

# 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 (2025)	TBD
District	Beltline
Area Available	Suite 102: 1,451 SF Suite B100: 3,088 SF <a href="#">Virtual Tour</a>
Availability	Suite 102: November 1, 2025 Suite B100: Immediately
Term	5-10 Years
Parking	Suite 102: 1 stall allocated, \$175/stall/month Suite B100: Street
Year Built	1967



- 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**

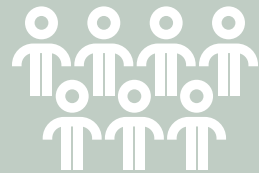
Trade Area (1km radius)

**36.6 YEARS**

Trade Area (3km radius)

**37.4 YEARS**

Trade Area (5km radius)



## TOTAL POPULATION

### SUM

Aggregation

**26,177**

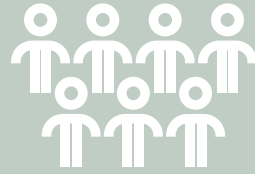
Trade Area (1km radius)

**105,284.90**

Trade Area (3km radius)

**195,275.10**

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)



## AVERAGE ANNUAL HOUSEHOLD SPENDING

### AVERAGE

Aggregation

**92,981.48**

Trade Area (1km radius)

**113,165.47**

Trade Area (3km radius)

**116,108.93**

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)



## AVERAGE HOUSEHOLD INCOME

### AVERAGE

Aggregation

**105,632.60**

Trade Area (1km radius)

