

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

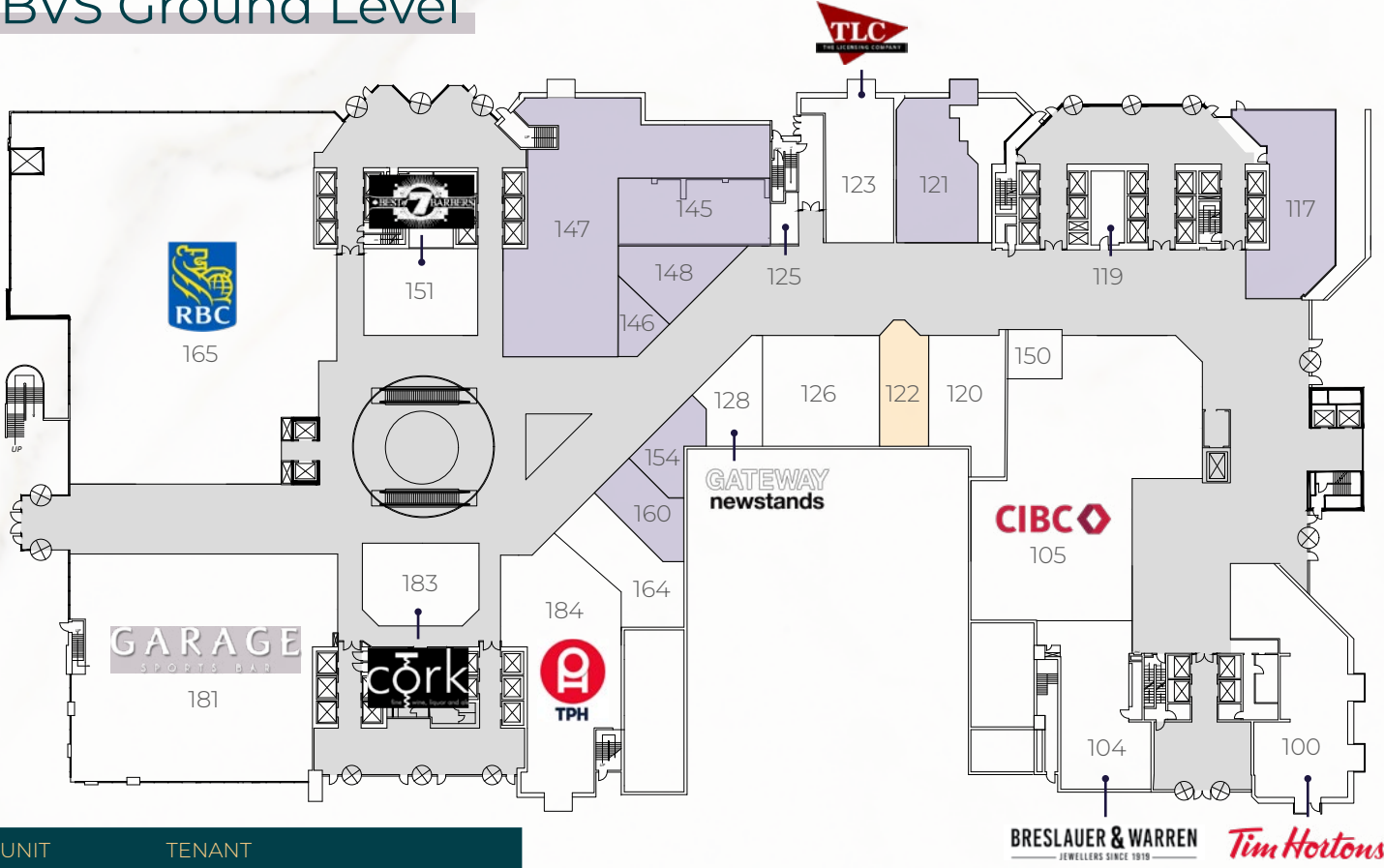
Bow Valley Square is a Class-A four-building complex located in the heart of downtown, offering premier retail space in a vibrant setting within one of the busiest corridors of the Plus 15 network and ground-levels. Bow Valley Square’s occupancy outperforms the office market, solidifying this property 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	} LEASED
	Unit 121: 902 sf	
	Unit 122: 804 sf	
	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	
Kiosk Options Available		} Contiguous to 6,444 sf
		} Contiguous to 1,083 sf
		} Plus 15 Food Court Unit

