

FOR LEASE | RETAIL OPPORTUNITY

#3 - 1104 20 Avenue NW

Calgary, Alberta



**CUSHMAN &
WAKEFIELD**

PROPERTY OVERVIEW



AVAILABLE UNIT
UNIT 3



NET RENT
Market



OPERATING COST
\$10.50 PSF



OCCUPANCY
Immediate



AVAILABLE SIZE
1,318 SF



BUILDING SIZE
4,145 SF
(Multi-tenant retail building)



ZONING
C-N2 - Commercial
Neighbourhood 2



YEAR BUILT
1977



LOT SIZE
11,988 SF



RECENT IMPROVEMENTS



NEW ROOF
(SEPTEMBER 2019)

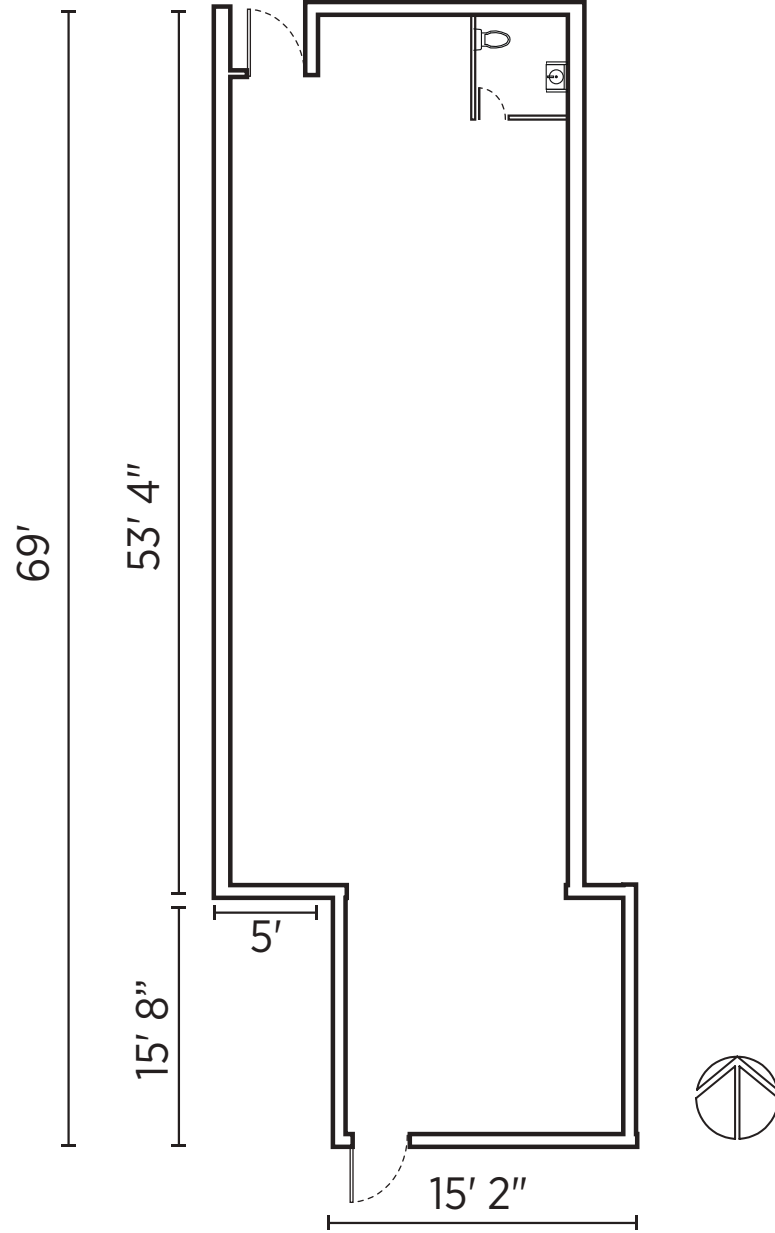


REPAVED PARKING LOT
(MAY 2022)



FLOORPLAN

AVAILABLE FOR LEASE
UNIT 3 - 1,318 SF



LOCATION HIGHLIGHTS

Capitol Hill Neighbourhood

The subject property is located in the heart of Calgary's vibrant Capitol Hill neighbourhood, offering excellent exposure along 20 Avenue NW with convenient access to major roadways and transit.