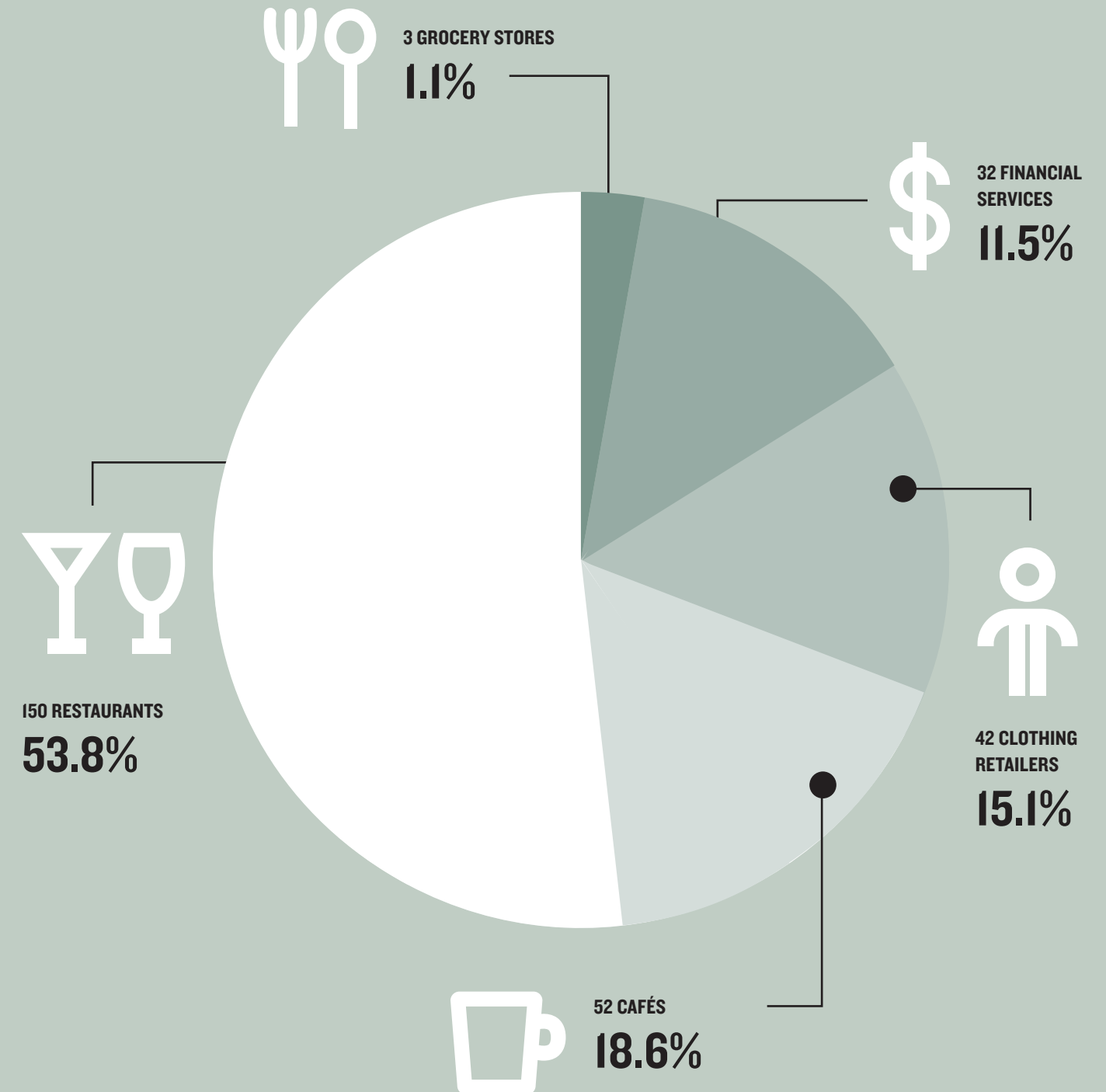
**141,921.80**

Trade Area (3km radius)

**147,353.70**

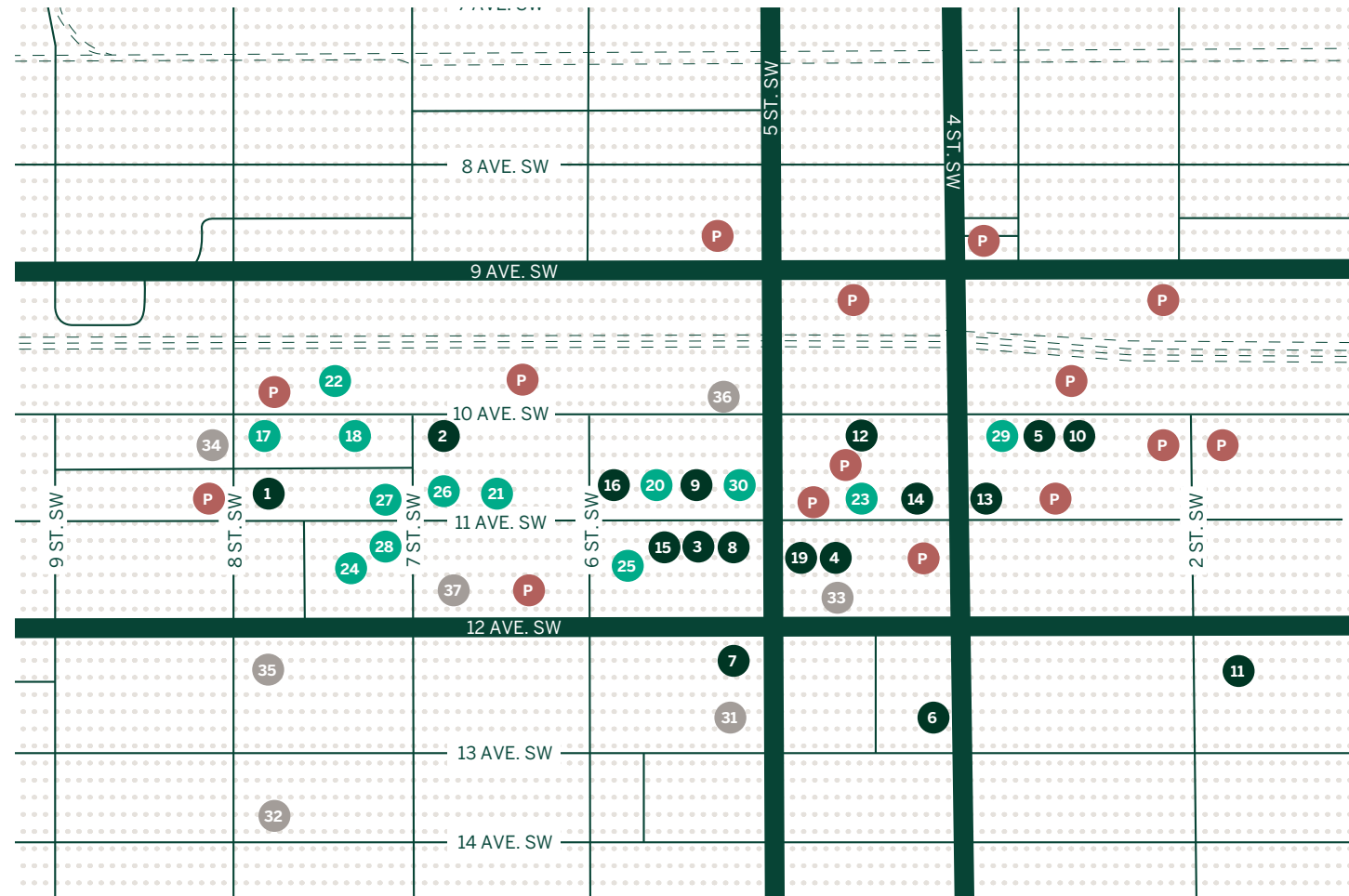
Trade Area (5km radius)

