

Alberta Hotel

808 1st Street SW
Calgary, AB



Property Highlights

PAGE 2

Local Area

PAGE 4

Local Amenities

PAGE 6

Demographics

PAGE 8

Floorplan

PAGE 10

RYAN RUTHERFORD
VICE PRESIDENT
Retail Sales & Leasing
ryan.rutherford@cushwake.com
T 403.973.4677

NICK PRESTON, MBA
VICE PRESIDENT
Retail Sales & Leasing
nick.preston@cushwake.com
T 403.467.9222

ALLIED

**CUSHMAN &
WAKEFIELD**

Property Highlights

Built in the late 1800's, The Alberta Hotel is an icon in Calgary. Constructed of sandstone, it is Calgary's oldest remaining hotel building located in the central business district at one of the city's most visited downtown intersections. During its tenure, the hotel was a gathering place for people of status and elegance, and because of its detailed craftsmanship, The Alberta Hotel is still one of Calgary's most beautiful buildings. The upper level hosts Murrieta's, Calgary's premier Italian restaurant, while the main level retail space boasts floor to ceiling windows on the corner of 1st and 8th Avenue SW. Stephen Avenue (8th Avenue) has one of the highest rates of pedestrian traffic in the city, and the retail space is exposed to vehicle traffic moving North-South on 1st Street SW going in and out of the downtown core.



Rent	Market
Additional Rent (2025)	\$17.51 (Op costs: \$12.68, Taxes: \$4.83), utilities for unit 201 are metered separately
District	Stephen Avenue Corridor
Area Available	Unit 101: 2,326 SF Virtual Tour Comprised of: Main: 694 SF & Basement: 1,632 SF Unit 151: 8,237 SF (Demisable) Virtual Tour Unit 201: 8,699 SF
Patio	2 nd floor exterior patio
Availability	Immediate, except Unit 201: July 1, 2026
Term	TBD
Parking	Street
Year Built	1889 - 1901



- The Alberta Hotel is a character building situated on Stephen Avenue.
- Located along 1st Street SW, just South of 9th Avenue SW.
- Close to restaurants and other shops on Stephen Avenue.

Local Area

Stephen Avenue

DESCRIPTION OF HISTORIC PLACE

Stephen Avenue National Historic Site of Canada is a historic district in downtown Calgary, also known as Old Stephen Avenue. It consist of nearly three dozen commercial buildings from the 1880-1930 era (known as the Sandstone Era), mostly retail properties, with several former banks and one church.

HERITAGE VALUE

Stephen Avenue was designated a national historic site in 2001 because it tells:

- The processes of prairie urban development including orientation towards the railway, a gridiron plan, and spatial specialization;
- The rising importance of the retail sector of the Canadian economy; and
- The central role that such retail streets have played, and continue to play

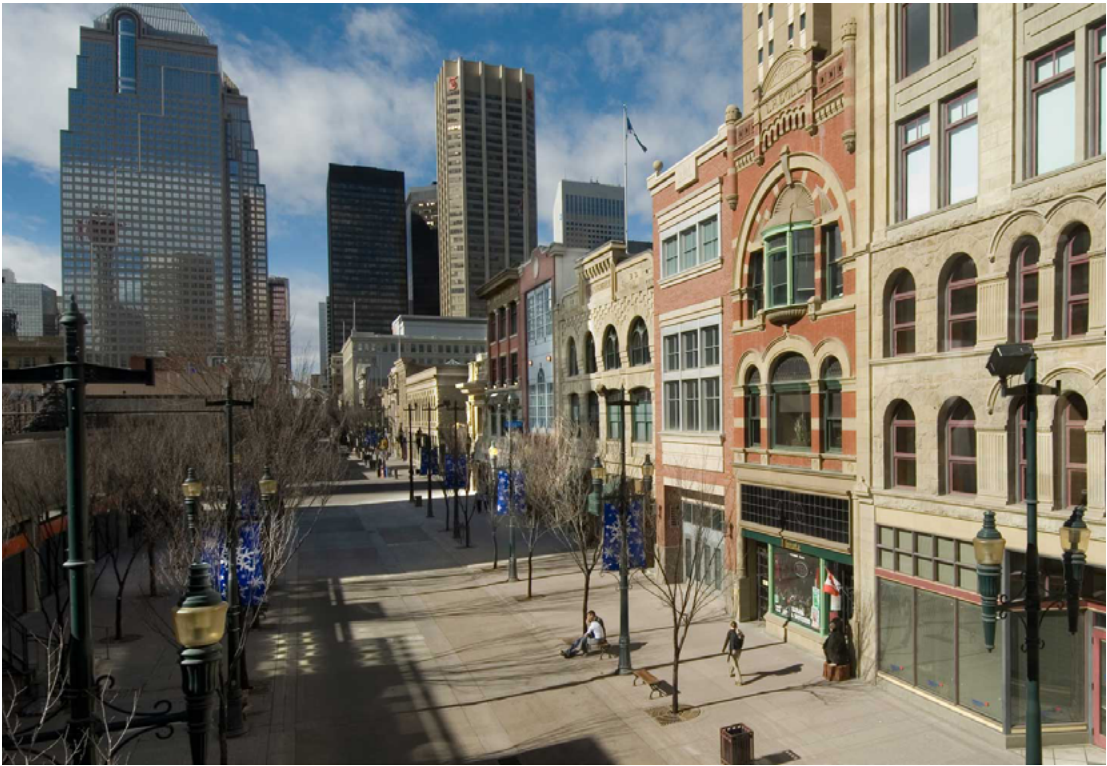
The heritage value of Stephen Avenue resides in its distinctive character as a late-nineteenth-century retail streetscape in a growing prairie urban centre.

