

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: 1,838 sf
Unit 121: 902 sf
Unit 122: 804 sf LEASED
Unit 145: 1,182 sf
Unit 146: 295 sf
Unit 147: 4,171 sf
Unit 148: 796 sf
Unit 154: 515 sf
Unit 160: 568 sf
Unit 226: 390 sf LEASED

} Contiguous to 1,083 sf

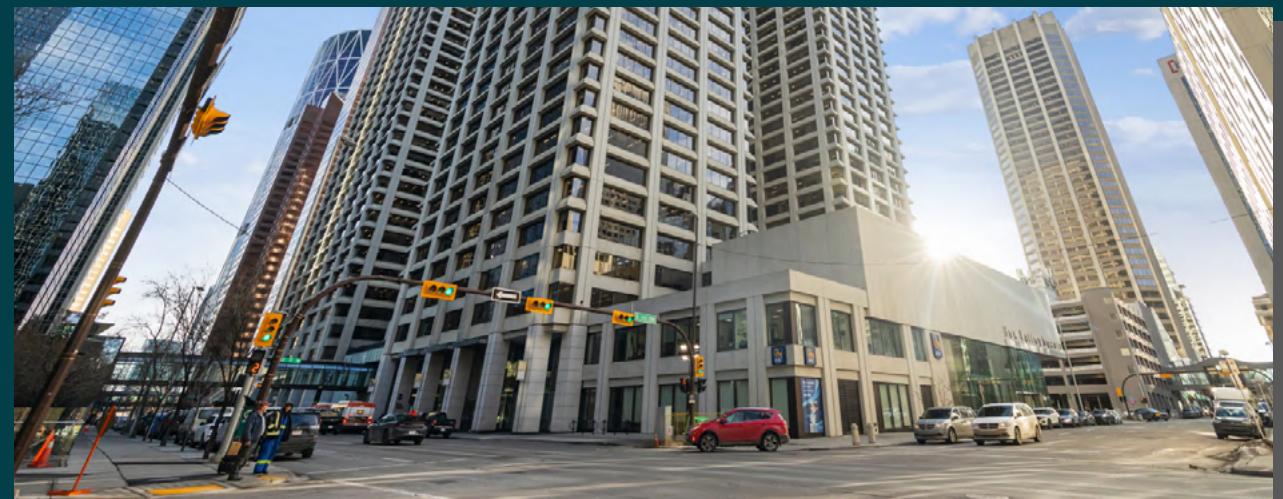
Occupancy: Immediately

Rates: Market

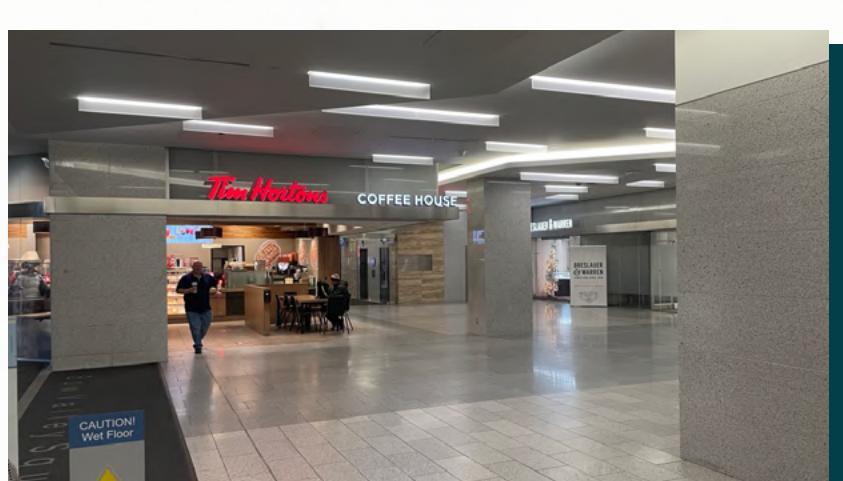
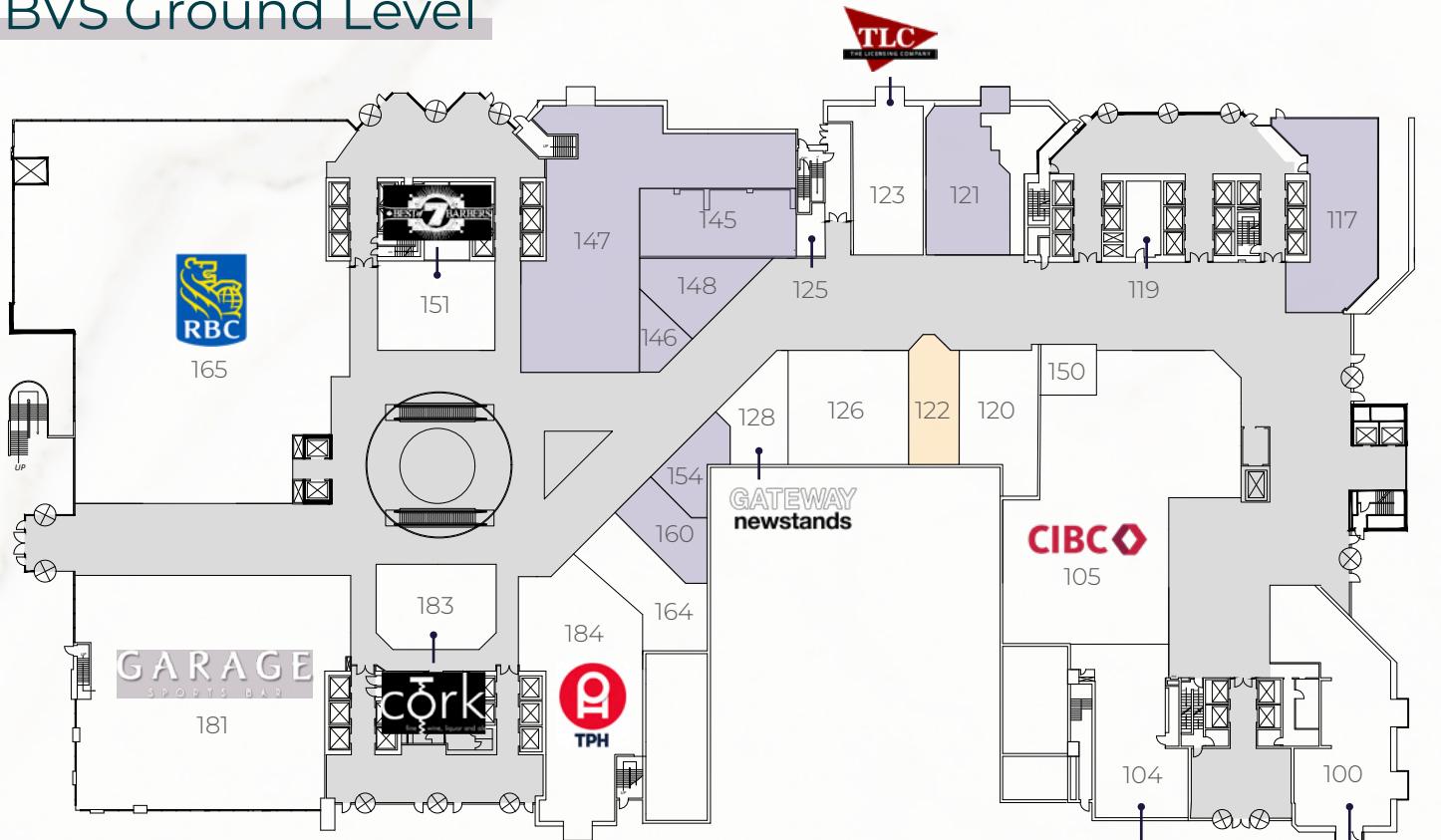
Op Costs & Taxes: Est. \$22.06 psf (2025)