# RETAIL LANDSCAPE



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

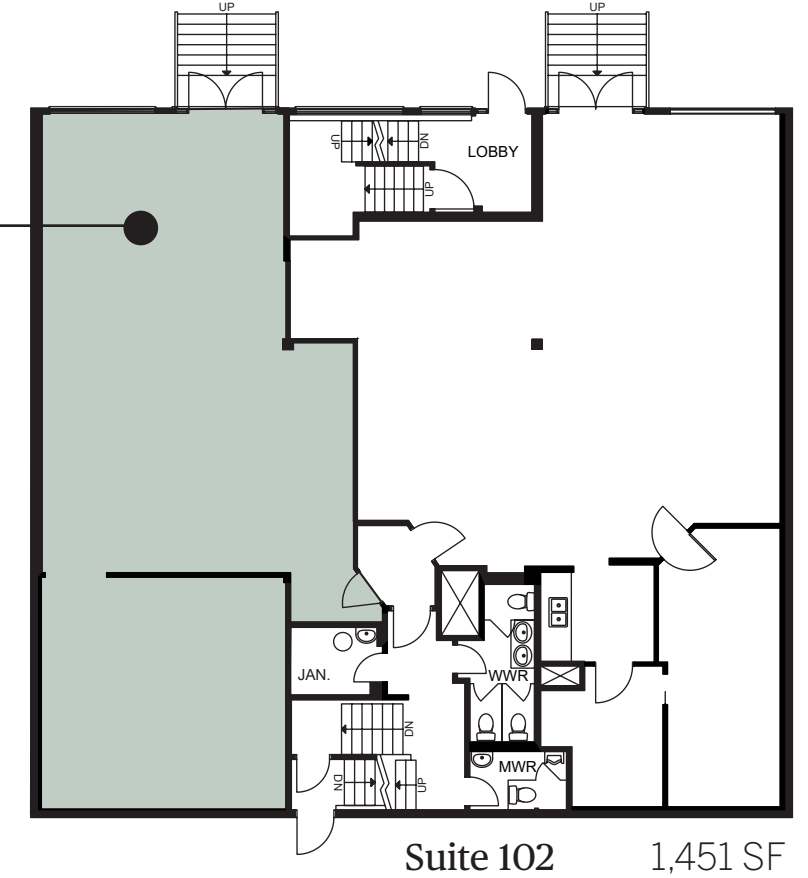
31. 1215 Rental Apartments
32. Best Western Plus Suites
33. Castello
34. Mark On 10th
35. Nuvo Hotel Suites
36. Residence Inn by Marriott Calgary
37. Xenex Condo

## PARKING LOCATIONS

- P Parking Lot

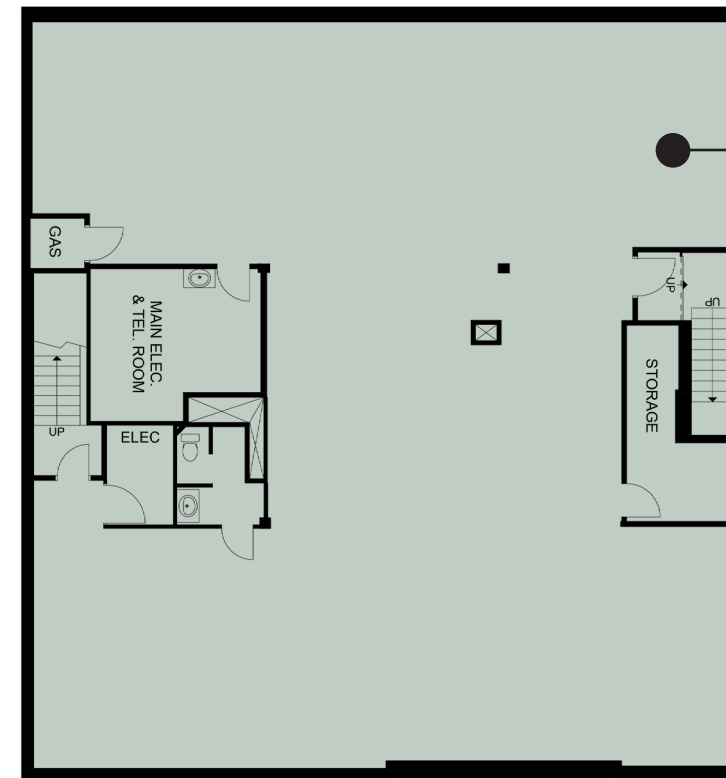
# Floor Plans

## SUITE 102



## SUITE B100

Virtual Tour





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