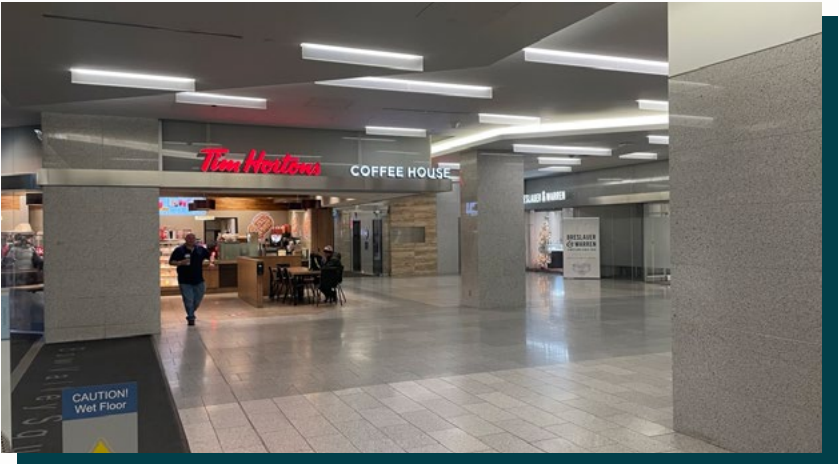
Occupancy:	Immediately
Rates:	Market
Op Costs & Taxes:	Est. \$22.06 psf (2025)
Term:	5-10 Years
Zoning:	CR20-CR20/R20 (Commercial - Residential Core)



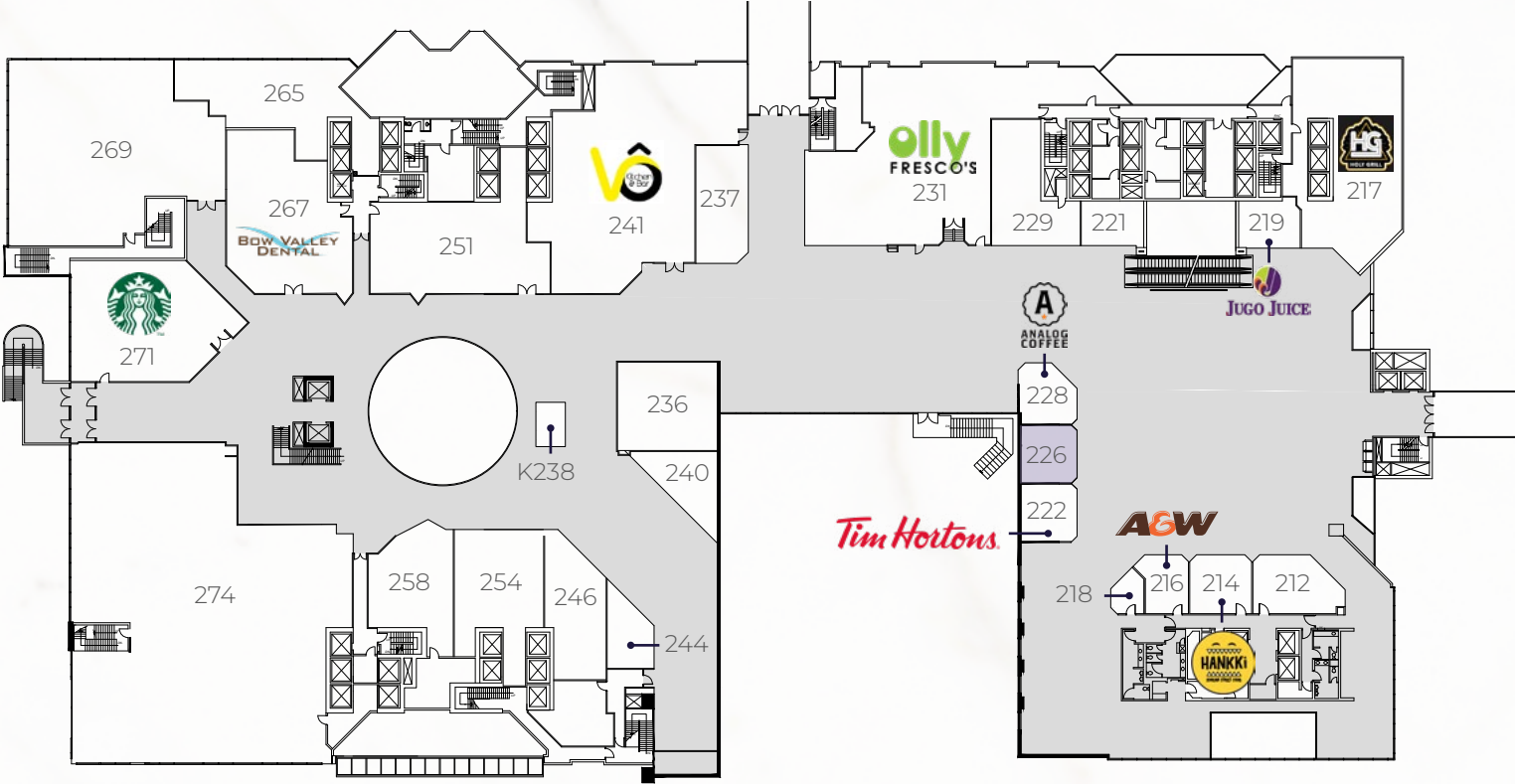
BVS Ground Level



UNIT	TENANT
100	Tim Hortons
104	Breslau & Warren Jewellers
105	CIBC
117	1,838 sf
119	White Dove Cleaning
120	Mathieson & Hewitt Photography
121	902 sf
122	LEASED
123	Licensing Company
125	Shoemasters
126	Element Salon
128	Gateway Newstand
145	1,182 sf
146	295 sf
147	4,171 sf
148	796 sf
150	Our J Store
151	Best of Seven Barbers
154	515 sf
160	568 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	Oakberry Acai
222	Tim Hortons
226	390 sf
228	Analog Coffee
229	Verona Pizza
231	Olly Fresco
236	Iris
237	Telus

