

617 11th Avenue SW

Calgary, AB



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ALLIED

 **CUSHMAN & WAKEFIELD**

Property Highlights

Located on one of Calgary's major inner-city vehicle routes, 617 Eleventh Avenue is a great opportunity to lease affordable downtown retail space. The property is next-door to RE:GRUB, one of Calgary's busiest new quick food restaurants, and Last Best Brewery, one of Calgary's most popular breweries, known to have the best wings in the city. This opportunity boasts a large open concept that could have multiple uses and large windows that permeate natural light.



Rent	Market
Additional Rent (2026)	\$17.81 (Op Costs: \$13.31, Taxes: \$4.50)
District	Beltline
Area Available	Suite B100: 3,096 SF
Availability	On 30 days' notice
Term	5-10 Years
Parking	Street
Year Built	1967

 [Virtual Tour](#)



- Located on the south side of Eleventh Avenue SW, between Fifth and Sixth Street.
- Lower level unit in base building condition that can accommodate a variety of uses.

Demographics



MEDIAN AGE

AVERAGE

Aggregation

33.5 YEARS

Trade Area (1km radius)

36.6 YEARS

Trade Area (3km radius)

37.4 YEARS

Trade Area (5km radius)



DAYTIME POPULATION

SUM

Aggregation

178,884.60

Trade Area (1km radius)

295,516.50

Trade Area (3km radius)

438,505.50

Trade Area (5km radius)



HOUSEHOLDS

SUM

Aggregation

16,331.70

Trade Area (1km radius)

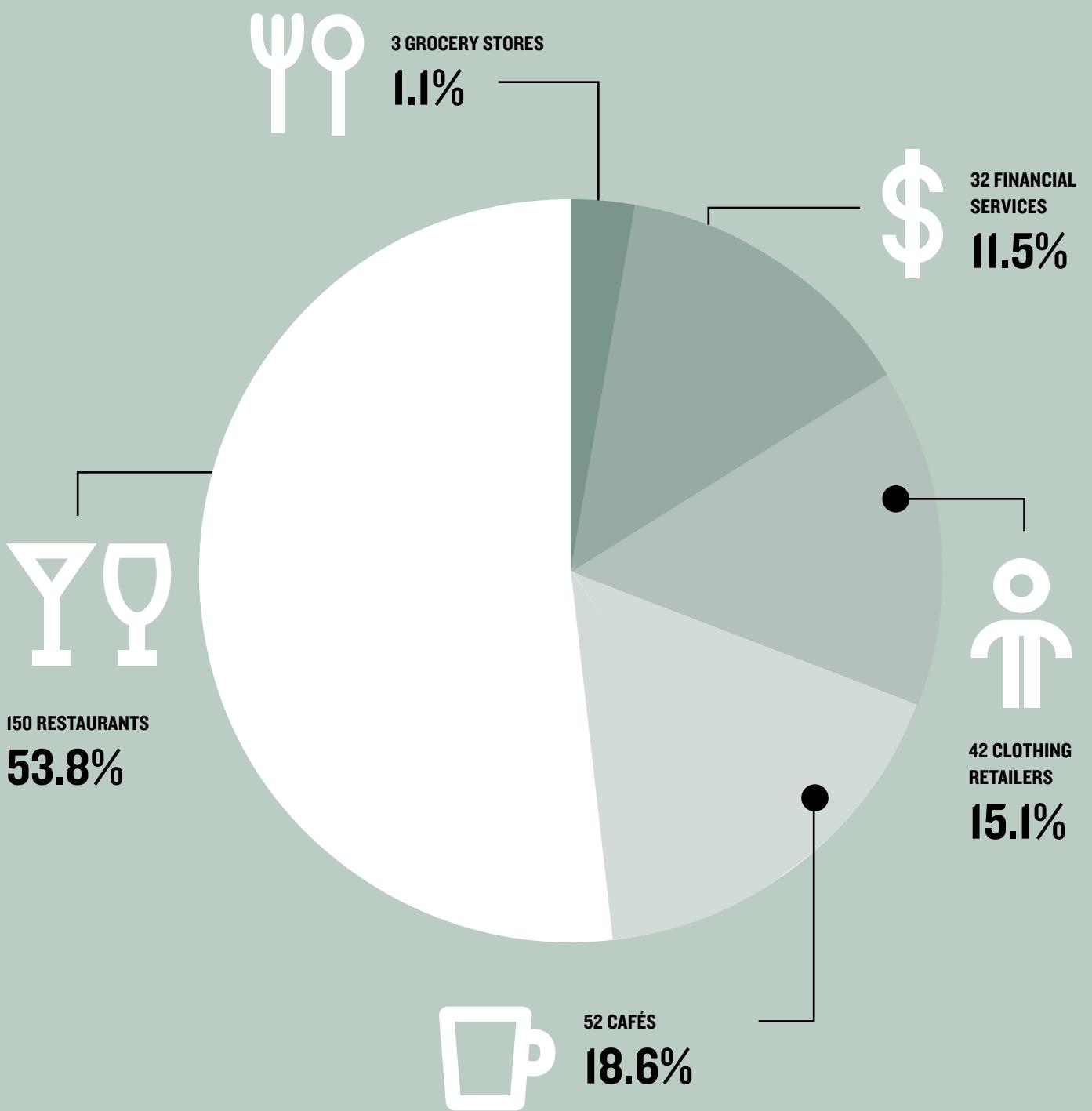
57,578.80

Trade Area (3km radius)

