

Five Roses Building

737 10th Avenue SW
Calgary, AB



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ALLIED

**CUSHMAN &
WAKEFIELD**

Property Highlights

Built in the early nineteen-hundreds, 737 Tenth Avenue SW is a converted warehouse that was built as a distribution center for Lake of the Woods Milling Company. The building is constructed of heavy brick and wooden beams which give it a very distinct urban theme. The property is close to four new condominium projects, and the West Village development site which is finalizing construction, meaning that it serves Calgary's newest urban population. Nearby users include: Mountain Equipment Co-op, Coast Mount Sports, The Bike Shop, Community Natural Foods.



Rent	Market
Additional Rent	\$15.73
District	Beltline
Area Available	Unit 737: 2,474 SF
Availability	Immediate
Term	TBD
Parking	2 Surface Stalls (\$175/stall/month)
Year Built	Early 1900's
Power	225 Amp panel



- The property is close to four new condominium projects and the West Village development site
- Nearby users: Mountain Equipment Co-op, Safeway, Co-op, Atmosphere Canada, The Bike Shop, Community Natural Foods, Bridgette Bar, Donna Mac & 7-Eleven

Demographics



MEDIAN AGE

AVERAGE

Aggregation

33.8 YEARS

Trade Area (1km radius)

36.4 YEARS

Trade Area (3km radius)

37.7 YEARS

Trade Area (5km radius)



TOTAL POPULATION

SUM

Aggregation

25,882

Trade Area (1km radius)

111,191

Trade Area (3km radius)

212,181

Trade Area (5km radius)



DAYTIME POPULATION

SUM

Aggregation

76,067

Trade Area (1km radius)

292,197

Trade Area (3km radius)

428,819

Trade Area (5km radius)



AVERAGE ANNUAL HOUSEHOLD SPENDING

AVERAGE

Aggregation

92,806.79

Trade Area (1km radius)

115,759.17

Trade Area (3km radius)

115,910.12

Trade Area (5km radius)



HOUSEHOLDS

SUM

Aggregation

15,444.60

Trade Area (1km radius)

60,016.60

Trade Area (3km radius)

104,245

Trade Area (5km radius)



AVERAGE HOUSEHOLD INCOME

AVERAGE

Aggregation

104,926.90

Trade Area (1km radius)

