

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)

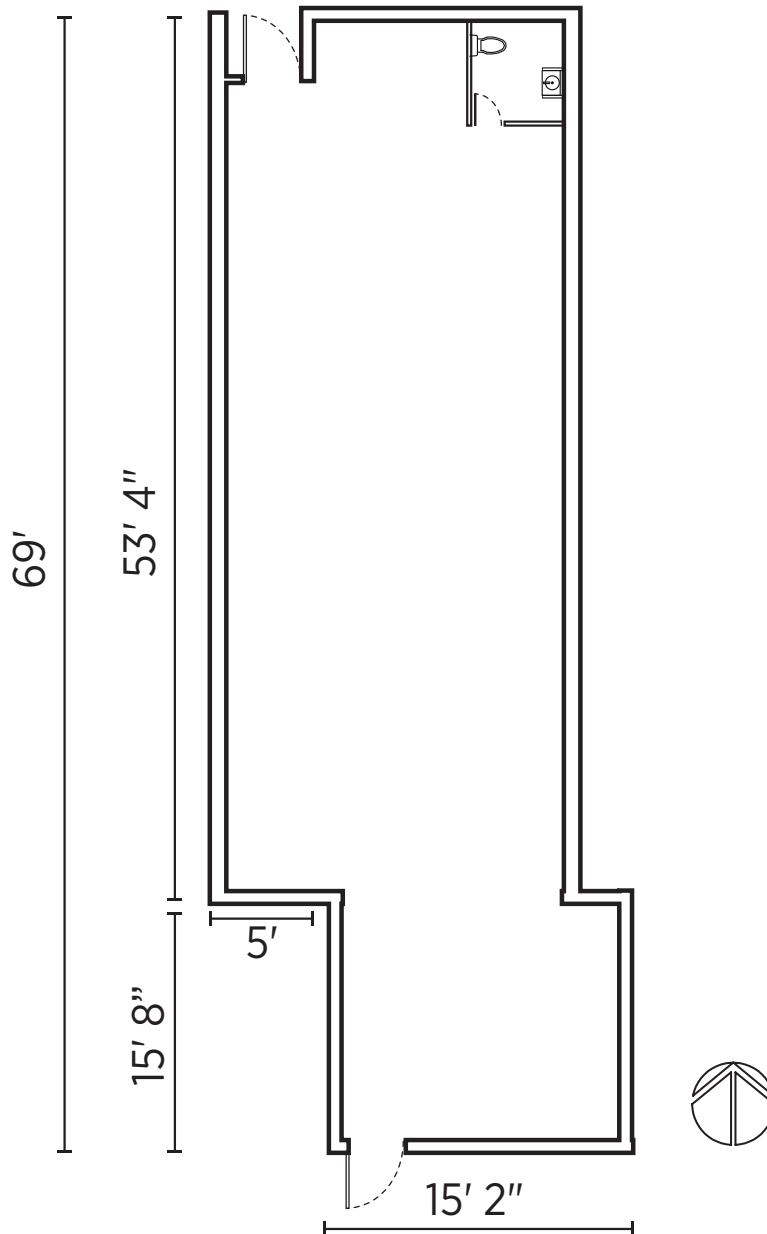


**REPAVED PARKING LOT**  
(MAY 2022)



# 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

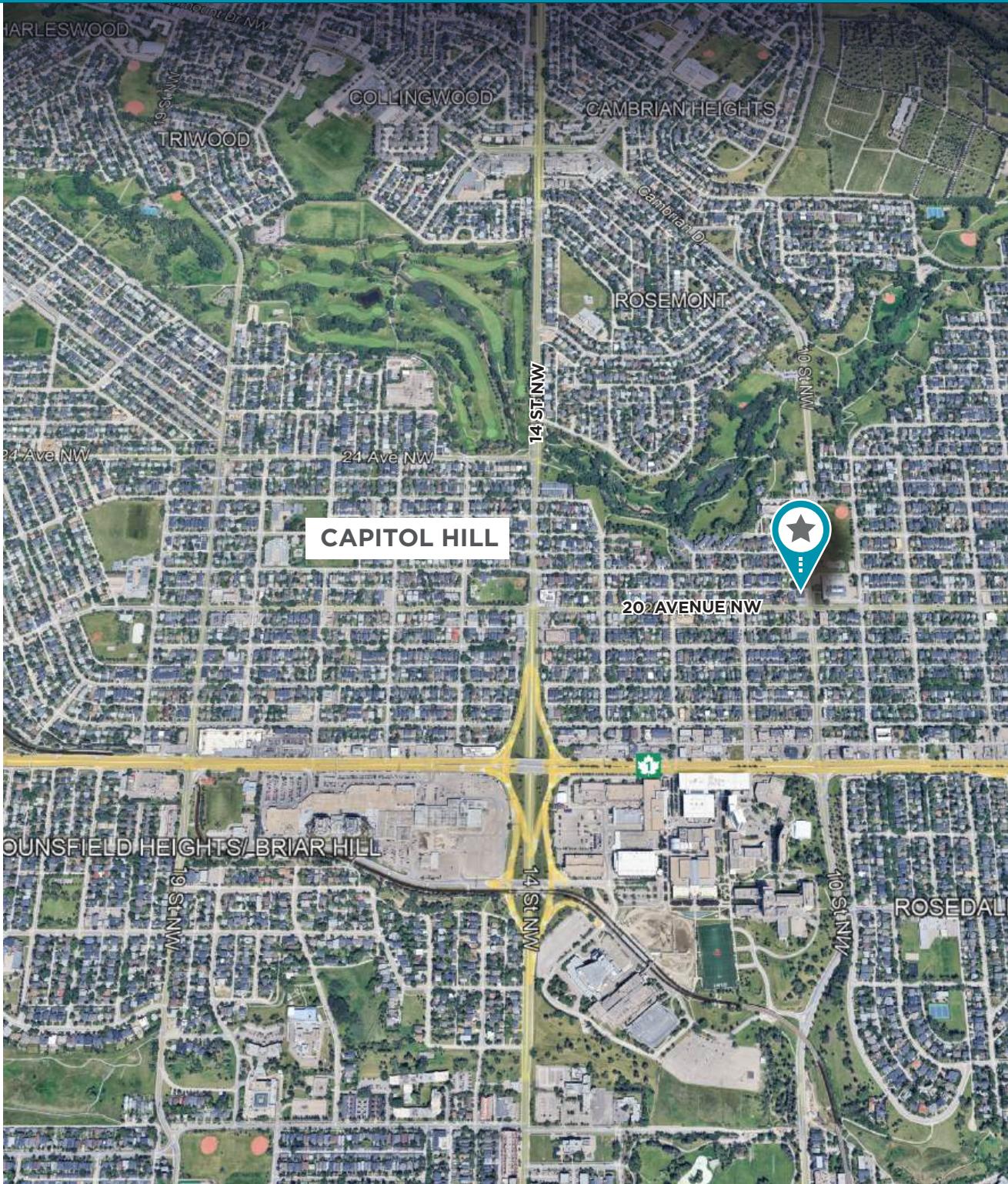
Capitol Hill is known for its energetic mix of **young professionals, families, and