Source: Historic Sites and Monument Board of Canada, Minutes, November 2001.

CHARACTER-DEFINING ELEMENTS

Key features contributing to the heritage value of this site include:

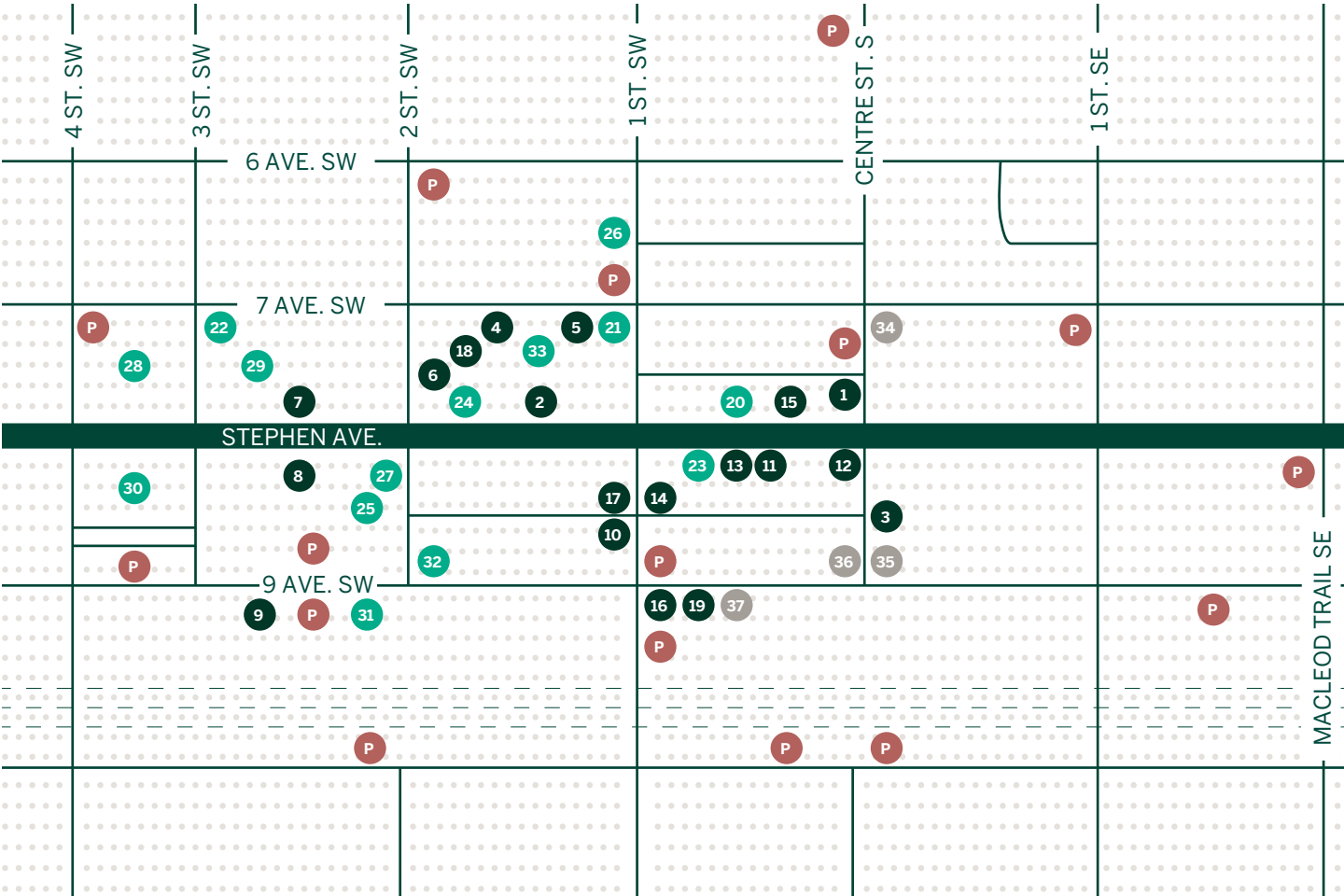
- Compact, rectangular massing, and modest height buildings
- Linear character of the district, within an urban grid
- Use of lots with buildings abutting each other, façades flush to the sidewalk, and rear alleys
- Masonry construction, largely stone with some brick and stone combinations, and one wooden structure
- Diversity of design in the façades reflecting the evolution of architectural styles
- Visual coherence of the street, created by façades set flush to the sidewalk and ornately detailed cornices
- Large windows - either flat or round-headed
- Variety of architectural detail of the principal façades, including in the commercial shop fronts at street level, the door and window surrounds, original window sashes, cornice detail and historic signage
- Hudson's Bay Company store with terracotta cladding, adding greater height and volume.