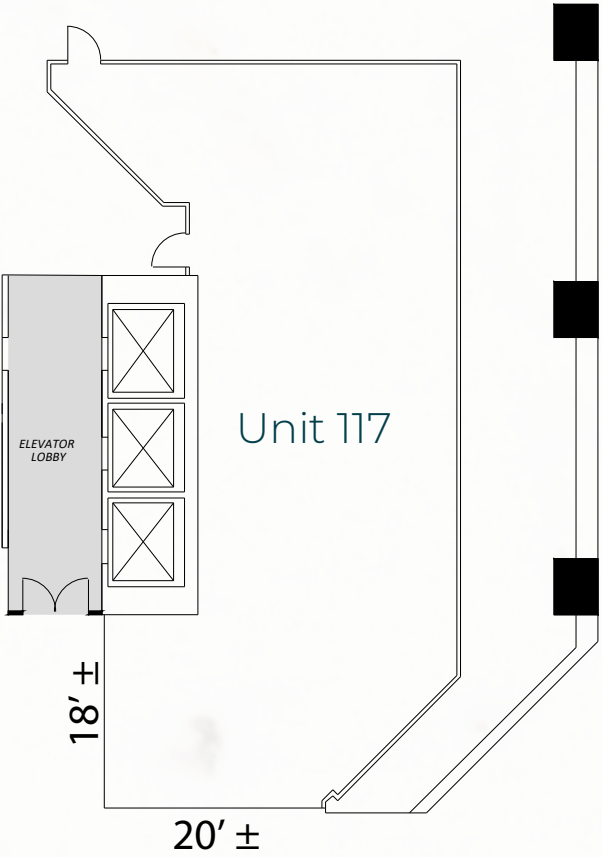
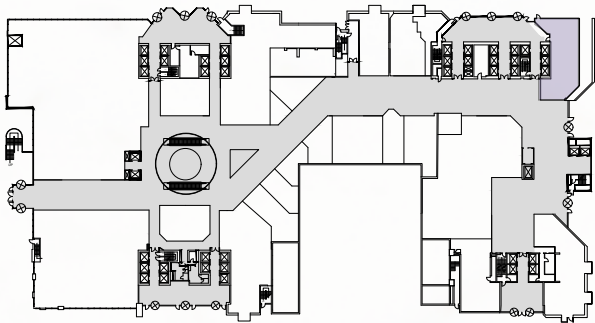
UNIT	TENANT
K238	Case Mogul
240	Mediderm Spa
241	Vo Kitchen & Bar
244	Ultimate Renovations
246	Morning Sun Health Food
251	Stephen Lowe Art Gallery
254	Rogers
258	Bow Valley Chiropractic
265	Royal Bank
267	Bow Valley Dental
269	Banff Global Business Forum
271	Starbucks
274	Bow Valley Square Tenant Fitness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



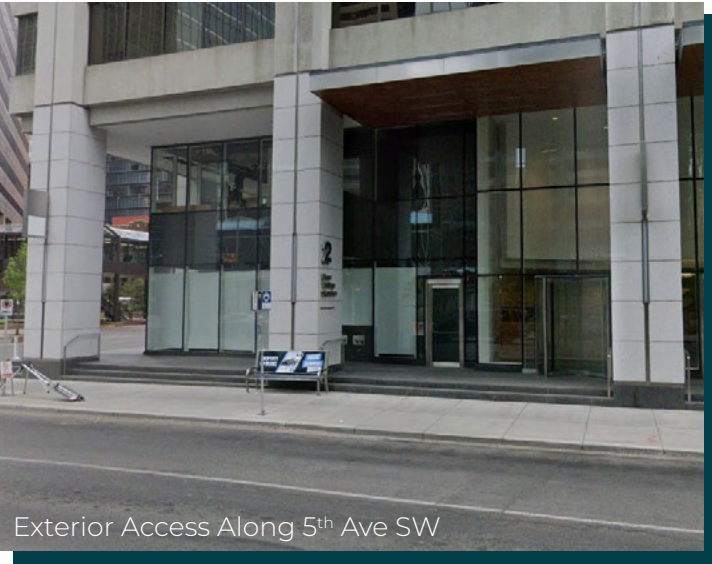
*The entire facility is currently being remeasured and sqft is subject to change