students**, creating a broad and consistent customer base for retail and service-oriented users.

# SURROUNDING AMENITIES

The area features a diverse mix of:

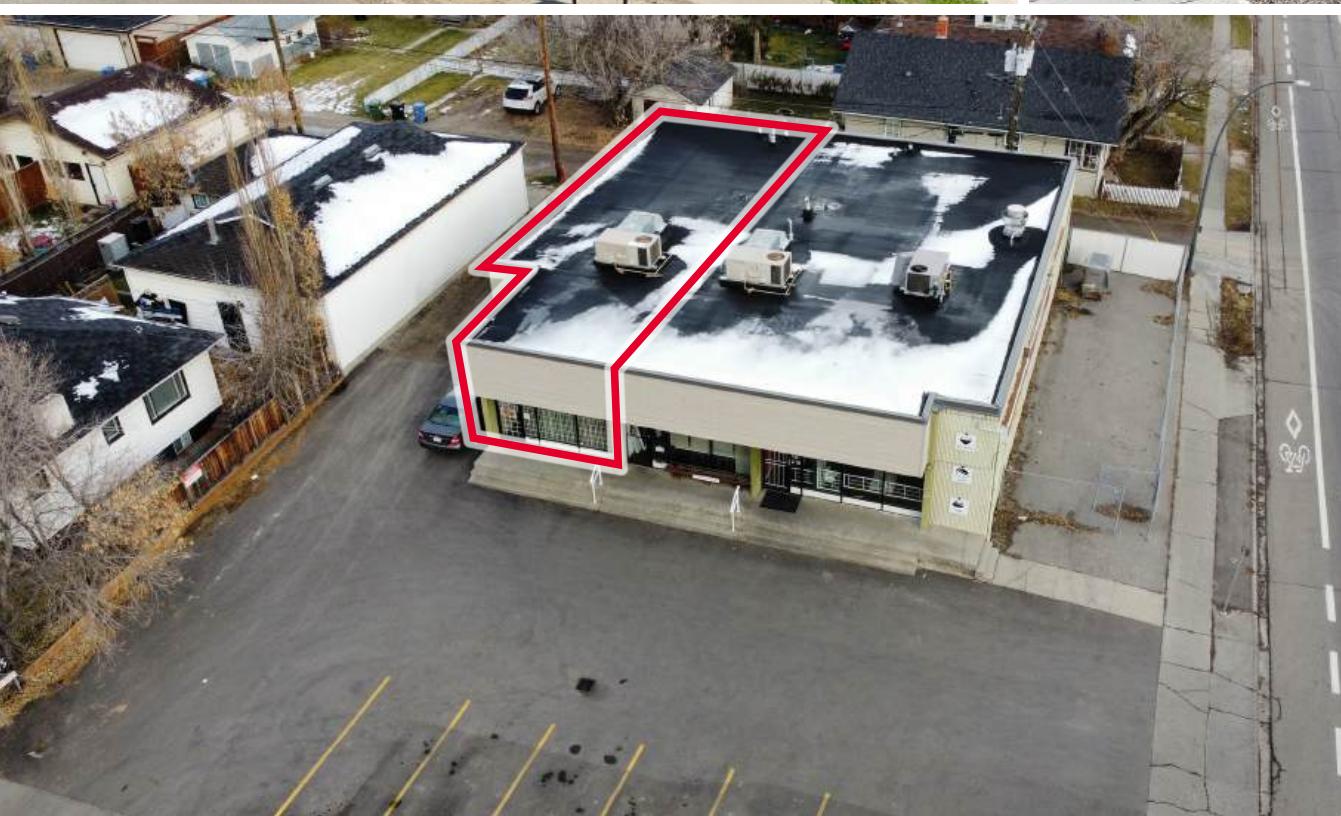
- Trendy local retailers
- Restaurants and cafés
- Service-based businesses
- Entertainment and daily-needs amenities

