

# Alberta Block

805 1st Street SW  
Calgary, AB



Property Highlights

PAGE 2

Local Area

PAGE 4

Local Amenities

PAGE 6

Demographics

PAGE 8

Floorplan

PAGE 10

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# Property Highlights

Built in the early nineteen-hundreds by a group of investors who were major stock holders in the Canadian Pacific Railway and the Hudson’s Bay Company, Alberta Block is one of the few character buildings in Calgary that remains largely unaltered; the building still has its original metal cornice and frieze. Alberta Block is comprised of retail and office space and is located on Stephen Avenue, in the heart of Calgary’s downtown business and retail district. The building’s retail space boast floor to ceiling windows on the corner of First Street and Eighth Avenue SW, an area that has one the highest rates of pedestrian traffic in the city.



The iconic Alberta Block is one of the few character buildings in Calgary that remains largely unaltered. Located in a historic and downtown district, It’s bursting with potential.

Rent	Market
District	Stephen Avenue Corridor
Area Available	M-02 – 7,189 SF <a href="#">Virtual Tour</a> Comprised of: Main - 3,251 SF & Lower - 3,938 SF <a href="#">Virtual Tour</a> L-2 – Lower Level: 1,329 SF <a href="#">Virtual Tour</a> L-7 – Lower Level: 1,307 SF <a href="#">Virtual Tour</a> L-9 – Lower Level: 527 SF <a href="#">Virtual Tour</a> L-12 – Lower Level: 502 SF <a href="#">Virtual Tour</a>
Availability	Immediate: L-7 30 days’ notice: M-02, L-2 & L-9 60 days’ notice: L-12
Term	5 - 10 Years
Additional Rent (2025)	Lower Level: \$18.31 (Op Cost: \$12.64, Taxes: \$5.67) Unit M-02: \$19.09 (Op Costs: \$13.41, Taxes: \$5.67, electricity is separately metered)
Parking	Street
Year Built	1889 - 1901



- The Alberta Block is a character building located on Stephen Avenue
- A two minute walk to the LRT station and has +15 access (via Stephen Ave Centre)
- Close to restaurants and other shops on Stephen Avenue
- On site users include: Johnny’s Barber + Shop, Deville Coffee, Blokes, Freedom Mobile, Gangnam Style Alternations & Dry-cleaning, John Fluevog Boots & Shoes Ltd., Kiros Energy Marketing ULC, Orong Consulting Ltd. Stack’d Consulting, The Last Word Wills And Estates.



# 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

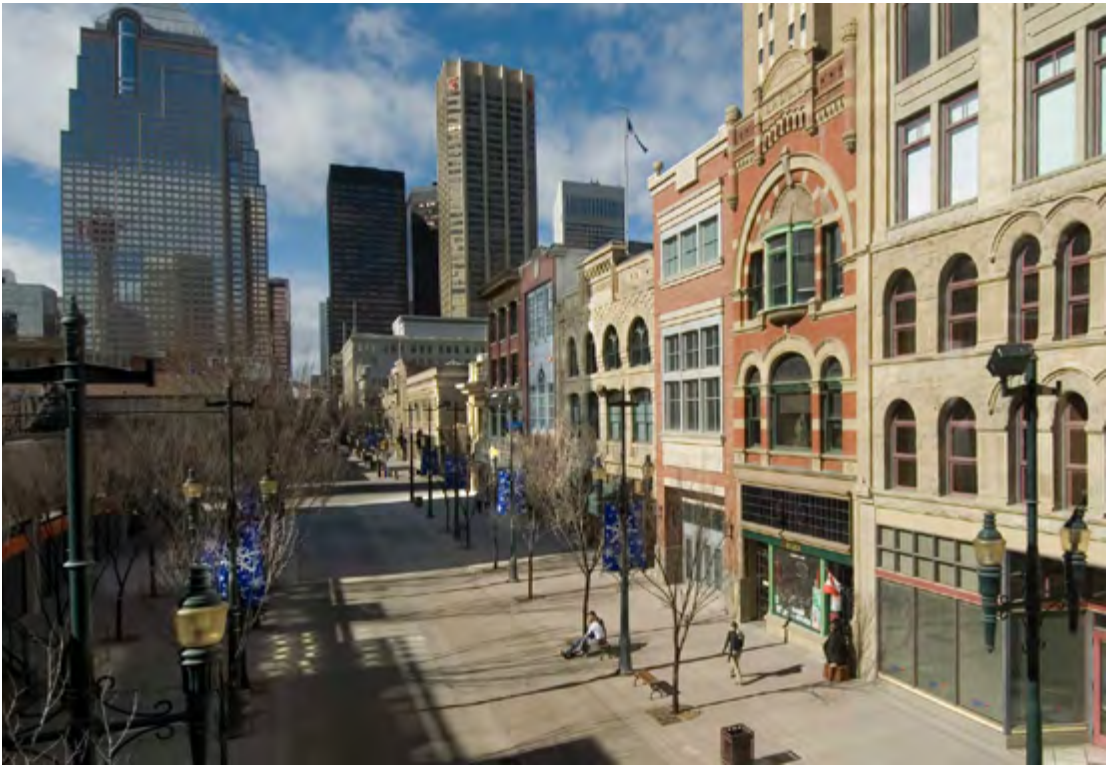
The heritage value of Stephen Avenue resides in its distinctive character as a late-nineteenth-century retail streetscape in a growing prairie urban centre.

