

# Alberta Block

805 1st Street SW  
Calgary, AB



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# ALLIED



# 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  
District  
Area Available

Market  
Stephen Avenue Corridor  
M-02 – 7,189 SF [Virtual Tour](#)  
Comprised of: Main - 3,251 SF & Lower - 3,938 SF [Virtual Tour](#)  
L-2 – Lower Level: 1,329 SF [Virtual Tour](#)  
L-7 – Lower Level: 1,307 SF [Virtual Tour](#)  
L-9 – Lower Level: 527 SF [Virtual Tour](#)  
L-12 – Lower Level: 502 SF [Virtual Tour](#)

Availability

Immediate: L-7  
30 days' notice: M-02, L-2 & L-9  
60 days' notice: L-12

Term

Additional Rent (2026) Lower Level: \$22.06 (Op Cost: \$16.73, Taxes: \$5.33)  
Unit M-02: \$18.94 (Op Costs: \$13.61, Taxes: \$5.33, 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 Alterations & Dry-cleaning, John Fluevog Boots & Shoes Ltd., Kiro's 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 consists 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

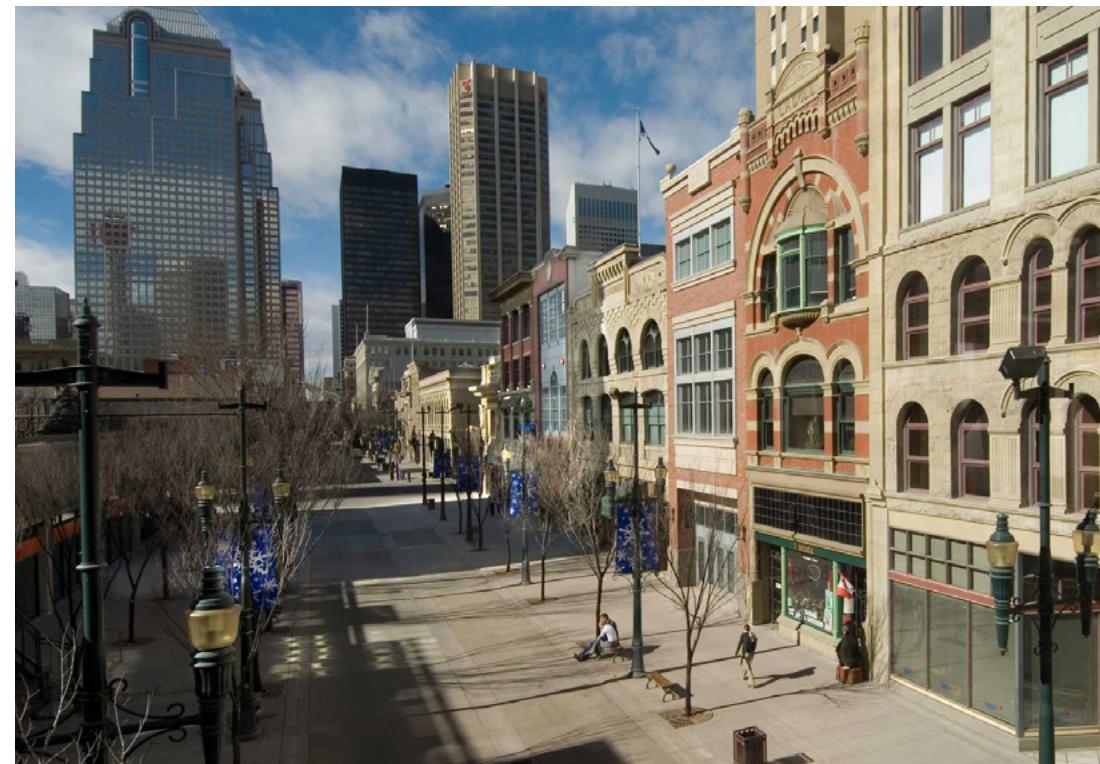
The heritage value of Stephen Avenue resides in its distinctive character as a late-nineteenth-century retail streetscape in a growing prairie urban centre.

