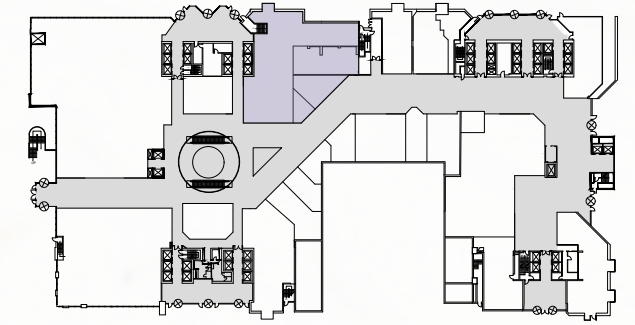
Floor Plans

Unit 122: 804 sf **LEASED**



Floor Plans

Unit 146: 906 sf
Unit 147: 5,268 sf
Unit 148: 311 sf
Contiguous up to 6,485 sf

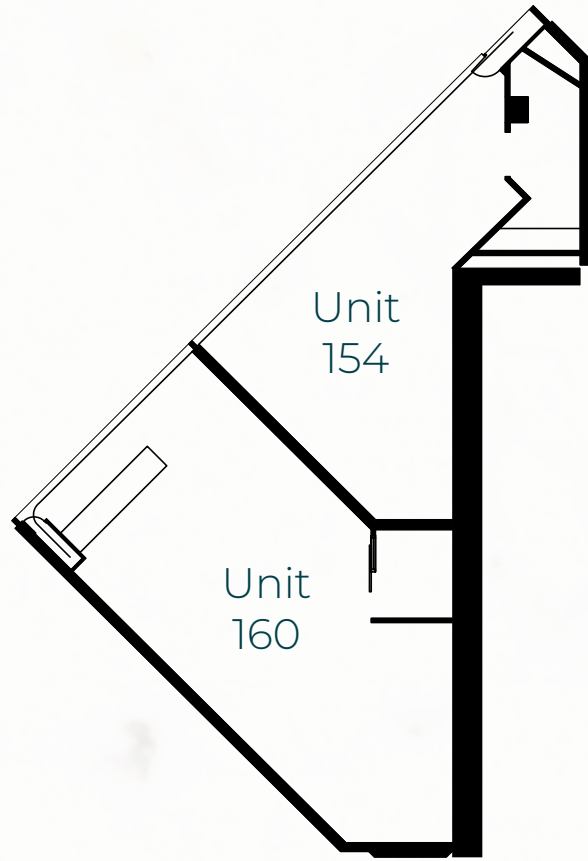
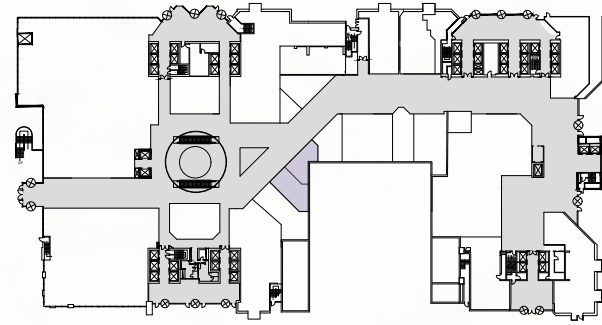


Unit 147 - Exterior Access Along 5th Ave SW



Floor Plans

Unit 154: 502 sf
Unit 160: 636 sf
Contiguous to 1,138 sf



Unit 121



Unit 122



Unit 154



Unit 160



Unit 154



Unit 160





Area Demographics

114,025

Total Population

244,134

Total Daytime Population

\$115,377

Average Household Income

64,306

Total Households

39.4

Average Age



Amenities

MAPPED AMENITIES

- 1 The Rooftop YYC
- 2 The Westin
- 3 Major Tom Bar
- 4 The Core Shopping Centre
- 5 Eau Claire Athletic Club (Opening March 2025)
- 6 Local Public Eatery
- 7 Winners
- 8 Saltik
- 9 Hyatt Regency
- 10 Real Canadian Superstore
- 11 Shoppers Drug Mart
- 12 Gyu-Kaki Japanese BBQ
- 13 Silver Dragon
- 14 Bridgette Bar
- 15 MEC
- 16 Safeway
- 17 The Westley
- 18 Alforno Bakery & Cafe

CALGARY AMENITIES

DISTANCE FROM PROPERTY

- | | |
|-------------------------------|------------|
| Calgary International Airport | 20 minutes |
| MNP Community & Sport Centre | 7 minutes |
| Calgary Stampede Grounds | 9 minutes |
| Scotiabank Saddledome | 9 minutes |
| Chinook Mall | 14 minutes |
| WinSport | 19 minutes |
| Studio Bell | 6 minutes |
| Prince's Island Park | 7 minutes |
| Telus Spark Centre | 9 minutes |



Contact

RYAN RUTHERFORD

Vice President

Retail Sales & Leasing

+1 403 973 4677

ryan.rutherford@cushwake.com

NICK PRESTON, MBA

Vice President

Retail Sales & Leasing

+1 403 467 9222

nick.preston@cushwake.com

CUSHMAN & WAKEFIELD ULC

Suite 2400, 250 6 Ave SW

Calgary, AB T2P 3H7

cushmanwakefield.com

Bow
Valley
Square

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