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.

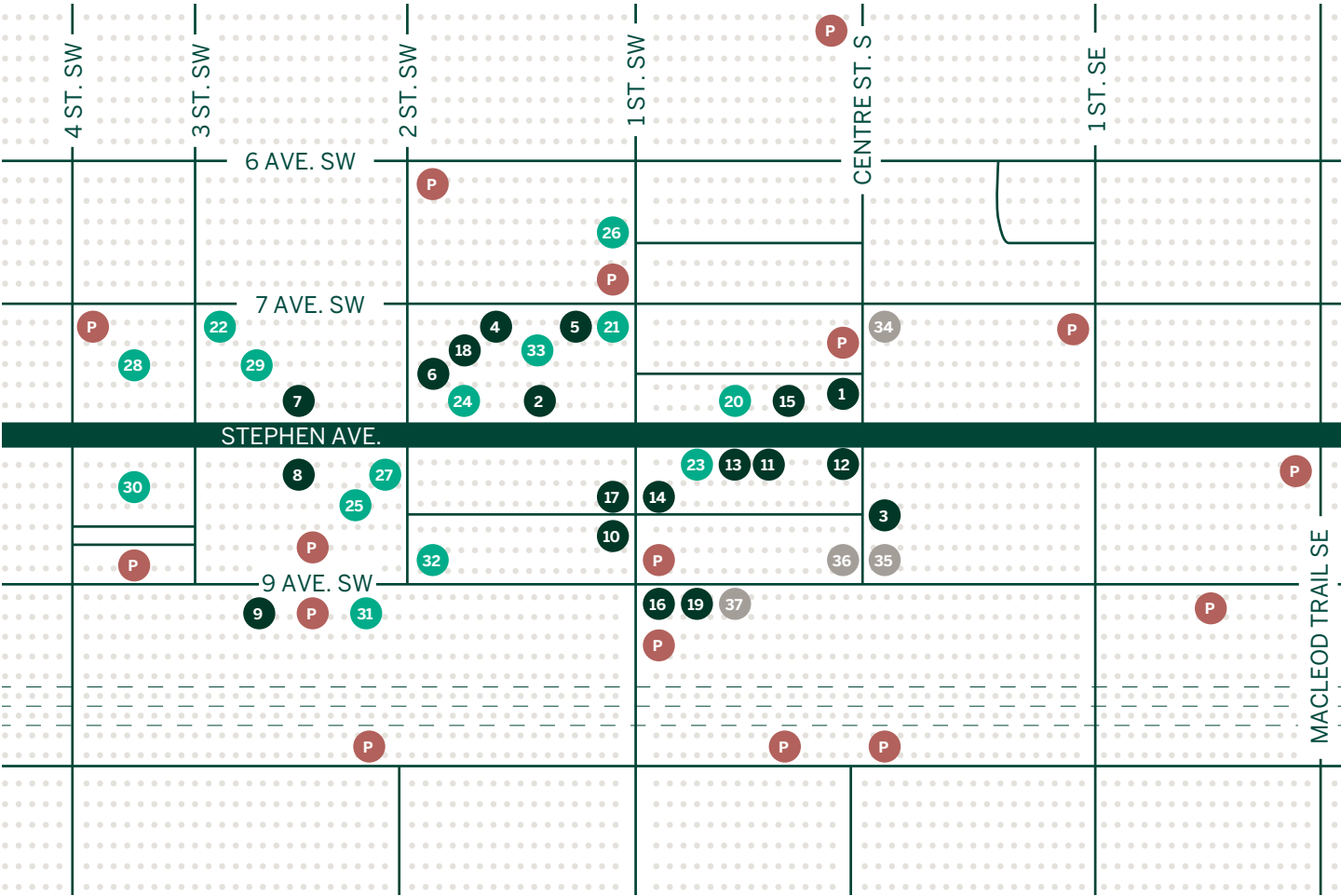


Source: Glenbow Archives NA-2864-13233.