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

## CHARACTER-DEFINING ELEMENTS

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

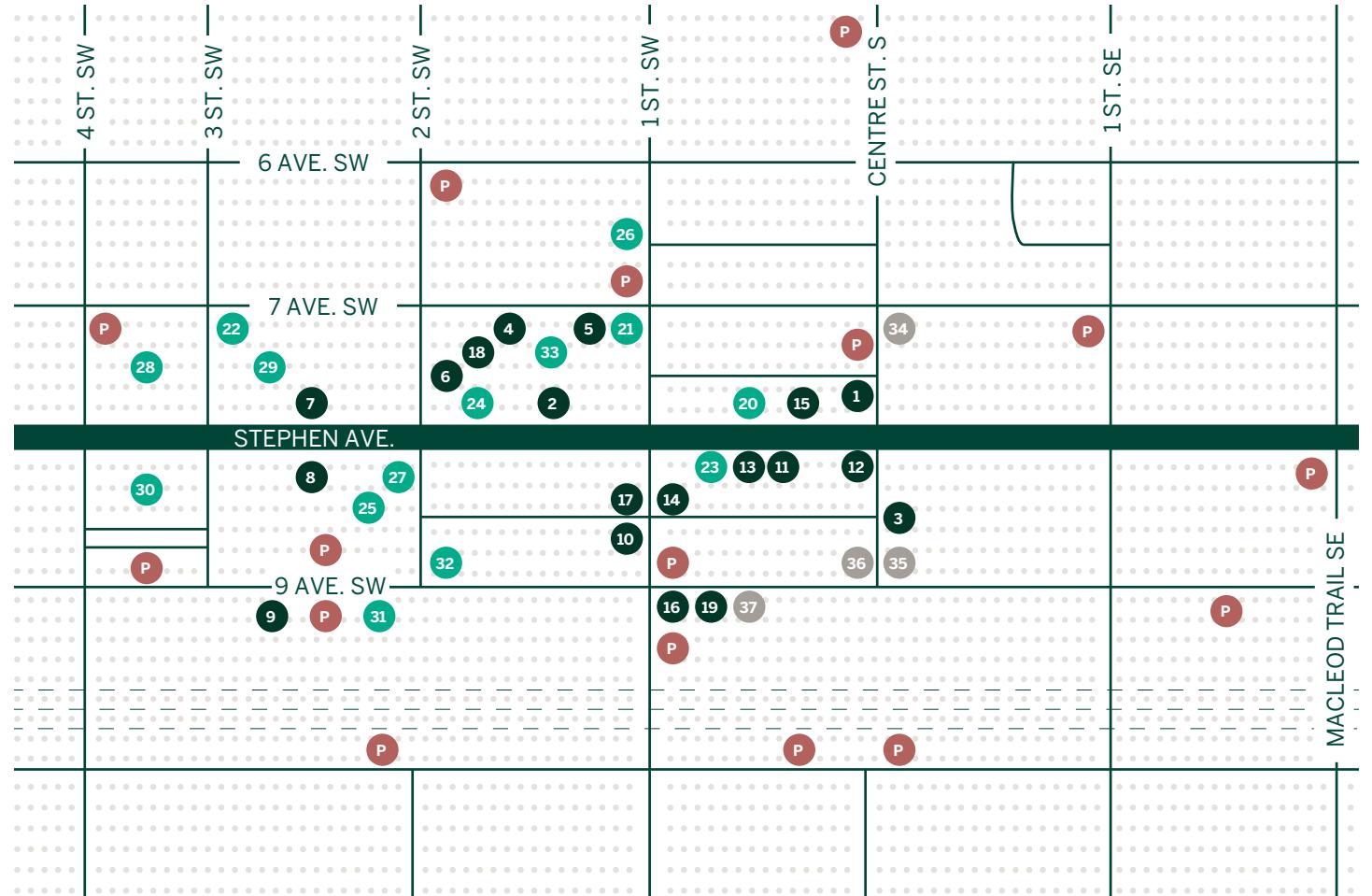
- Compact, rectangular massing, and modest height buildings
- Linear character of the district, within an urban grid
- Use of lots with buildings abutting each other, façades flush to the sidewalk, and rear alleys
- Masonry construction, largely stone with some brick and stone combinations, and one wooden 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

## SHOPPING AND SERVICES

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

28. TD Canada Trust Branch
29. RBC Royal Bank
30. HSBC Bank
31. BMO Bank of Montreal
32. National Bank Financial
33. HER GYM VMT Fitness Club
34. Hyatt Regency Calgary
35. Calgary Marriott Downtown
36. Le Germain Hotel
37. Fairmont Palliser

## PARKING LOCATIONS

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)



DAYTIME POPULATION

**SUM**

Aggregation

**168,636.40**

Trade Area (1km radius)

