RETAIL SPACE FOR SUBLEASE 3010 STREET NV CALGARY, AB

07:00-08:30



2 AVE NW

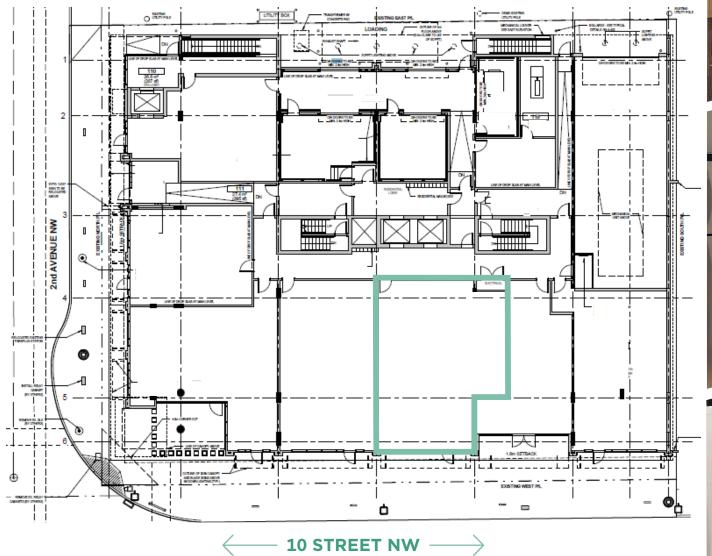
PROPERTY HIGHLIGHTS

Located along vibrant 10 Street NW, this high-exposure retail space offers an exceptional opportunity in one of Calgary's most walkable and wellestablished urban neighbourhoods. Formerly a bank branch, the space benefits from prominent street frontage, excellent visibility, and consistent foot traffic from nearby residential density, transit connections, and a strong mix of destination retailers, cafés, and restaurants.

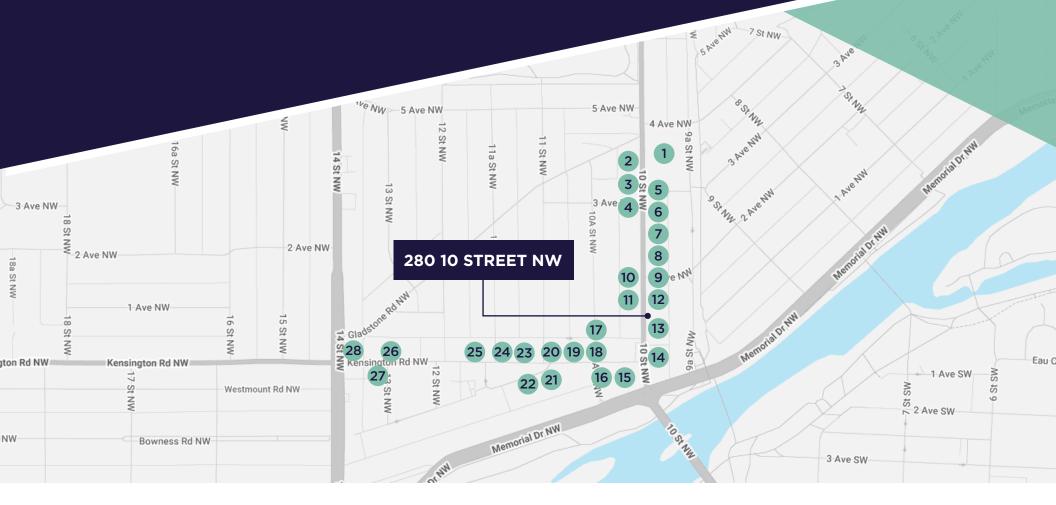
| PROPERTY DETAILS | |
|------------------|------------------------------|
| Space Available: | 1,532 sf |
| Availability: | Immediately |
| Sublease Expiry: | April 30, 2027 |
| Sublease Rates: | Market |
| Op Costs (2025): | \$14.50 (excluding mgmt fee) |
| Parking: | 5 customer stalls |



FLOOR PLAN



1200 A CONTRACT Biles ----



AMENITY MAP

- 1 Safeway
- 2 Freshslice Pizza
- 3 Pho HouZ Vienamese Kitchen
- 4 COBS Bread
- 5 Aggudo Coffee Roasters
- 6 Flippin' Burgers
- 7 WOW Kitchen

- 8 Bodega Mexican Restaurant
- 9 Tibet Kitchen
- 10 Regal Cat Cafe
- 11 Orange Theory
- 12 Red's Diner
- 13 Bombay Tiger
- 14 Oolong Tea Shop

- 15 Fuwa Fuwa
- 16 Pet Planet
- 17 Kensington Pub
- 18 Deville Coffee
- 19 Higher Ground
- 20 Hayden Block21 Pulcinella

- 22 Side Street Pub & Grill
- 23 Scotiabank
- 24 Original Joe's
- 25 Peppino Gourmet Foods
- 26 Shoppers Drug Mart
- 27 Subway
- 28 Petro-Canada

FOR MORE INFORMATION, 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 250 6 Ave SW, Suite 2400 Calgary, AB T2P 3H7 cushwake.com



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