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. SALTNIK 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
- HOTELS**

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

  - P Parking Lot

The iconic Alberta Block was once a luxurious gathering place. Located in a historic and downtown district, it is bursting with potential.



# 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)

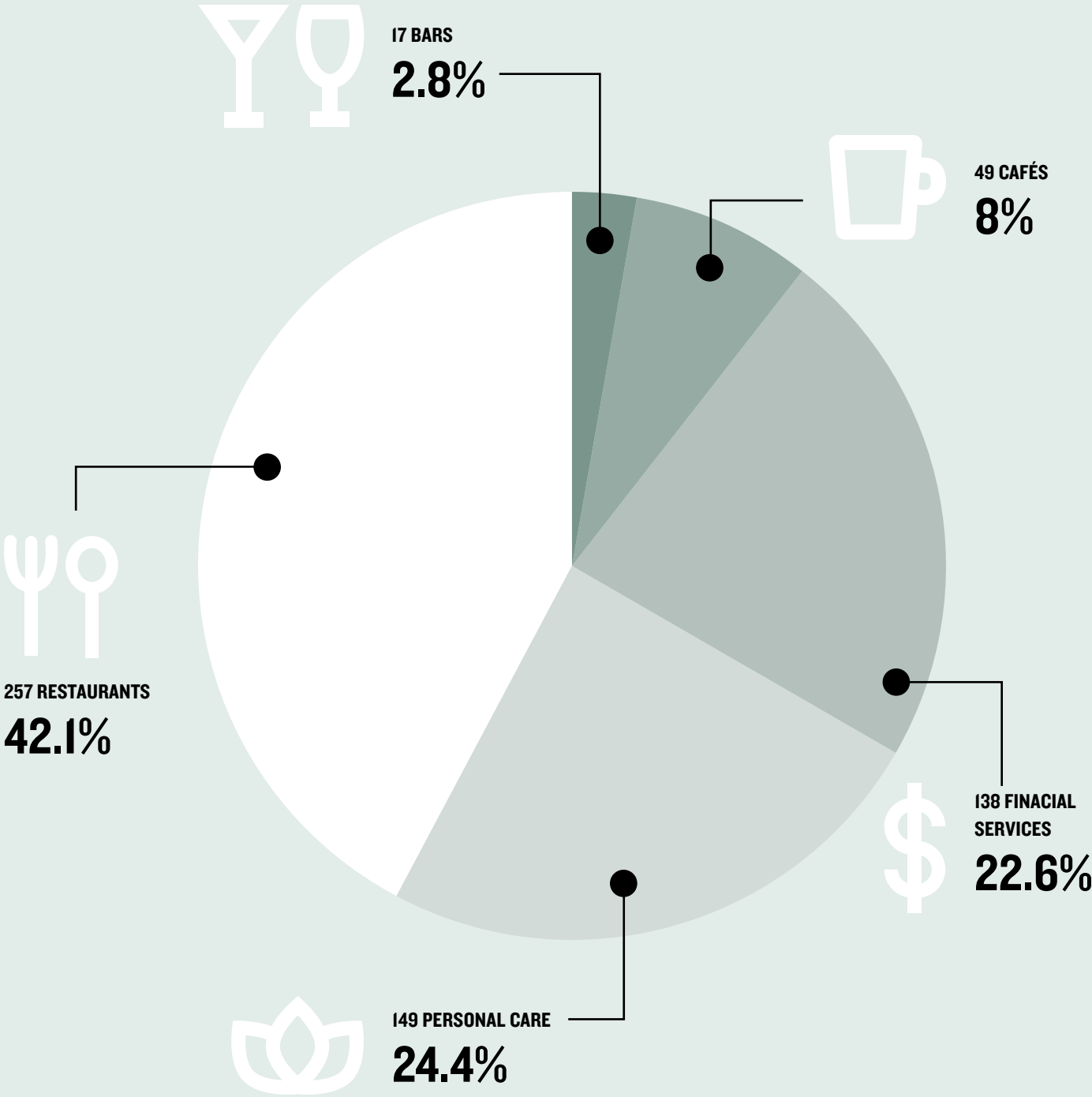
**134,331.10**

Trade Area (3km radius)