Source: Glenbow Archives NA-2864-13233.

The heritage value of Stephen Avenue resides in its distinctive character as a late-nineteenth-century retail streetscape in a growing prairie urban centre.

Local Amenities



RESTAURANTS

- 1. Phil and Sebastian Coffee
- 2. McDonald's
- 3. Milestones
- 4. A&W Canada
- 5. Tim Hortons
- 6. National on 8th
- 7. Local 8th Avenue
- 8. Earls Kitchen & Bar
- 9. Tim Hortons
- 10. Please & Thanks
- 11. Original Joe's
- 12. SALTLIK Calgary
- 13. Blink Restaurant & Bar
- 14. Murrieta's

- 15. Wednesday Room
- 16. Hawthorn
- 17. Deville Coffee
- 18. Booster Juice
- 19. Starbucks

SHOPPING AND SERVICES

- 20. Winners
- 21. Hudson's Bay
- 22. Shoppers Drug Mart
- 23. Patagonia Calgary
- 24. Dollarama
- 25. Rexall
- 26. Scotiabank
- 27. CIBC Branch with ATM

- 28. TD Canada Trust Branch
- 29. RBC Royal Bank
- 30. HSBC Bank
- 31. BMO Bank of Montreal
- 32. National Bank Financial
- 33. HER GYMVMT Fitness Club

HOTELS

- 34. Hyatt Regency Calgary
- 35. Calgary Marriott Downtown
- 36. Le Germain Hotel
- 37. Fairmont Palliser

PARKING LOCATIONS

- P Parking Lot

Demographics



MEDIAN AGE

AVERAGE

Aggregation

35.6 YEARS

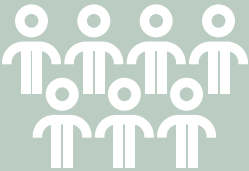
Trade Area (1km radius)

36.7 YEARS

Trade Area (3km radius)

37.5 YEARS

Trade Area (5km radius)



TOTAL POPULATION

SUM

Aggregation

16,722

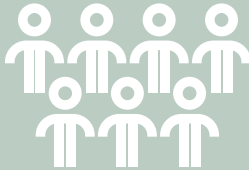
Trade Area (1km radius)

102,281,70

Trade Area (3km radius)

189,443.50

Trade Area (5km radius)



DAYTIME POPULATION

SUM

Aggregation

168,636.40

Trade Area (1km radius)

298,093.60

Trade Area (3km radius)

437,312

Trade Area (5km radius)