Term: 5-10 Years

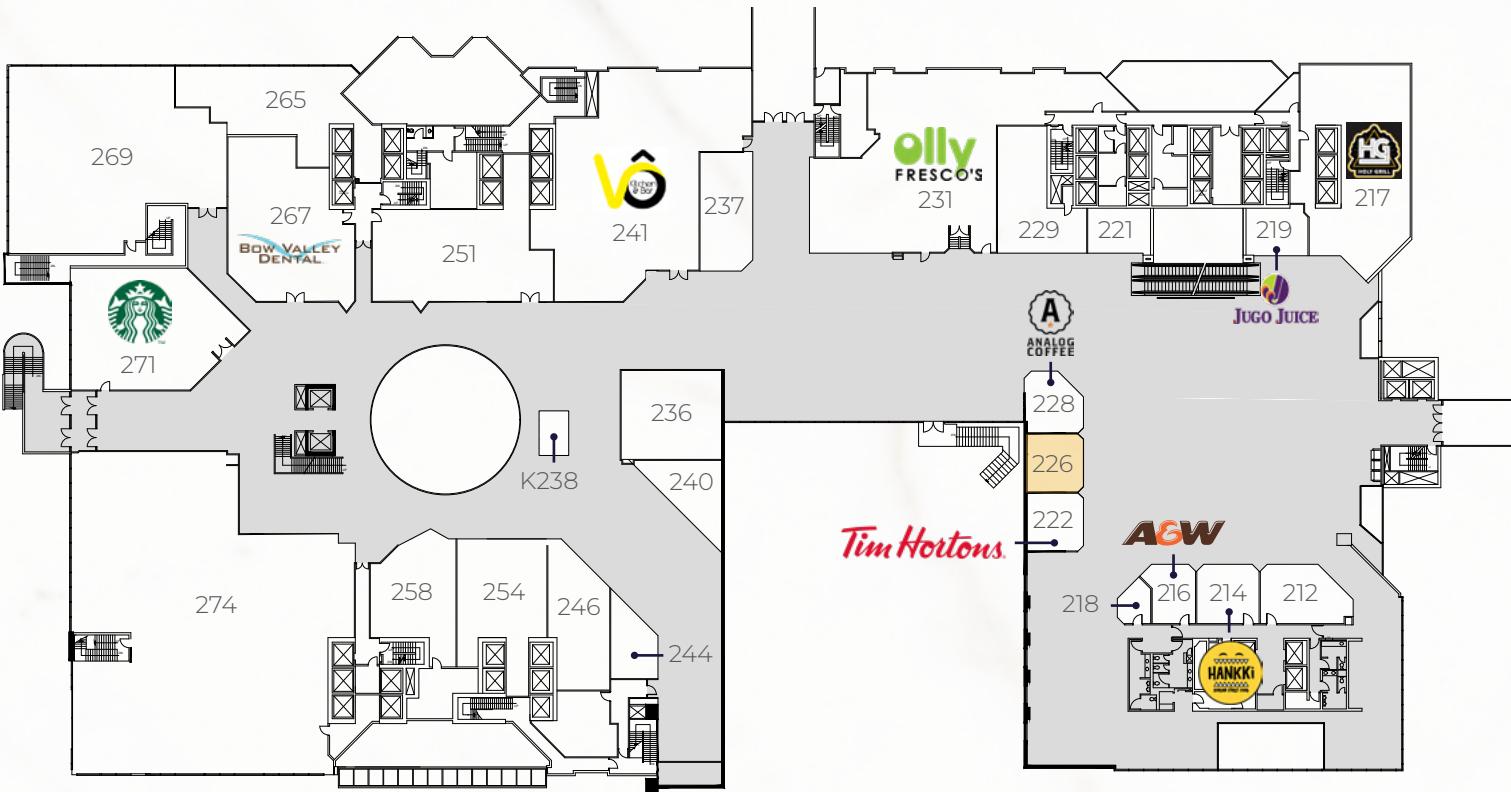
Zoning: CR20-CR20/R20
(Commercial - Residential Core)



BVS Ground Level

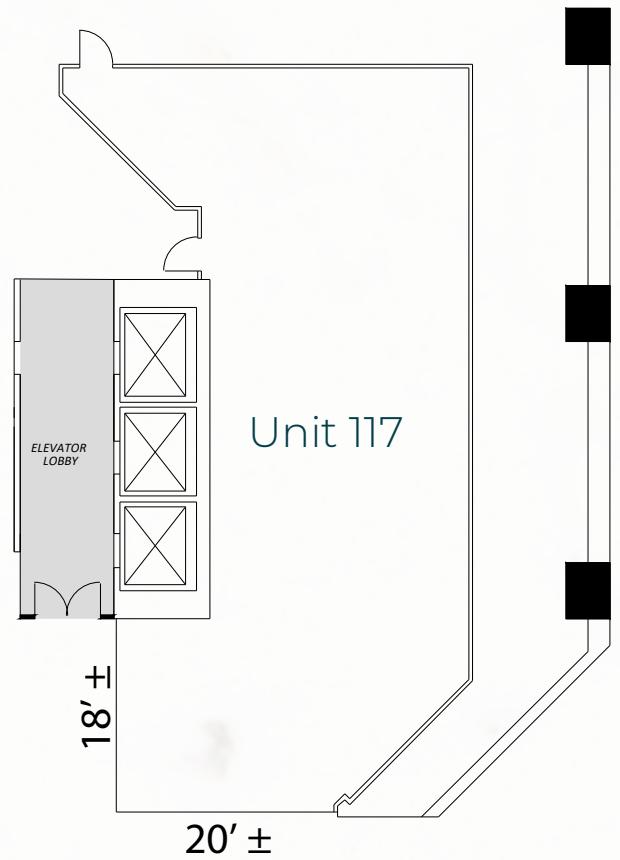
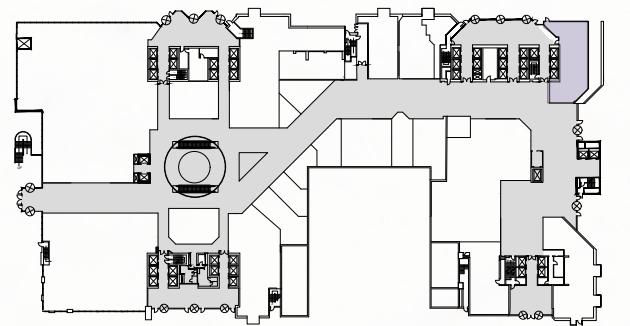