**298,093.60**

Trade Area (3km radius)

**437,312**

Trade Area (5km radius)



HOUSEHOLDS

**SUM**

Aggregation

**10,139.70**

Trade Area (1km radius)

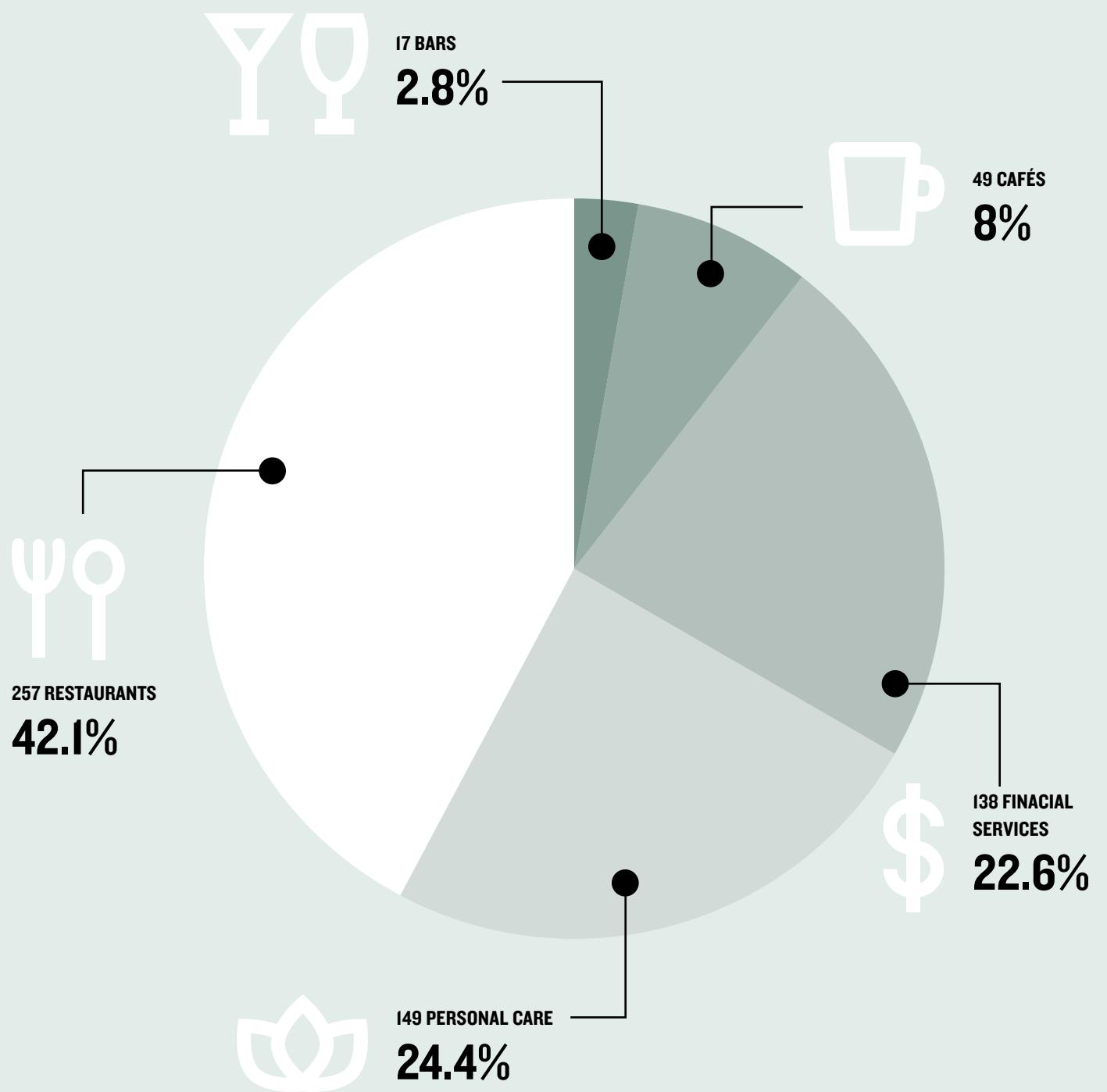
**56,379.30**

Trade Area (3km radius)

**95,102.50**

Trade Area (5km radius)

## RETAIL LANDSCAPE



TOTAL POPULATION



AVERAGE ANNUAL  
HOUSEHOLD SPENDING

**SUM**

Aggregation

**16,722**

Trade Area (1km radius)