Floor Plans

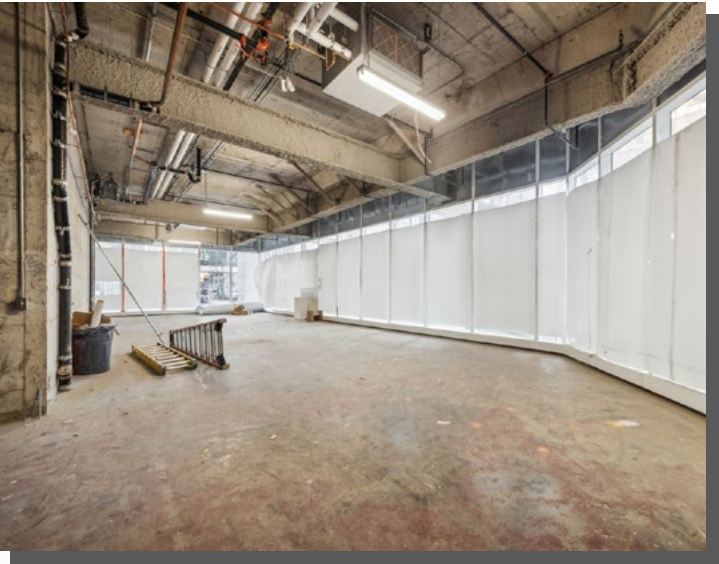
Unit 117: 1,838 sf



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

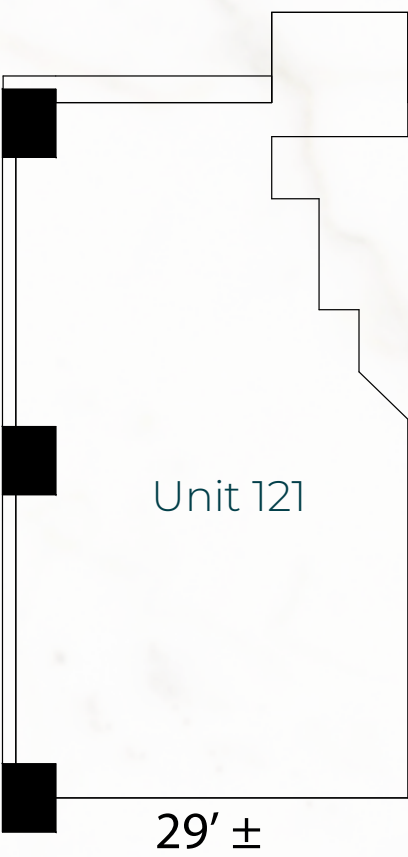
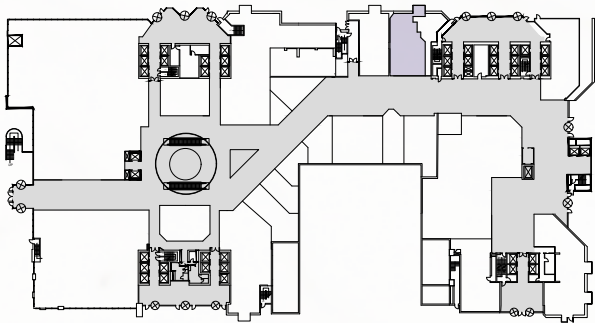