BVS Plus 15 Level

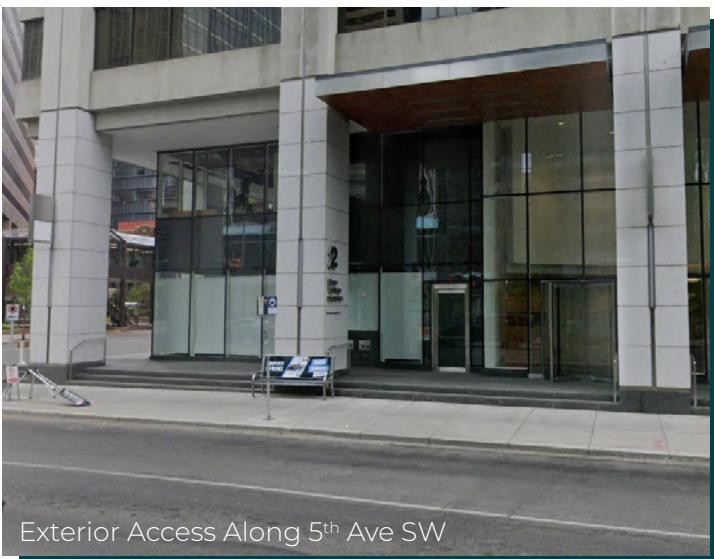


Floor Plans

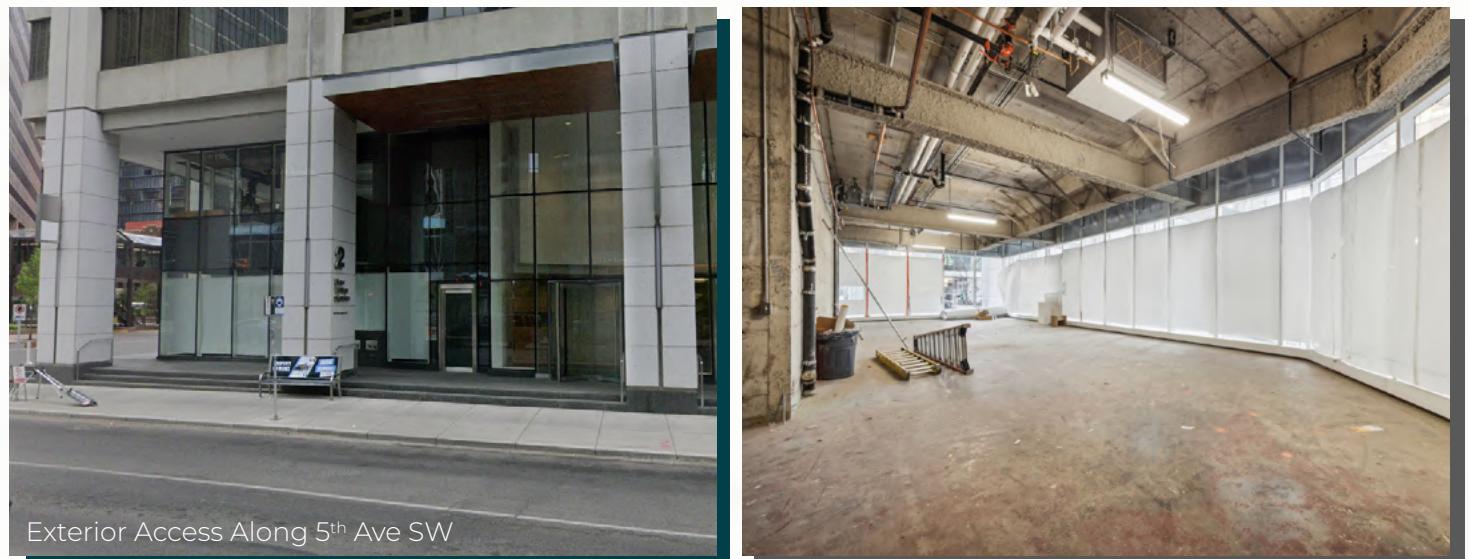
Unit 117: 1,838 sf



*The entire facility is currently being remeasured and sqft is subject to change