AVERAGE ANNUAL HOUSEHOLD SPENDING

AVERAGE

Aggregation

88,816.35

Trade Area (1km radius)

109,320.32

Trade Area (3km radius)

115,200.04

Trade Area (5km radius)



HOUSEHOLDS

SUM

Aggregation

10,139.70

Trade Area (1km radius)

56,379.30

Trade Area (3km radius)

95,102.50

Trade Area (5km radius)



AVERAGE HOUSEHOLD INCOME

AVERAGE

Aggregation

100,481.40

Trade Area (1km radius)

134,331.10

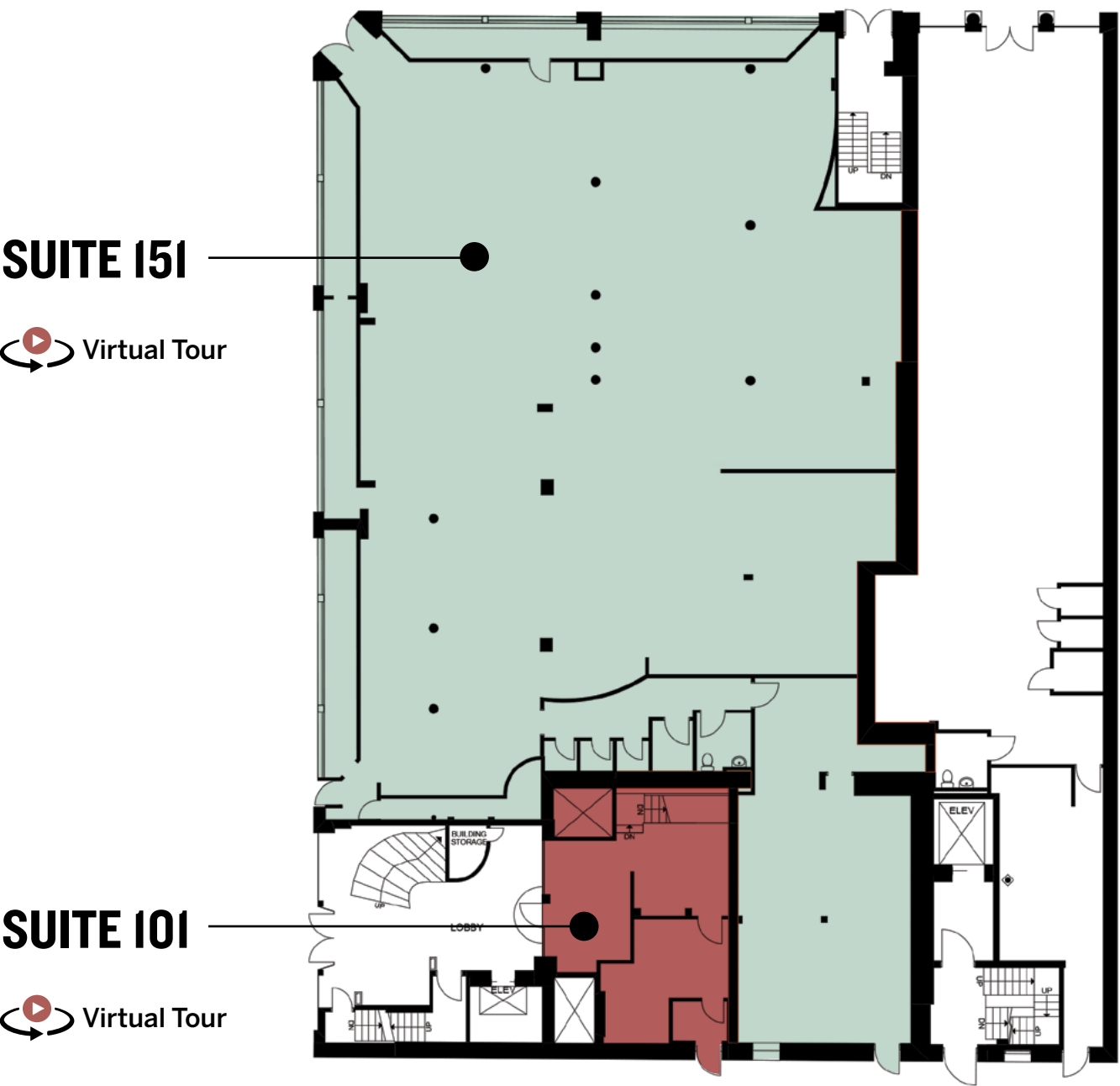
Trade Area (3km radius)