Exterior Access Along 5th Ave SW

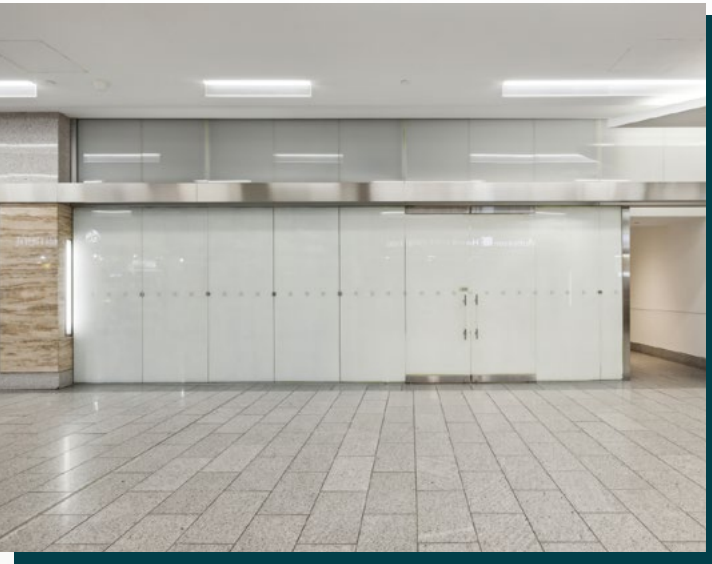


Floor Plans

Unit 121: 902 sf

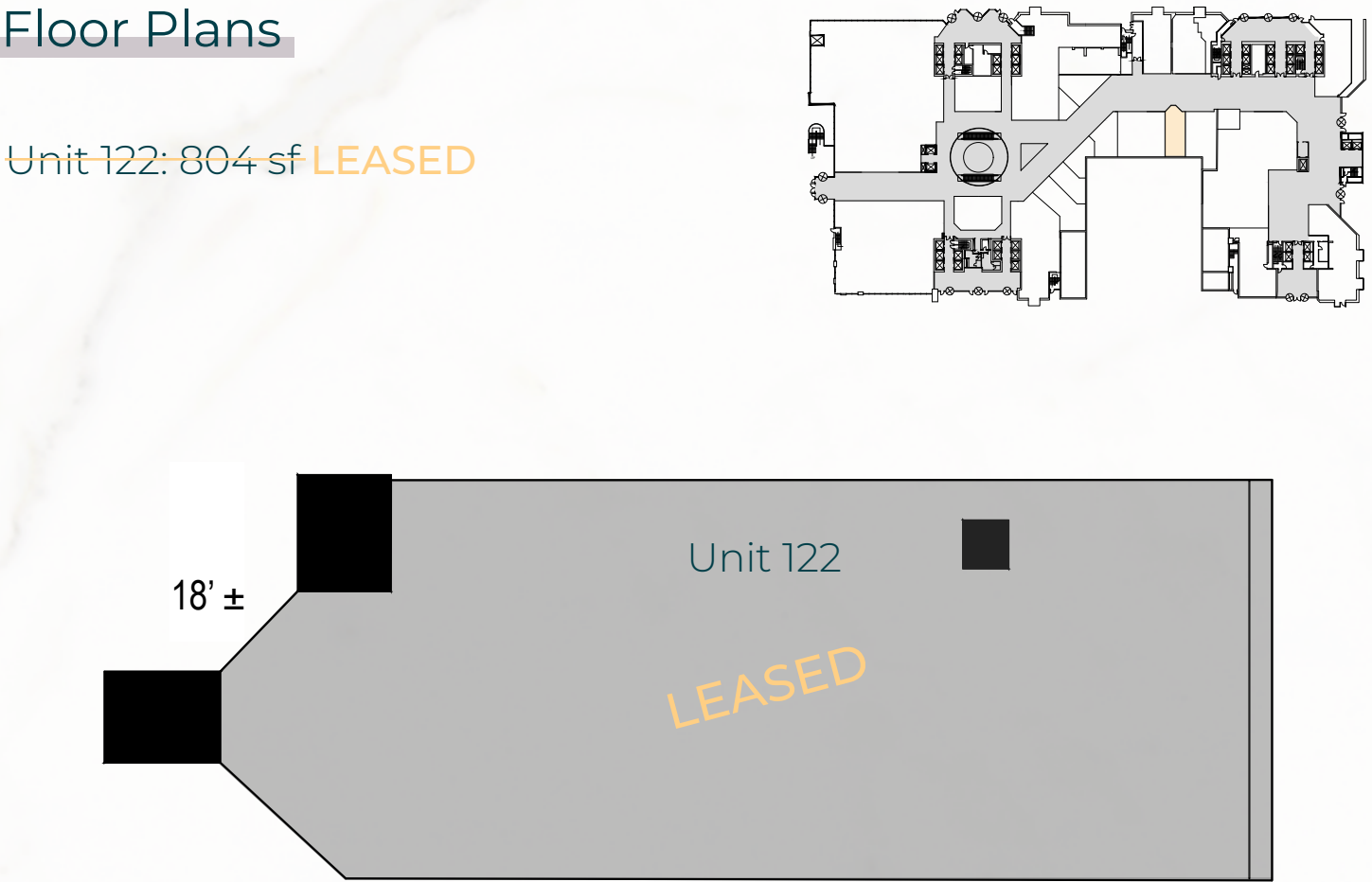


*The entire facility is currently being remeasured and sqft is subject to change



Floor Plans

Unit 122: 804 sf **LEASED**