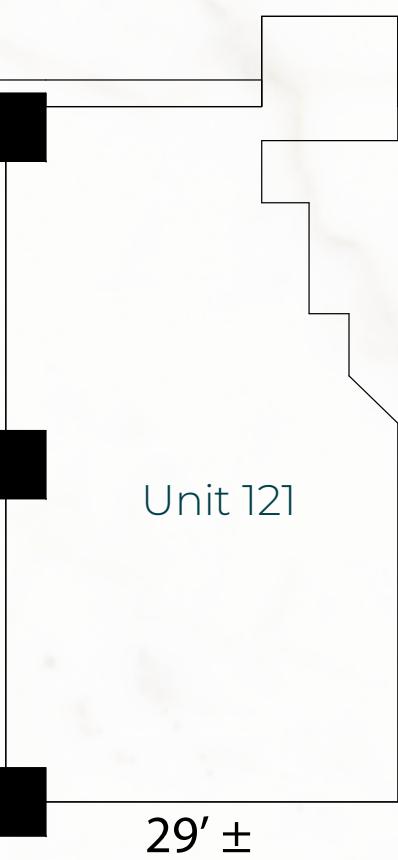
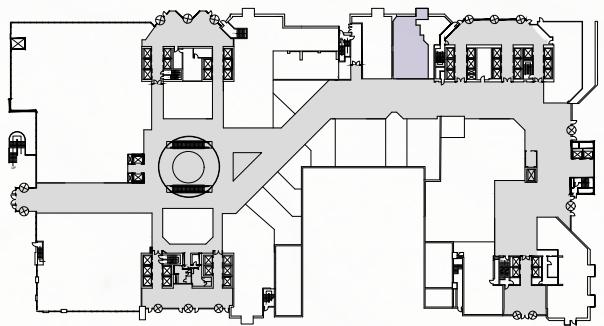


Exterior Access Along 5th Ave SW



Floor Plans

Unit 121: 902 sf

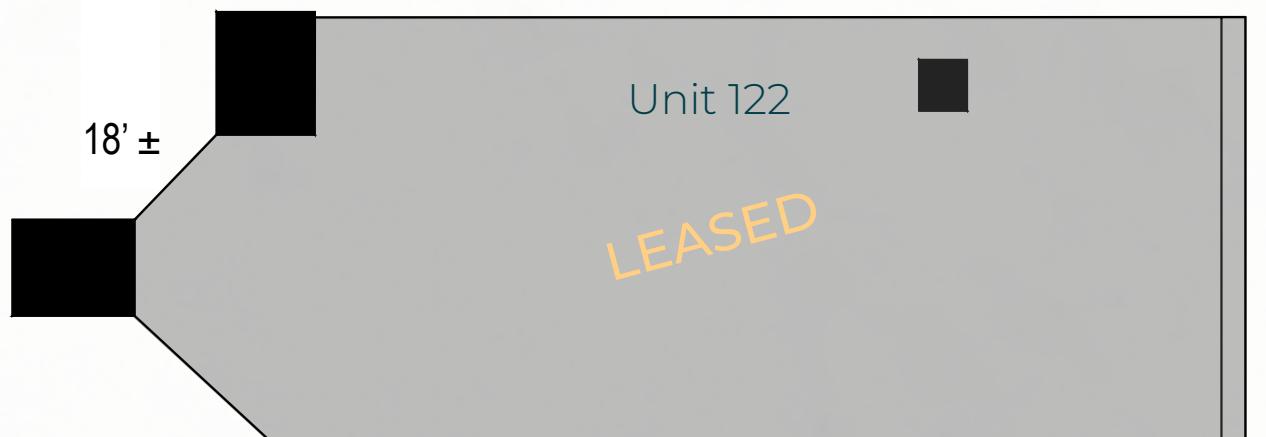
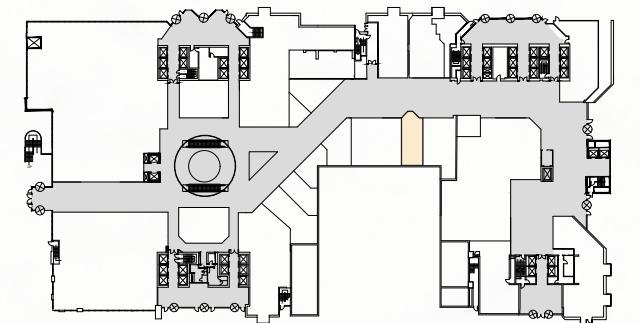