145,313

Trade Area (5km radius)

Floorplan

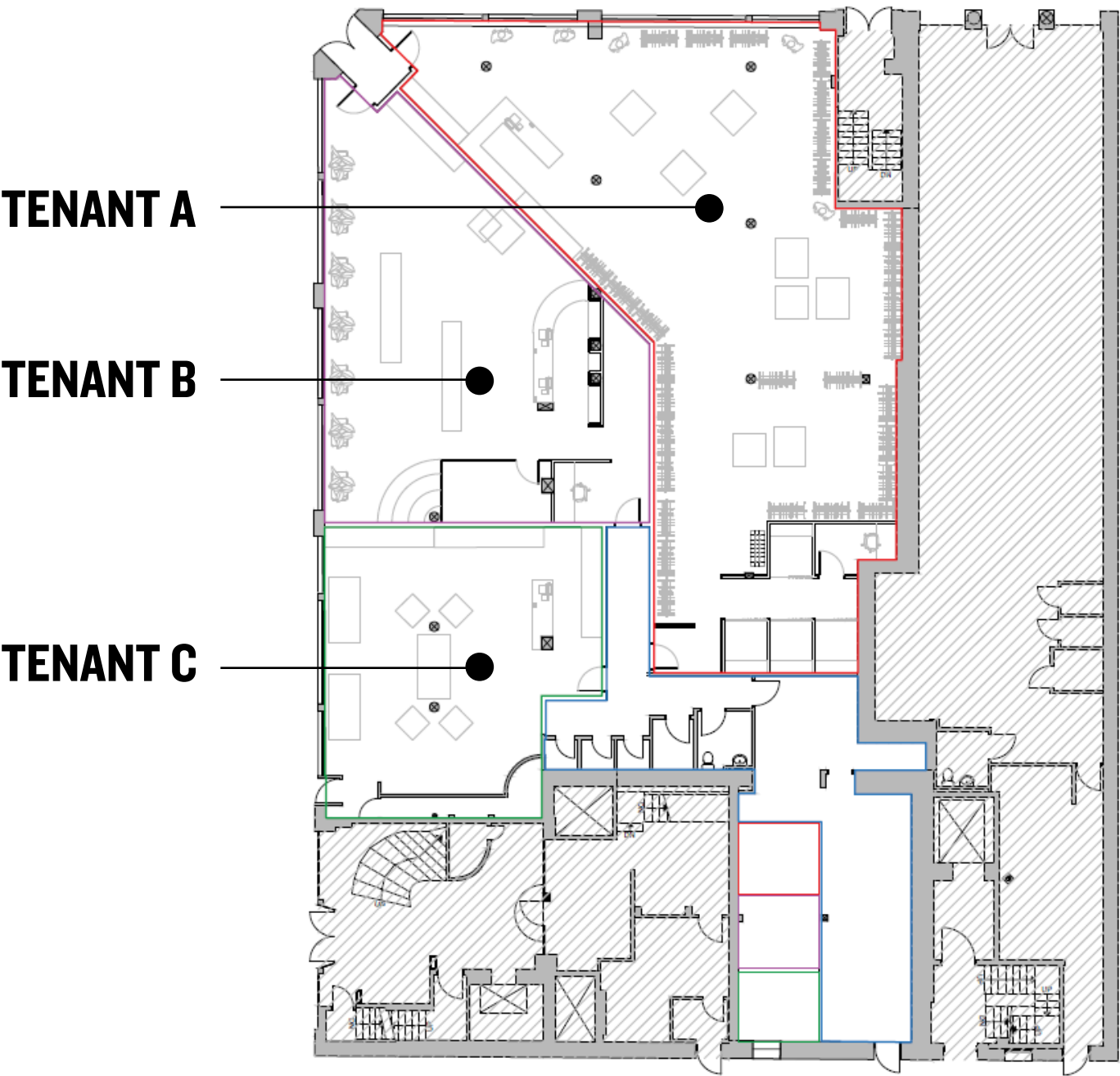
Ground Floor



Suite 151	8,237 SF
Suite 101	2,326 SF (694 SF on Main)