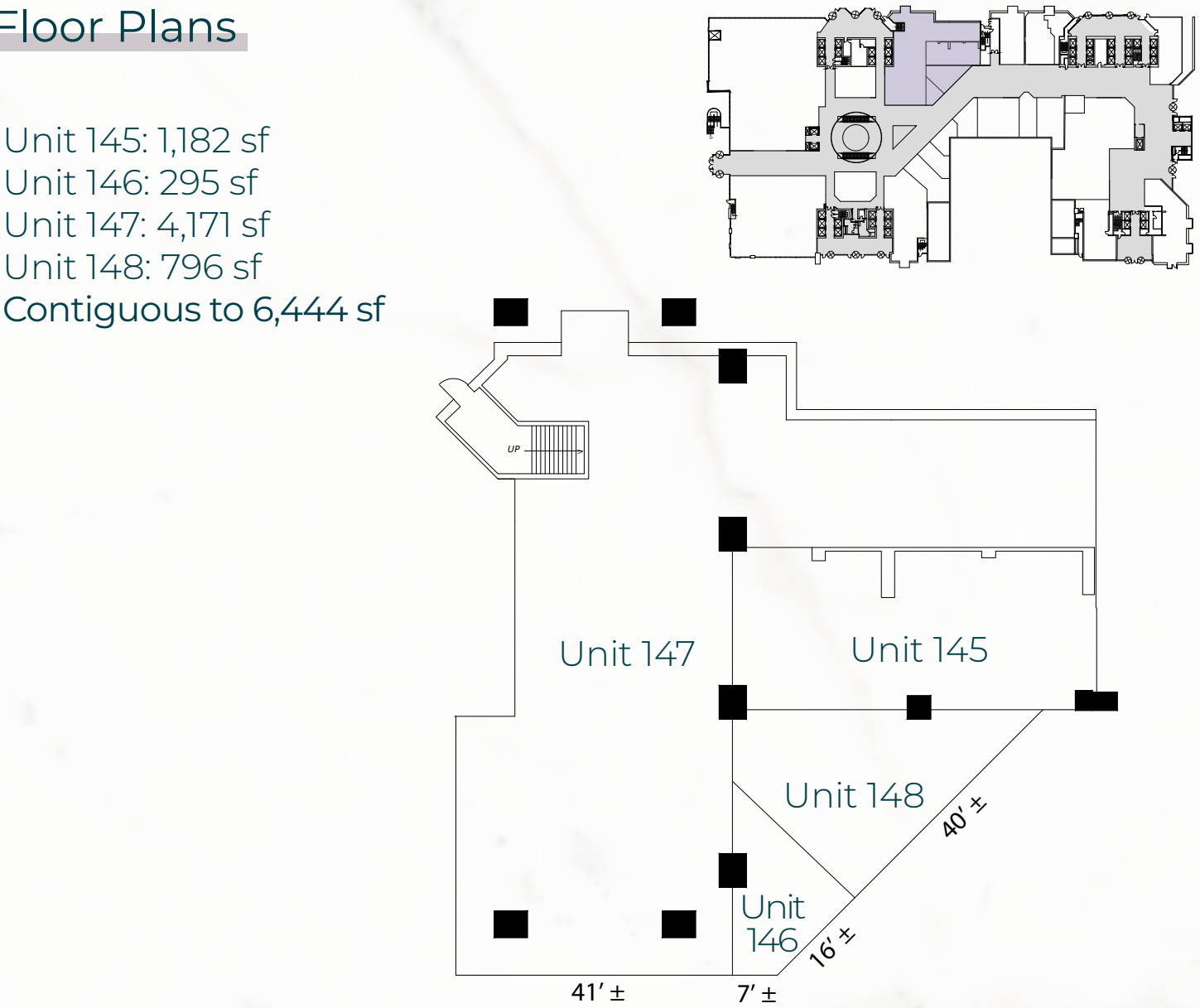


*The entire facility is currently being remeasured and sqft is subject to change

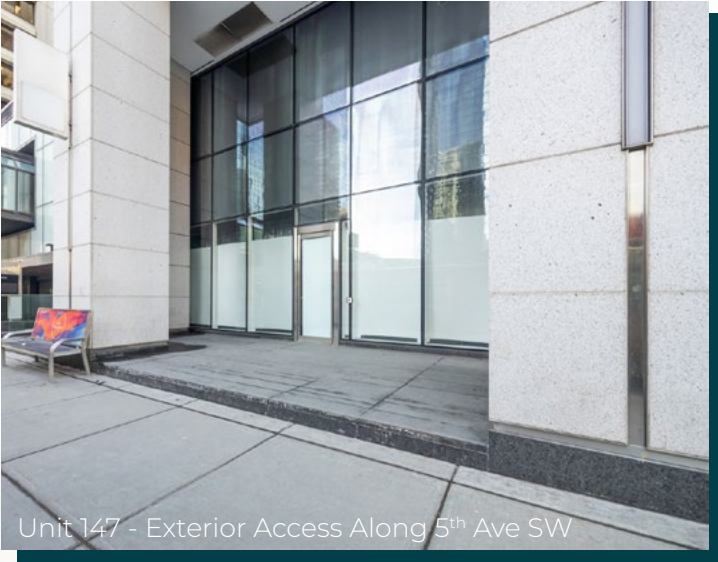


Floor Plans

Unit 145: 1,182 sf
Unit 146: 295 sf
Unit 147: 4,171 sf
Unit 148: 796 sf
Contiguous to 6,444 sf