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Floor Plans

Unit 122: 804 sf **LEASED**



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Floor Plans

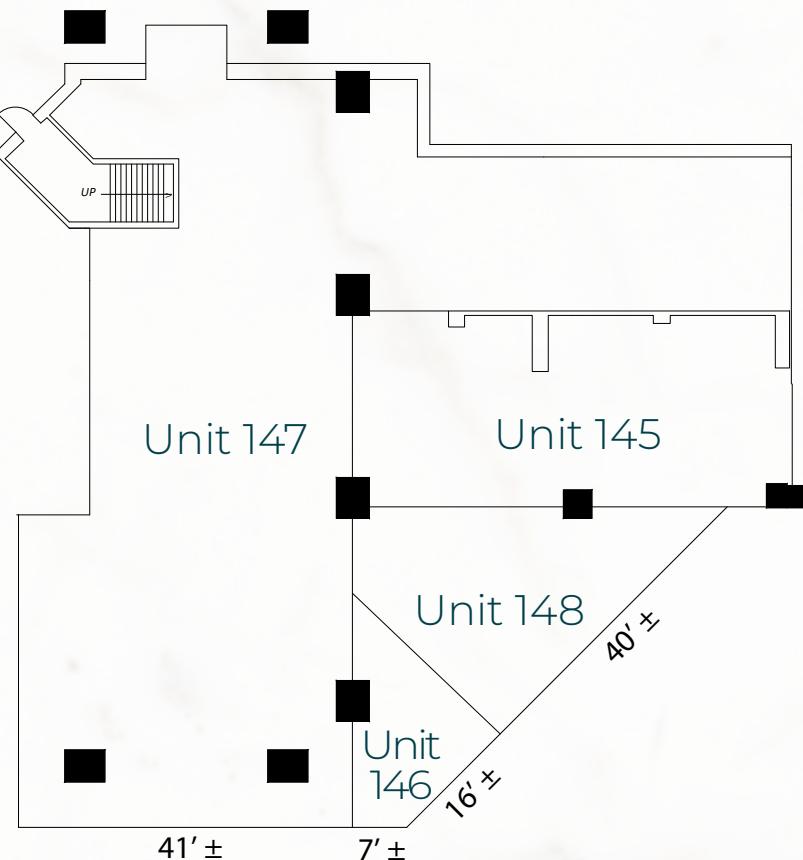
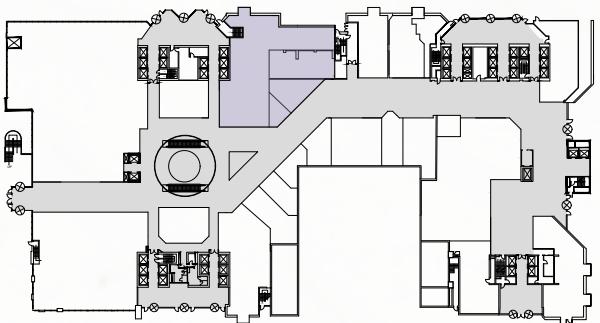
Unit 145: 1,182 sf - C/L