**145,313**

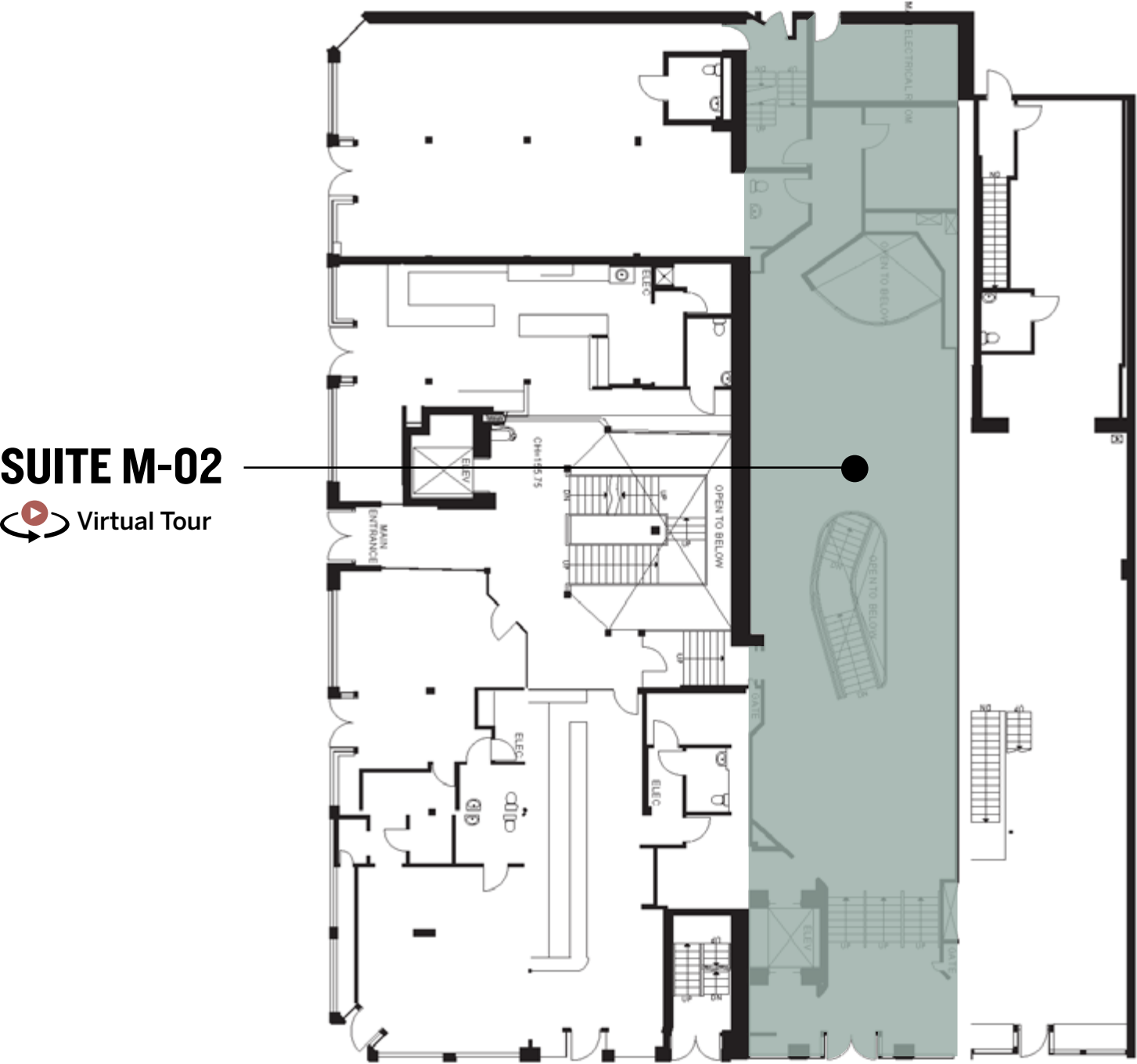
Trade Area (5km radius)

# RETAIL LANDSCAPE



Source: Piiipoint.