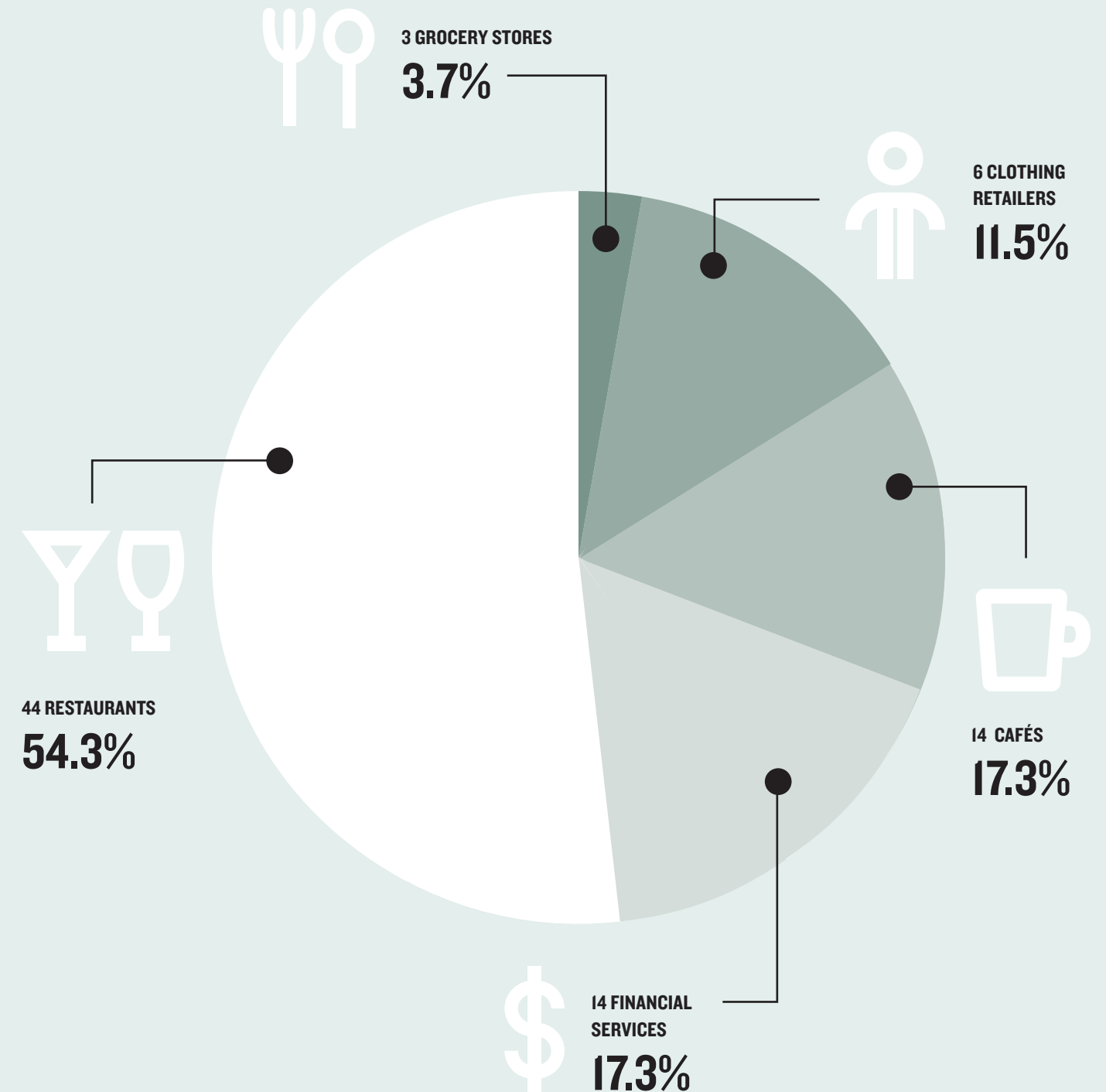
147,172.20

Trade Area (3km radius)

147,022.40

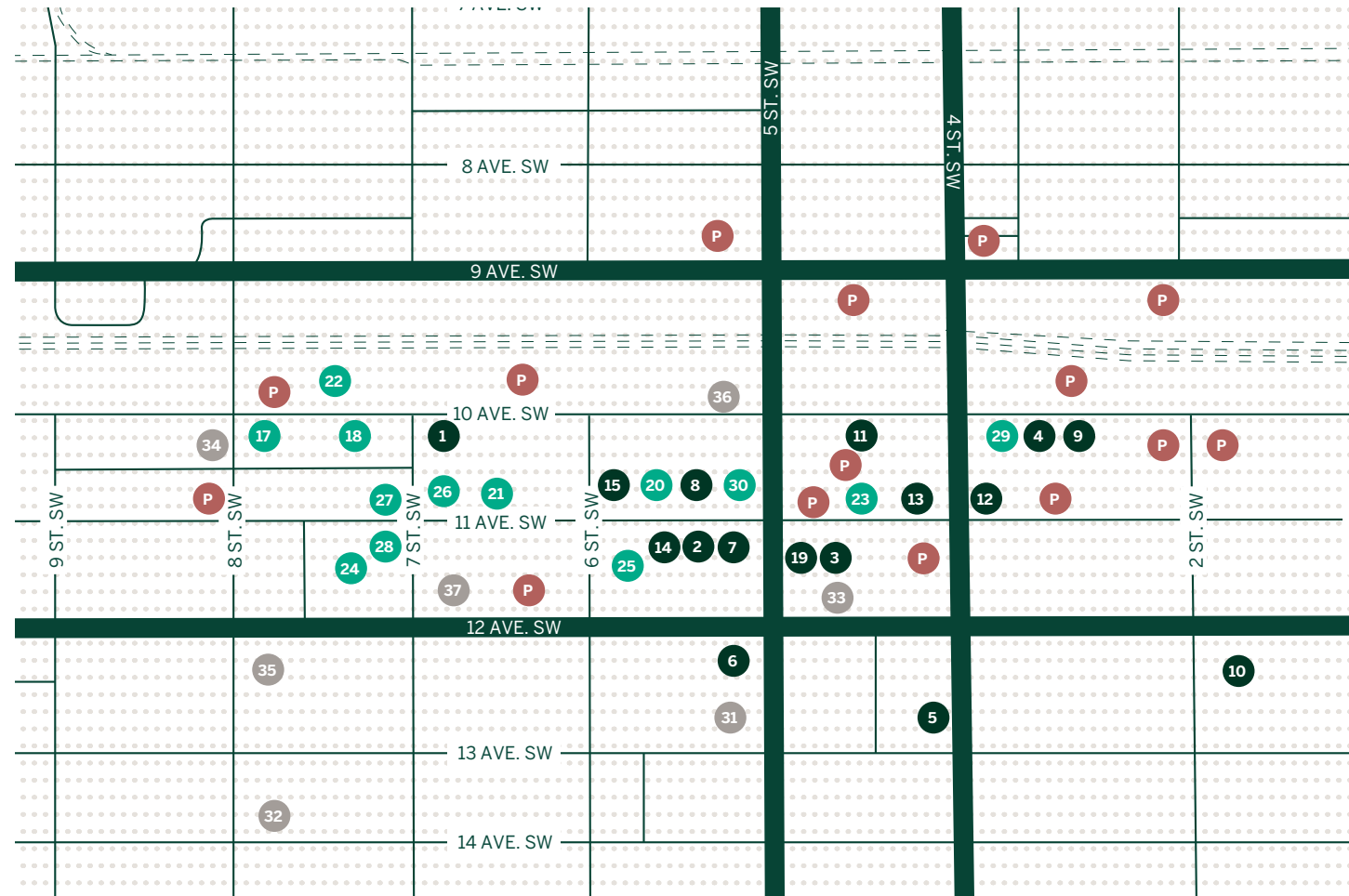
Trade Area (5km radius)