Unit 146: 295 sf - C/L

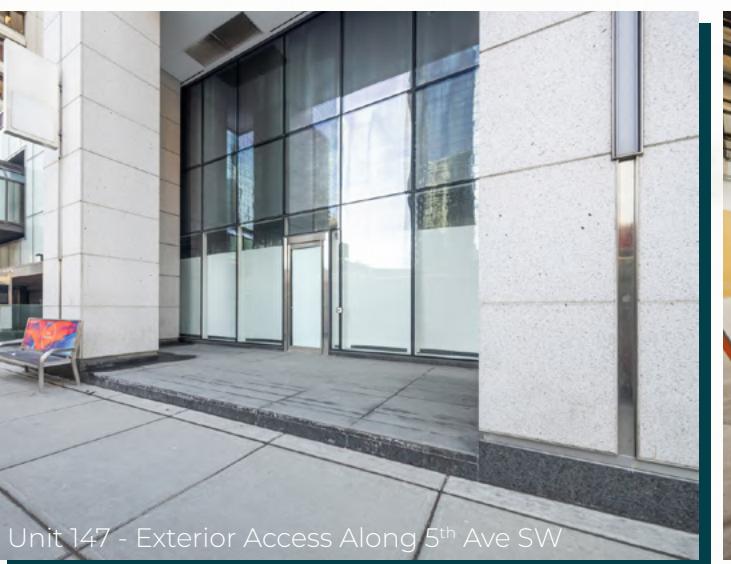
Unit 147: 4,171 sf - C/L

Unit 148: 796 sf - C/L

Contiguous to 6,444 sf



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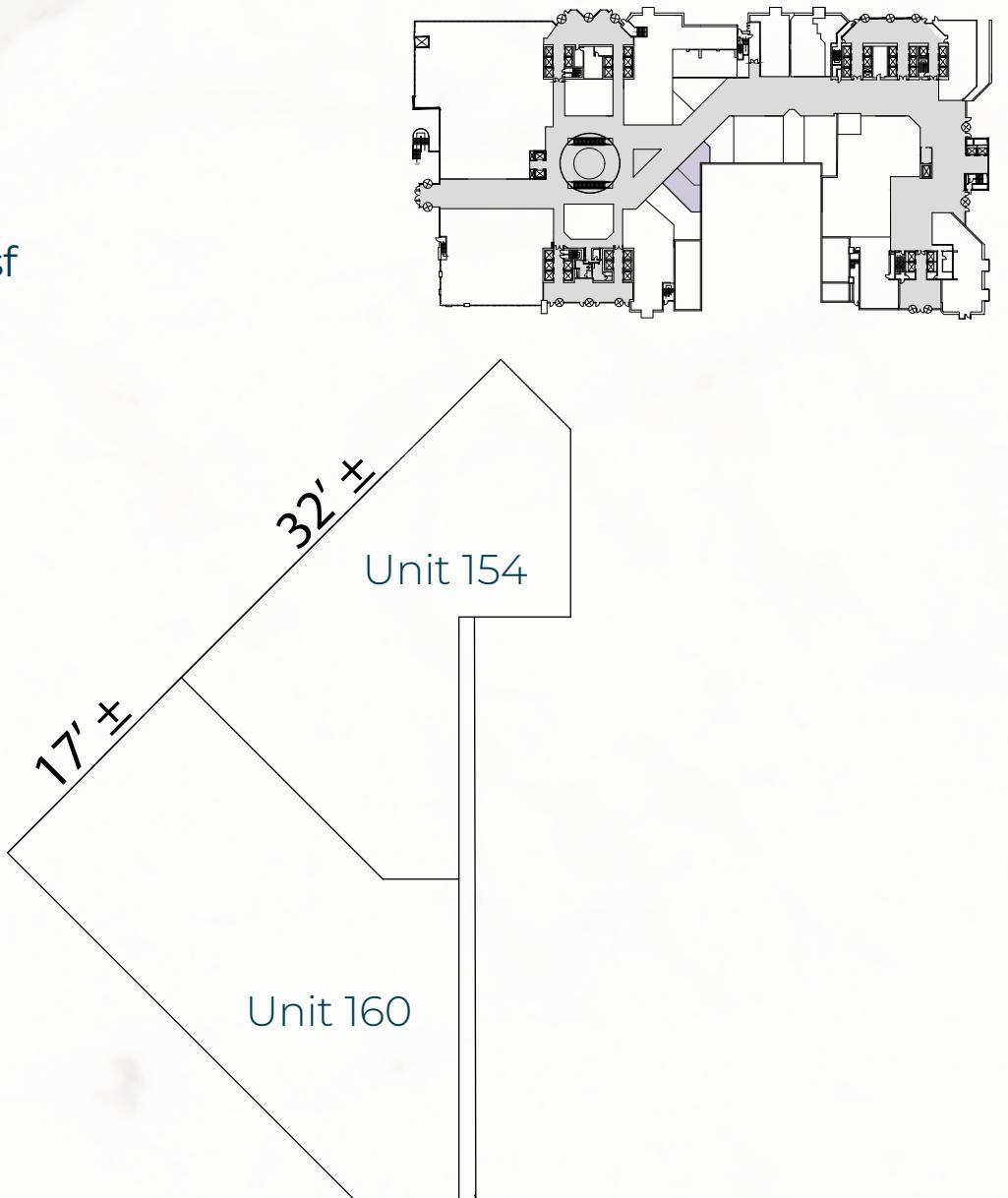