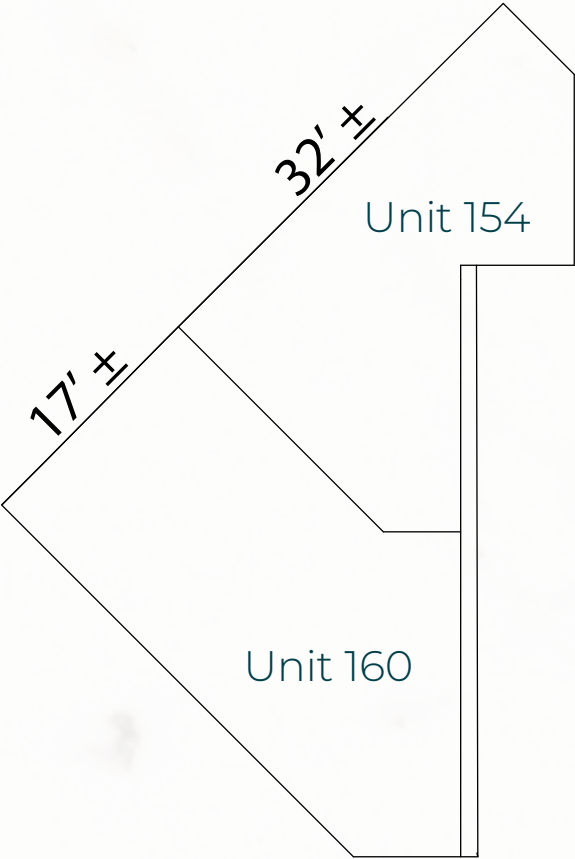
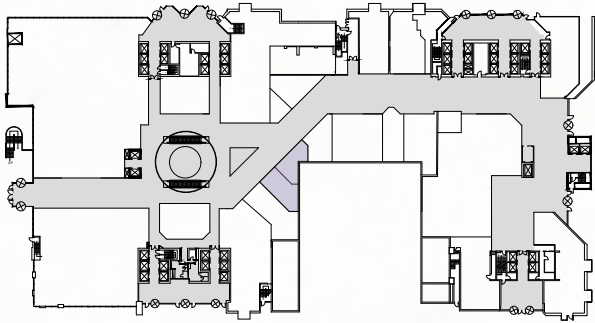


*The entire facility is currently being remeasured and sqft is subject to change

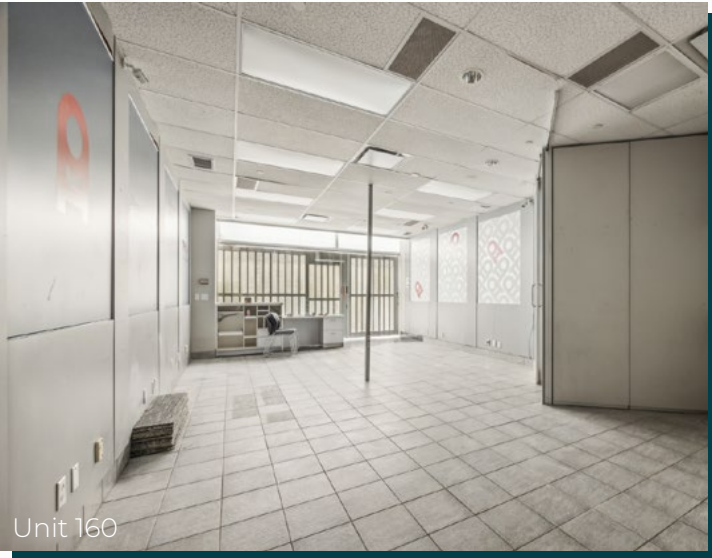
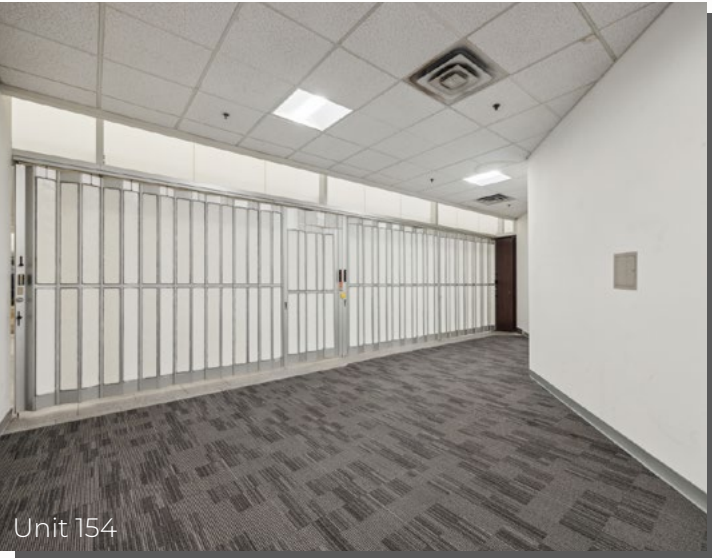