97,631.50

Trade Area (5km radius)

RETAIL LANDSCAPE



TOTAL POPULATION



AVERAGE ANNUAL
HOUSEHOLD SPENDING

SUM

Aggregation

26,177

Trade Area (1km radius)

105,284.90

Trade Area (3km radius)

195,275.10

Trade Area (5km radius)

AVERAGE

Aggregation

92,981.48

Trade Area (1km radius)

113,165.47

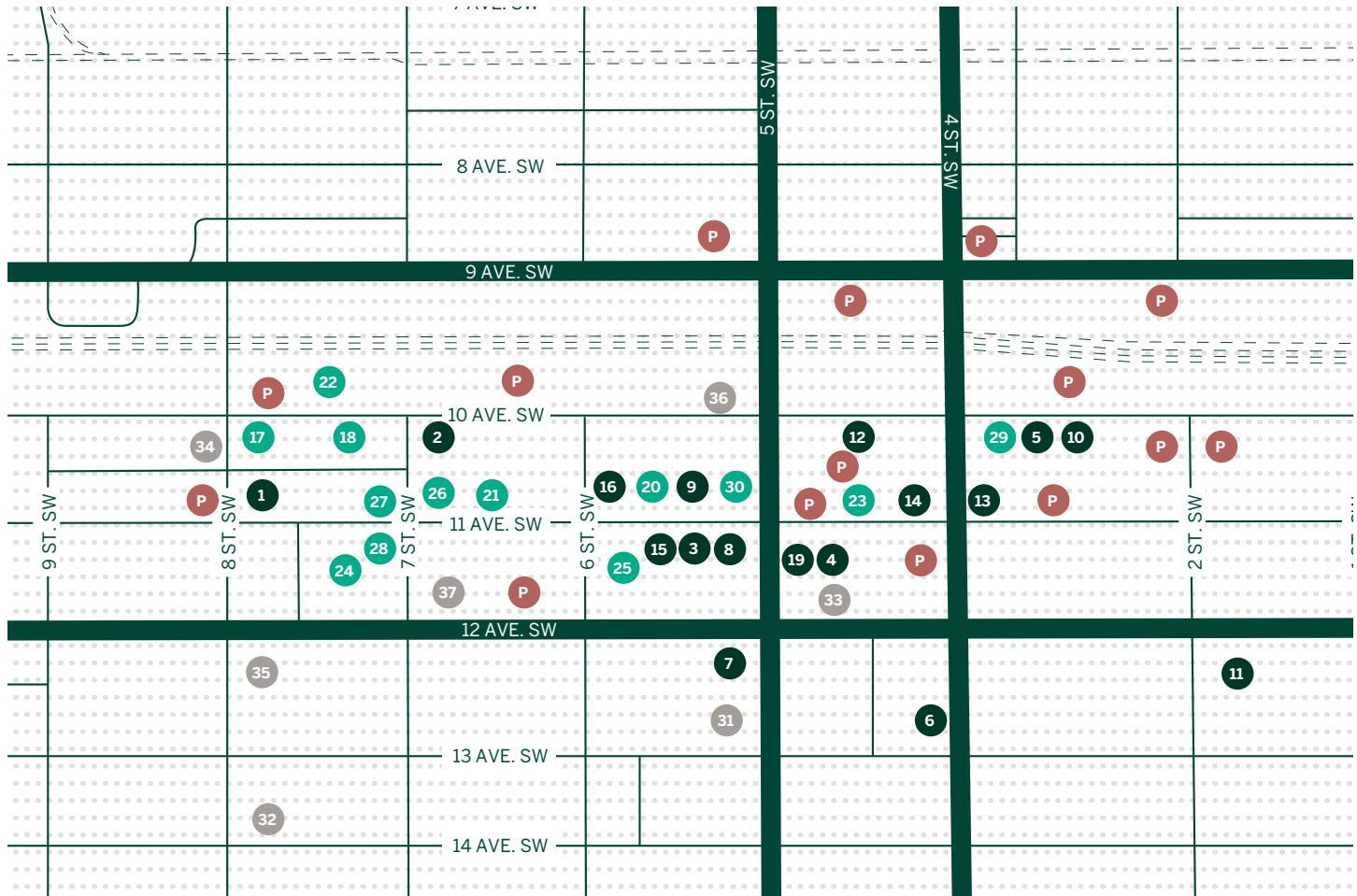
Trade Area (3km radius)

116,108.93

Trade Area (5km radius)

Source: Piinpoint.