**102,281,70**

Trade Area (3km radius)

**189,443.50**

Trade Area (5km radius)

**AVERAGE**

Aggregation

**88,816.35**

Trade Area (1km radius)

**109,320.32**

Trade Area (3km radius)

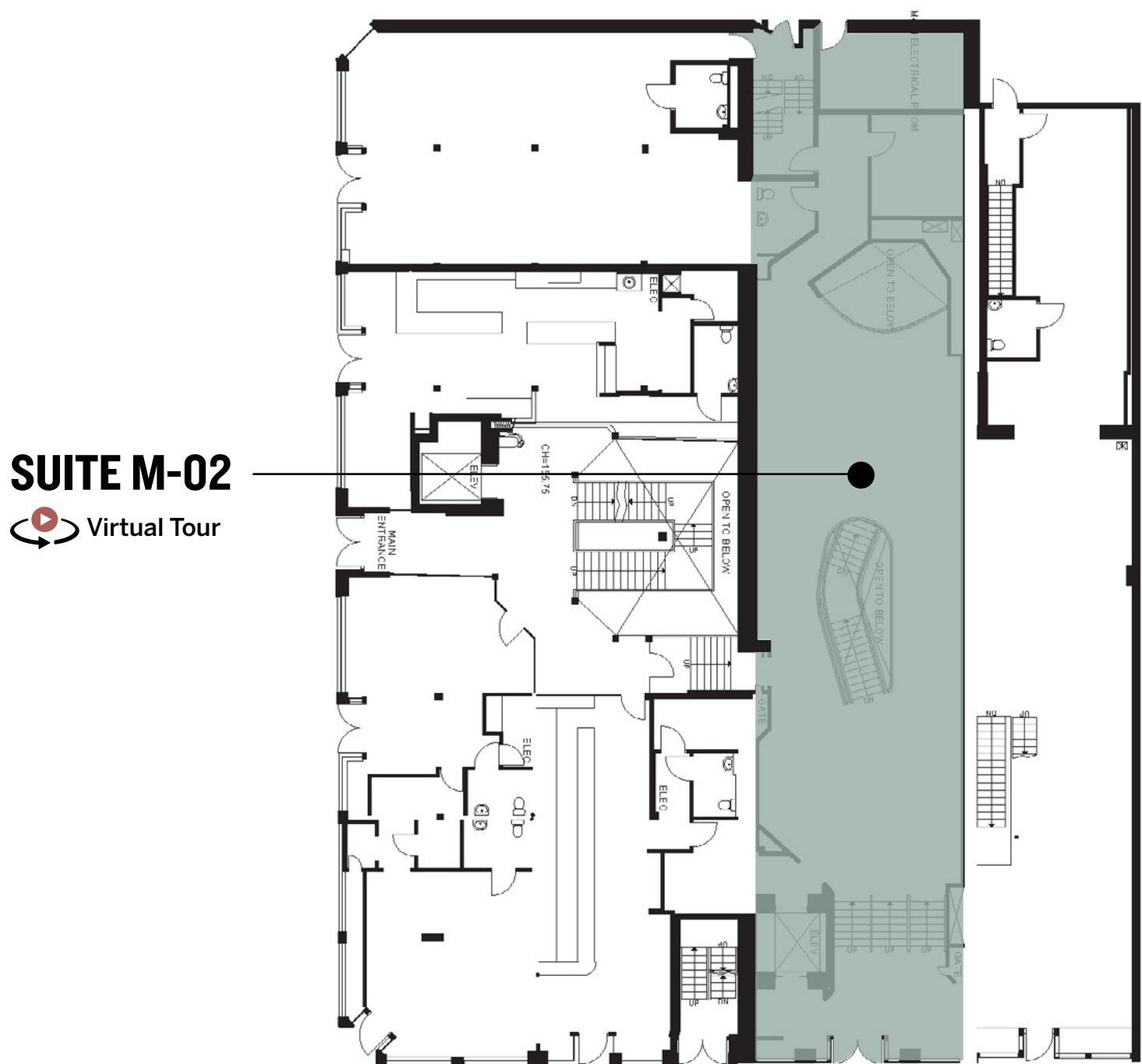
**115,200.04**

Trade Area (5km radius)

Source: Pinpoint.

# Floorplan

## Main Level



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

# Floorplan

## Lower Level



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



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