Floor Plans

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



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





Area Demographics

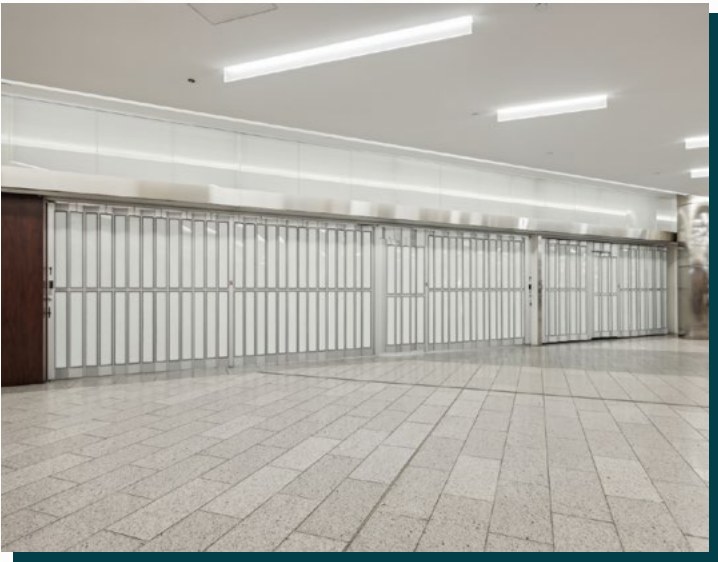
114,025
Total Population

244,134
Total Daytime Population

\$115,377
Average Household Income

64,306
Total Households

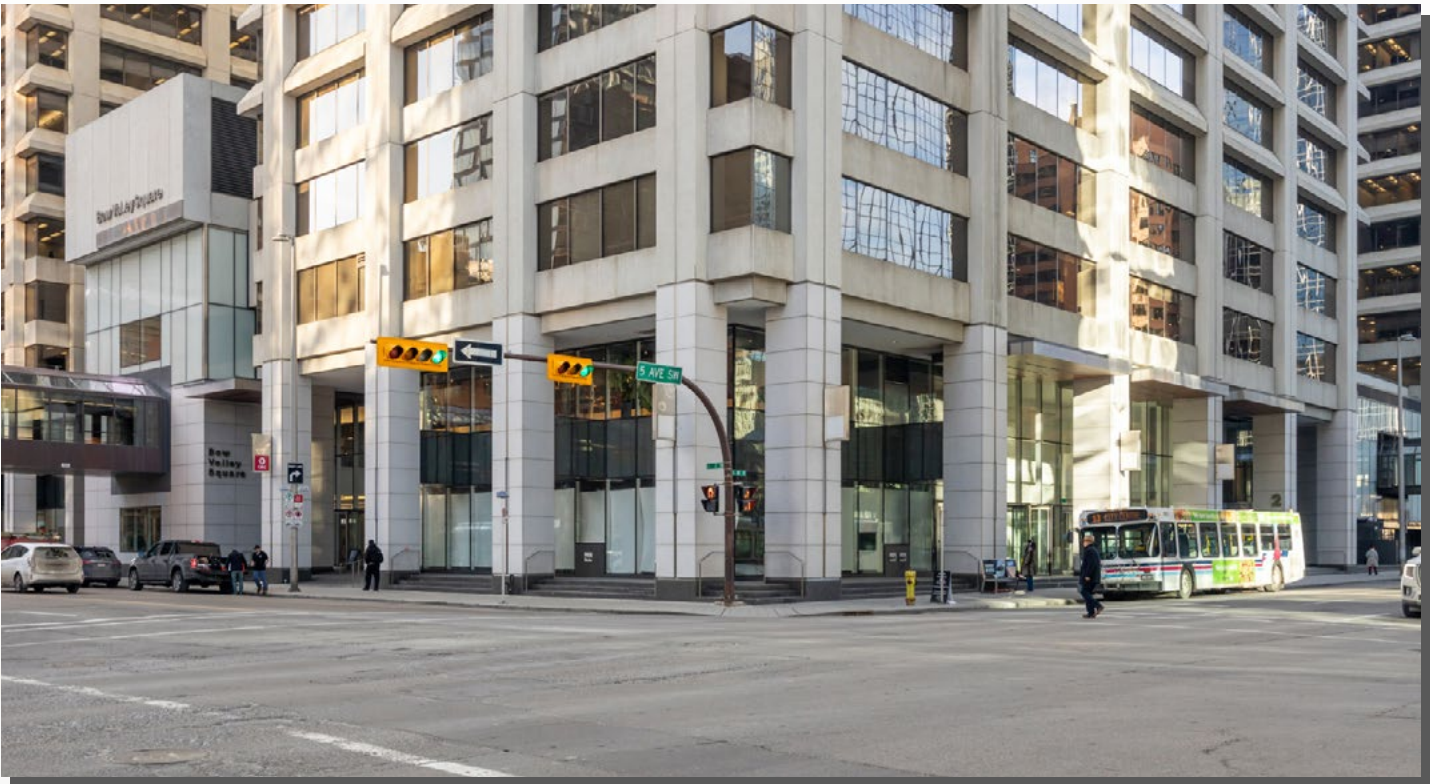
39.4
Average Age



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	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	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

©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.