RETAIL LANDSCAPE



Source: Piiipoint.

Local Amenities



RESTAURANTS

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

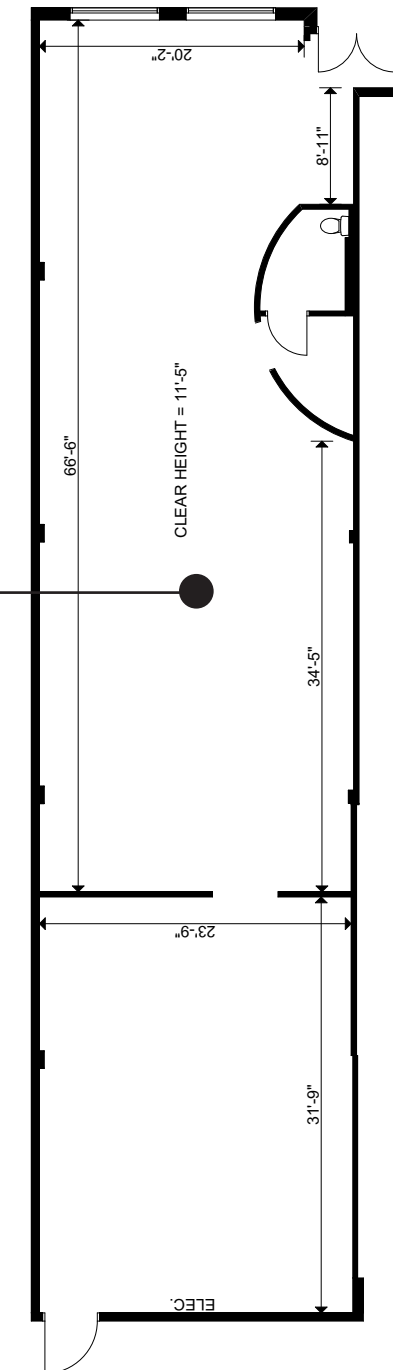
31. 1215 Rental Apartments
32. Best Western Plus Suites
33. Castello
34. Mark On 10th
35. Nuvo Hotel Suites
36. Residence Inn by Marriott Calgary
37. Xenex Condo

PARKING LOCATIONS

- P Parking Lot

Floorplan Ground Floor

SUITE 737



Suite 737

2,474 SF



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