- High visibility retail location
- Strong pedestrian and vehicular traffic
- Immediate access to 16 Avenue NW
- Proximity to SAIT (Southern Alberta Institute of Technology)
- Surrounded by established residential communities

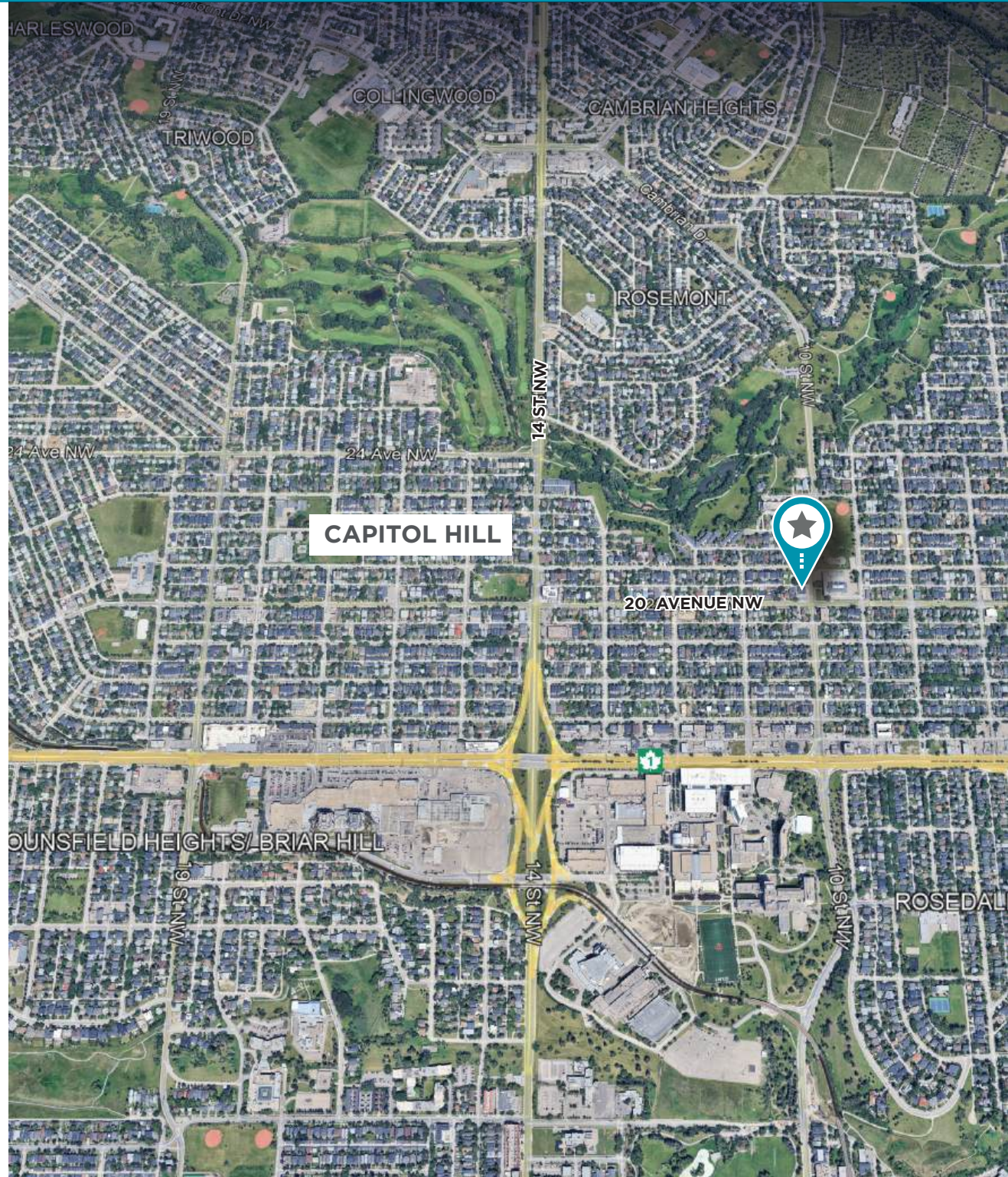
Capitol Hill is known for its energetic mix of **young professionals, families, and students**, creating a broad and consistent customer base for retail and service-oriented users.

SURROUNDING AMENITIES

The area features a diverse mix of:

- Trendy local retailers
- Restaurants and cafés
- Service-based businesses
- Entertainment and daily-needs amenities

This concentration of amenities supports steady foot traffic throughout the day and evening.