Unit 147 - Exterior Access Along 5th Ave SW

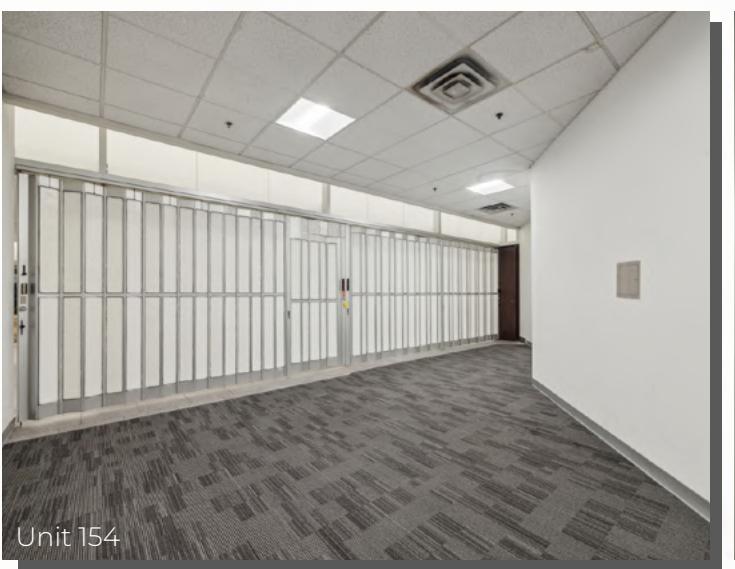
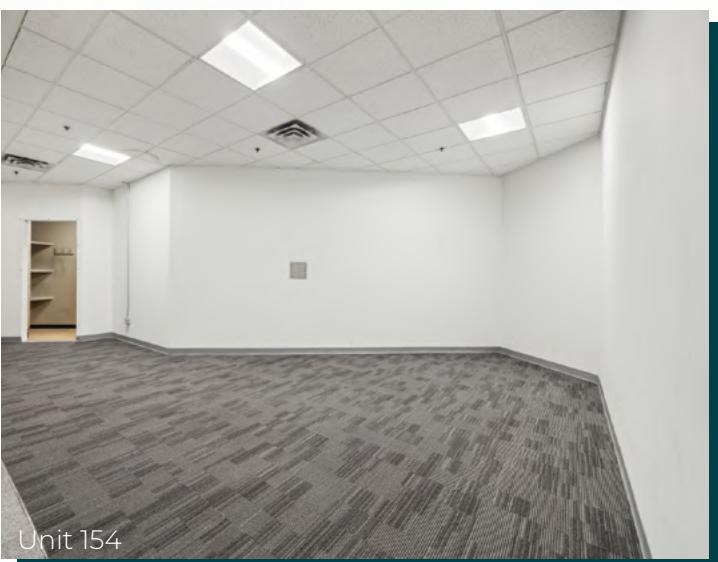


Floor Plans

Unit 154: 515 sf
Unit 160: 568 sf
Contiguous to 1,083 sf



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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 Saltlik
- 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 Alfonso 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



Area Demographics

114,025

Total Population

244,134

Total Daytime Population

\$115,377

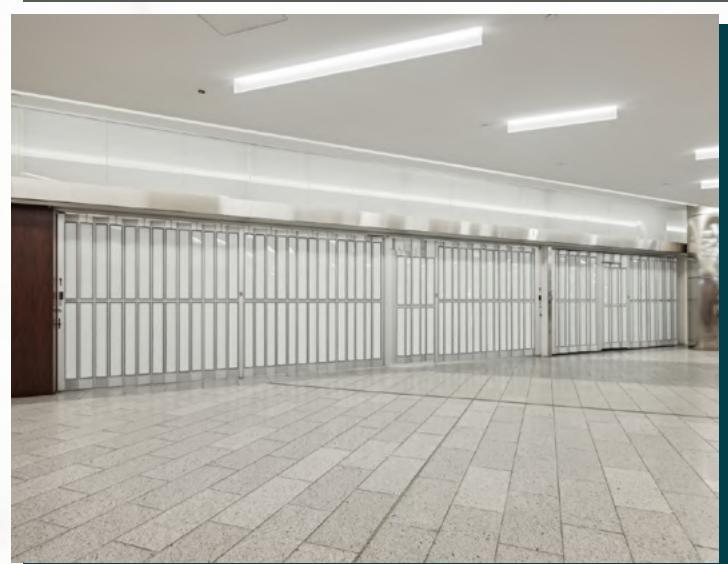
Average Household Income

64,306

Total Households

39.4

Average Age



Contact

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