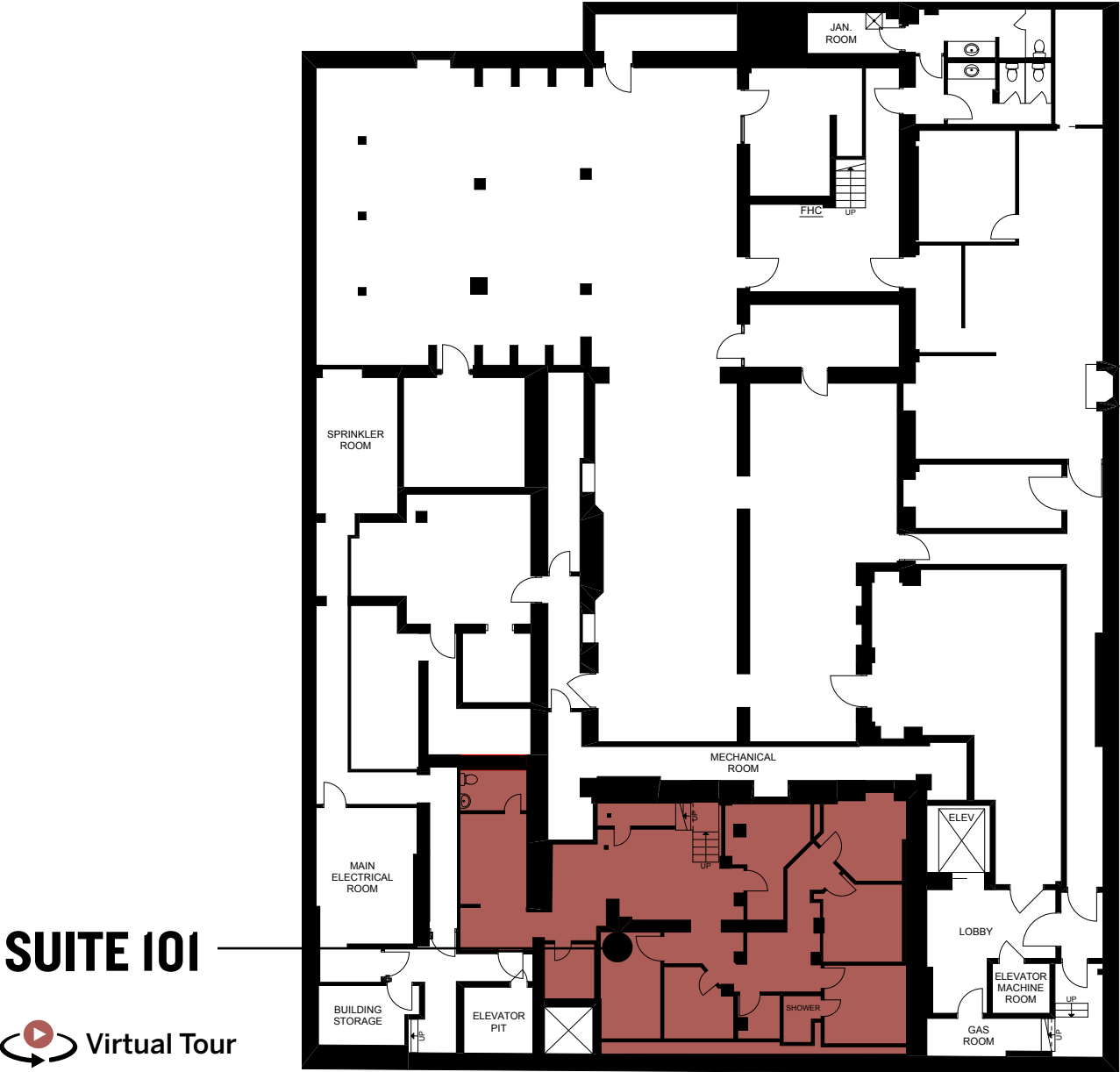
Floorplan

Potential Ground Floor Demising Plan



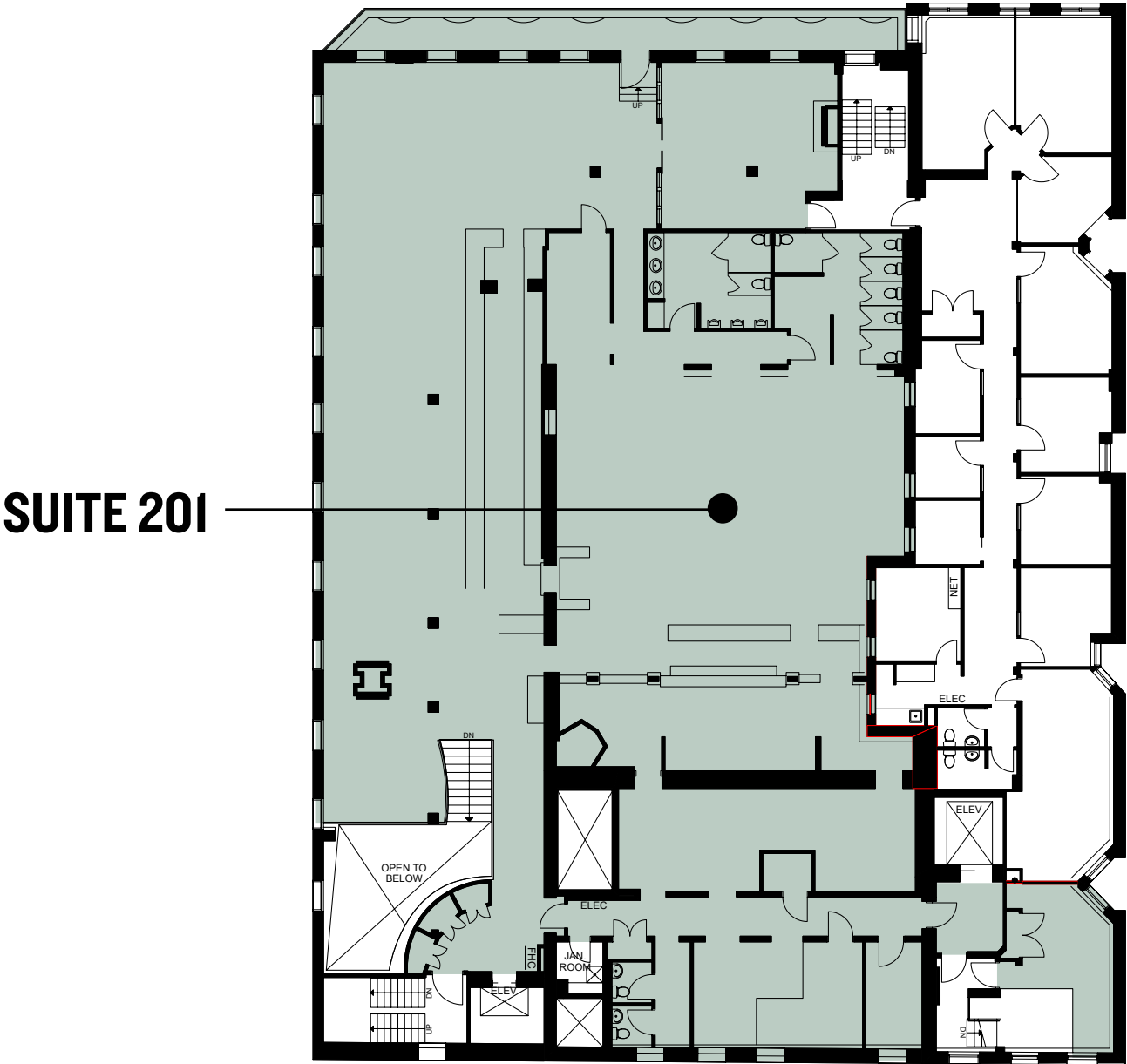
Tenant A	3,036 SF
Tenant B	1,745 SF
Tenant C	1,202 SF

Floorplan Basement



Suite 101 2,326 SF (1,632 SF on Lower)

Floorplan Second Floor



Suite 201 8,699 SF + exterior patio



CUSHMAN & WAKEFIELD ULC
 Bow Valley Square IV
 250 - 6th Ave SW, Suite 2400
 Calgary, AB T2P 3H7
T 403.261.1111
cushmanwakefield.com

RYAN RUTHERFORD
 VICE PRESIDENT
 Retail Sales & Leasing
T 403.973.4677
ryan.rutherford@cushwake.com

NICK PRESTON, MBA
 VICE PRESIDENT
 Retail Sales & Leasing
T 403.467.9222
nick.preston@cushwake.com