PROPERTY PHOTOS

1104 20 Avenue NW, Calgary





DEMOGRAPHICS

2026 ESTIMATE

Within 3KM



42,024

HOUSEHOLDS



\$88,336

MEDIAN
HOUSEHOLD
INCOME



163,532

DAYTIME
POPULATION

Within 5KM



104,507

HOUSEHOLDS



\$83,738

MEDIAN
HOUSEHOLD
INCOME



364,517

DAYTIME
POPULATION

The surrounding trade area benefits from strong household growth and a high proportion of middle- to high-income residents.

WALK, TRANSIT & BIKE SCORES



WALK SCORE®
VERY WALKABLE

87



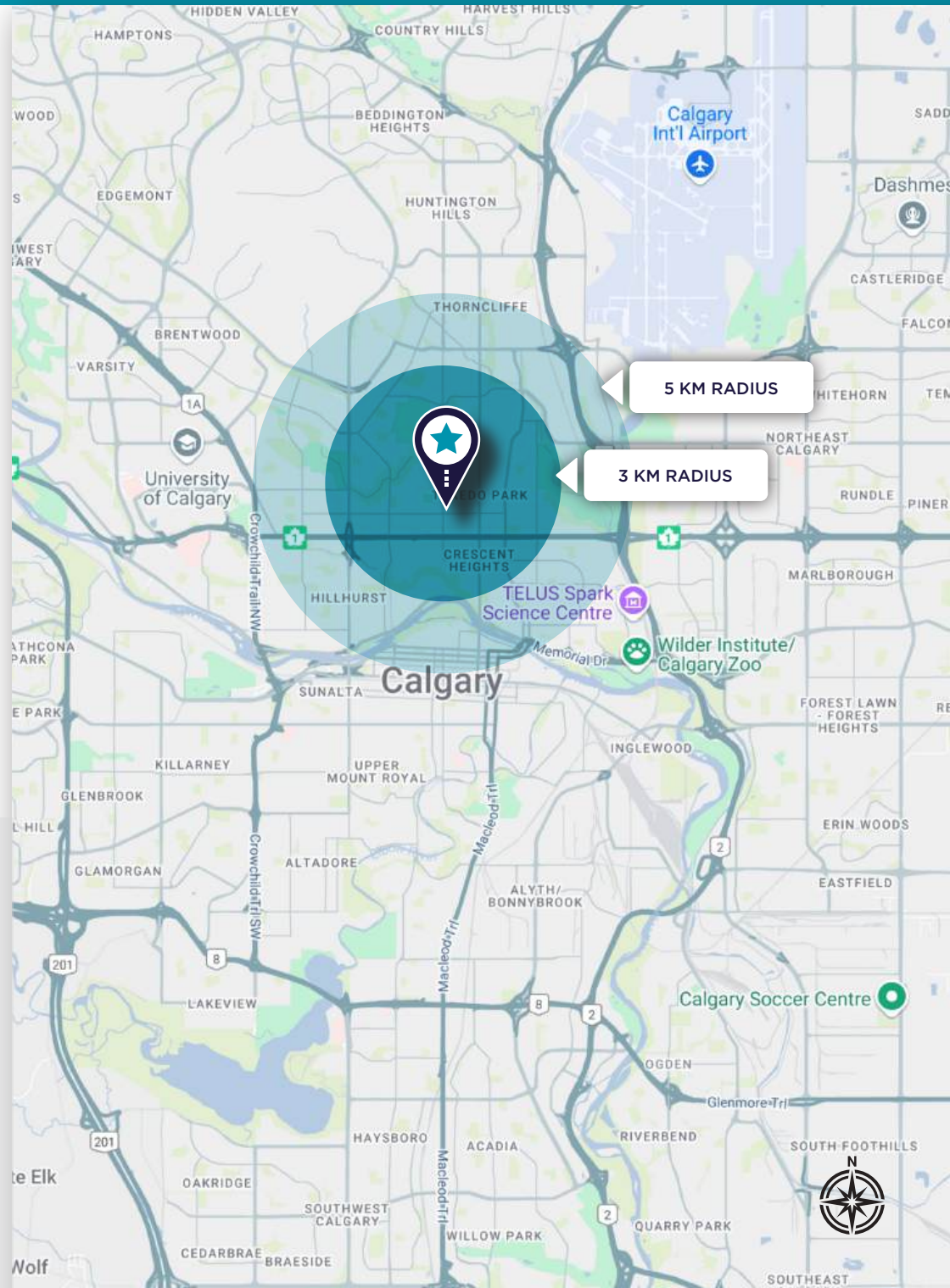
TRANSIT SCORE®
GOOD TRANSIT

57



BIKE SCORE®
BIKER'S PARADISE

97



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