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<sup>©</sup>**  
VERY WALKABLE



**TRANSIT SCORE<sup>©</sup>**  
GOOD TRANSIT

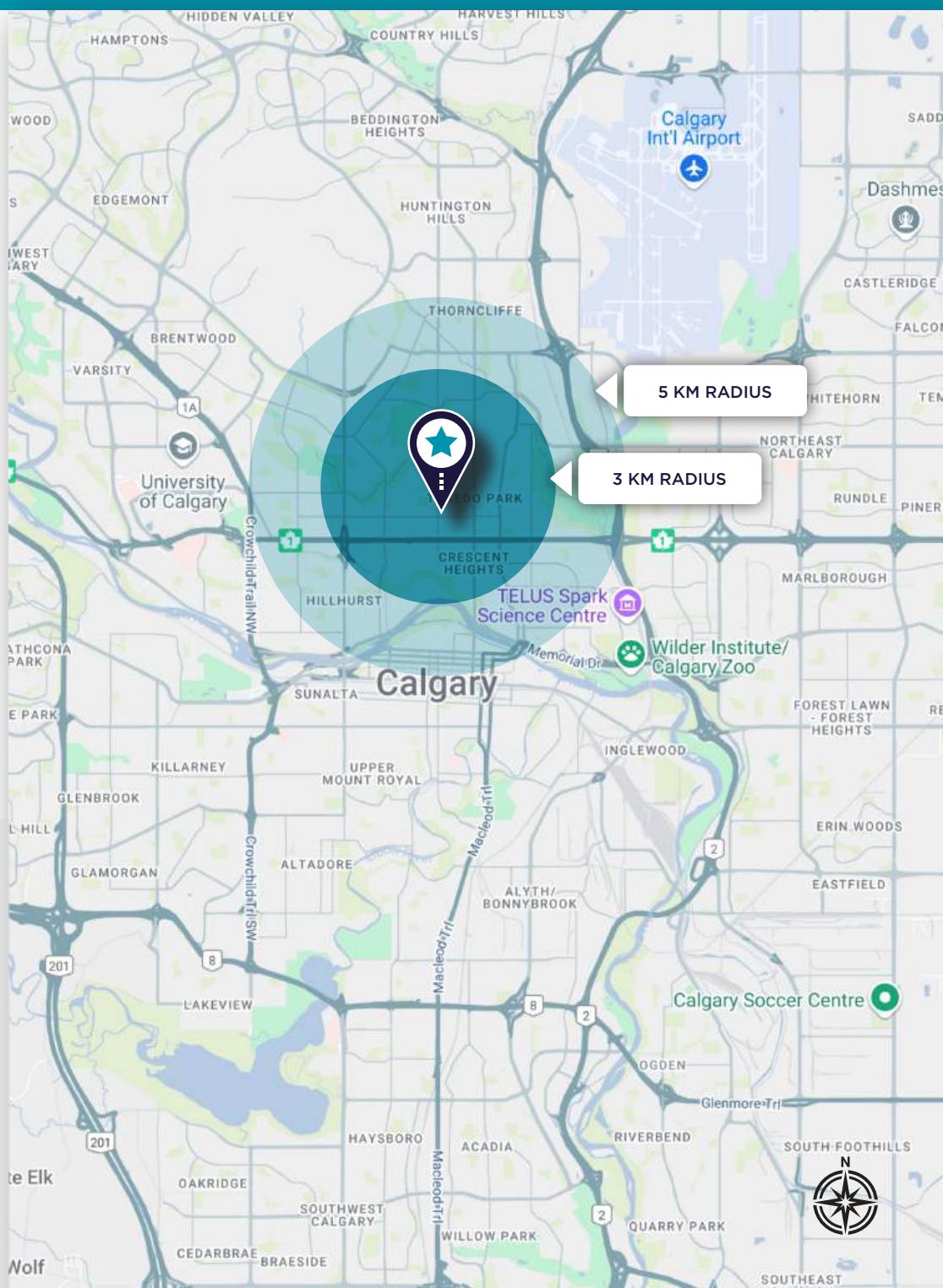


**BIKE SCORE<sup>©</sup>**  
BIKER'S PARADISE

**87**

**57**

**97**



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### CONTACT INFORMATION

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