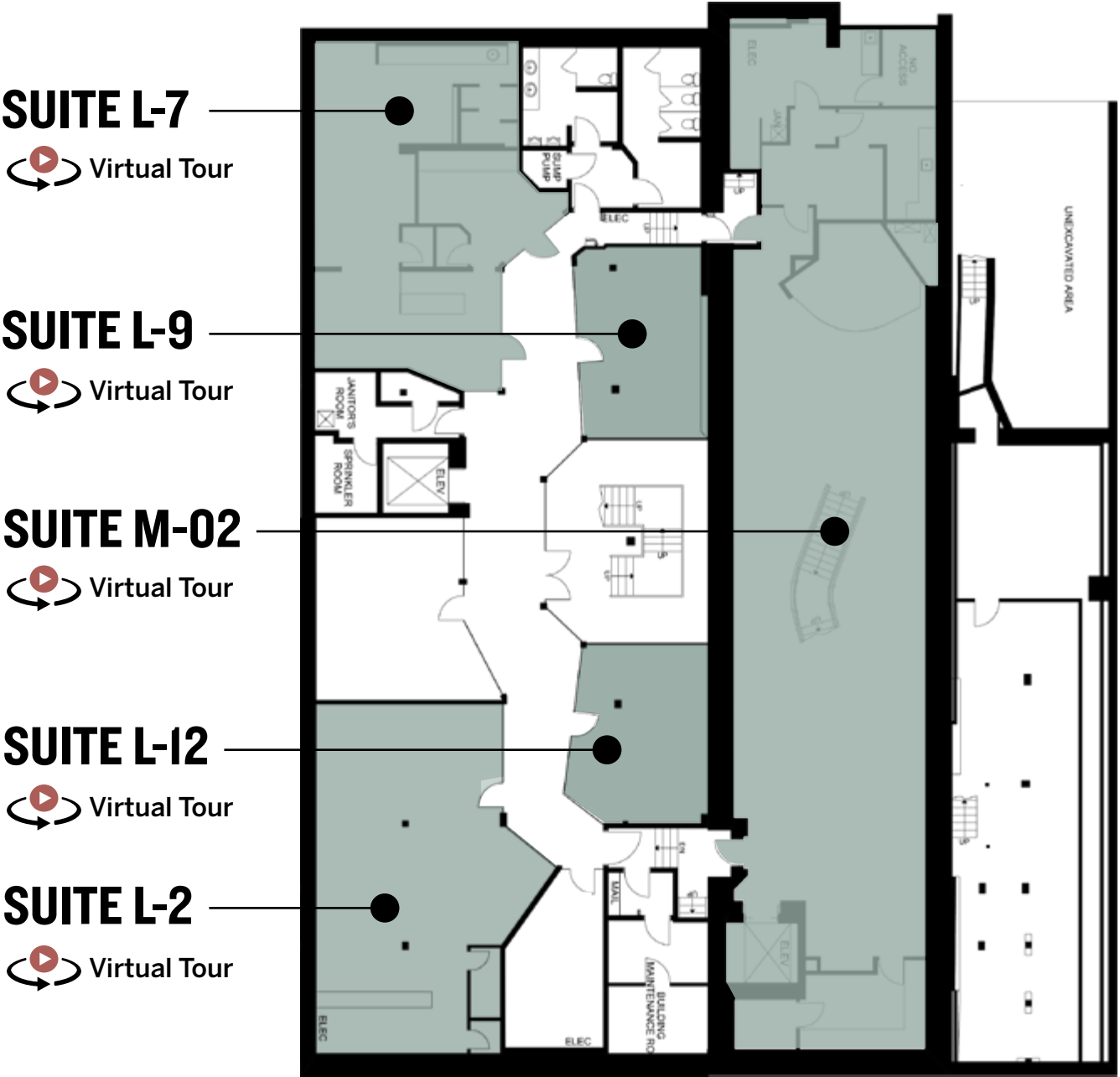
# Floorplan Main Level



**SUITE M-02**  
Virtual Tour

Suite M-02 7,189 SF (3,251 SF on Main)

# Floorplan Lower Level



**SUITE L-7**  
Virtual Tour

**SUITE L-9**  
Virtual Tour

**SUITE M-02**  
Virtual Tour

**SUITE L-12**  
Virtual Tour

**SUITE L-2**  
Virtual Tour

Suite M-02	7,189 SF (3,938 SF on Lower)
Suite L-2	1,329 SF
Suite L-7	1,307 SF
Suite L-9	527 SF
Suite L-12	502 SF





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