Local Amenities



RESTAURANTS

1. Brewsters
2. Bridgette Bar
3. Broken City
4. Canadian Pizza Unlimited
5. Craft Beer Market
6. Good Earth Coffeehouse
7. Hudsons Canada's Pub
8. Last Best Brewing & Distilling
9. Milano Coffee
10. National on 10th
11. Native Tongues Taqueria
12. Pampa Brazilian Steakhouse
13. Quesada Burritos & Tacos
14. Tim Hortons
15. REGRUB - Beltline
16. Redheads Japa Cafe

SHOPPING AND SERVICES

17. 7 - Eleven
18. Atmosphere
19. Circle K
20. Core Wellness Spa
21. Leela Eco Spa
22. MEC Calgary
23. Passage Studios Yoga + HIIT + Spin
24. Safeway
25. The Academy
26. The Source Snowboards and Skateboards
27. The Camera Store
28. The Bike Shop
29. UNDRCARD Boxing Studio
30. Uthrive

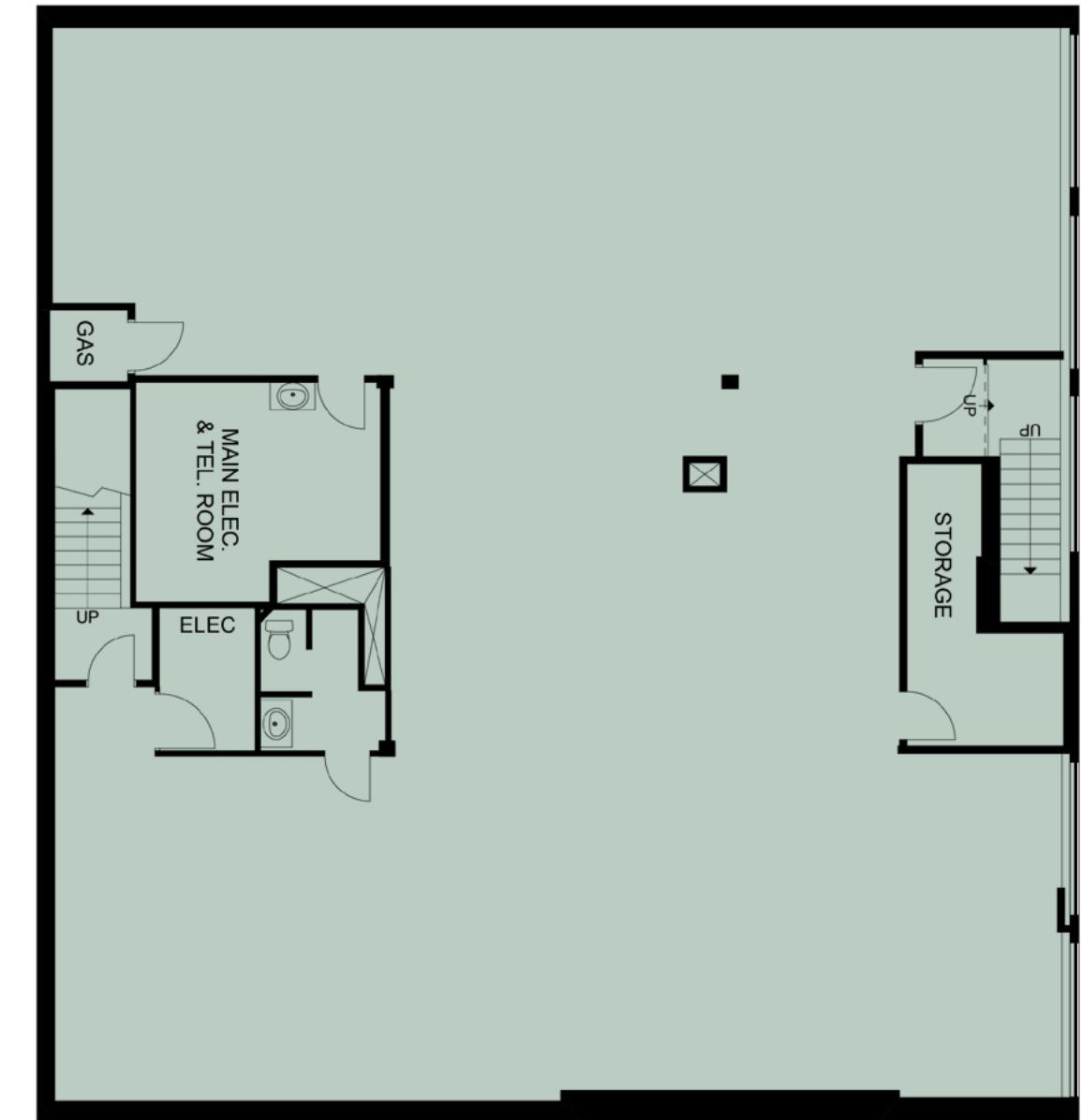
HOTELS AND CONDOS

31. 1215 Rental Apartments
32. Best Western Plus Suites
33. Castello
34. Mark On 10th
35. Nuvo Hotel Suites
36. Residence Inn by Marriott Calgary
37. Xenex Condo

PARKING LOCATIONS

Parking Lot

Floor Plans



Suite B100

3,096 SF

Virtual Tour

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