

DISCOVER

# BOW VALLEY SQUARE

205 & 255 5<sup>th</sup> Avenue SW and 202 & 250 6<sup>th</sup> Avenue SW

Bow Valley Square

Bow  
Valley  
Square

RETAIL SPACE FOR LEASE



# About the Property

Bow Valley Square is a Class-A four-building complex located in the heart of downtown, offering premier retail space in a vibrant setting within one of the busiest corridors of the Plus 15 network and ground-levels. Bow Valley Square's occupancy outperforms the office market, solidifying this property as an exceptional opportunity for businesses to connect with a diverse clientele, including professionals, nearby residents, and visitors. With modern infrastructure, excellent visibility, and access to a wide array of amenities, this location is ideal for retailers looking to establish or expand their presence in Calgary's core. Features direct access to the Plus 15 network, which sees over 20,000 pedestrians daily; ample parking, and is easily reachable by public transit, ensuring convenience for customers and staff alike.

Available Space:

Unit 117: 1,838 sf	} Contiguous to 6,444 sf
Unit 121: 902 sf	
Unit 122: 804 sf	
Unit 145: 1,182 sf	
Unit 146: 295 sf	
Unit 147: 4,171 sf	} Contiguous to 1,083 sf
Unit 148: 796 sf	
Unit 154: 515 sf	
Unit 160: 568 sf	

Kiosk Options Available

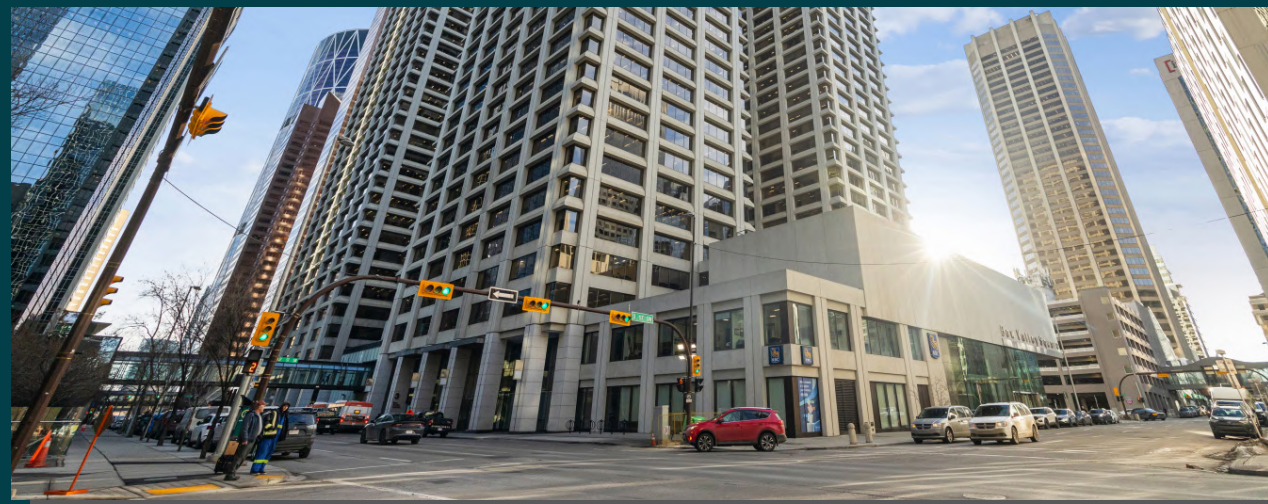
Occupancy: Immediately

Rates: Market

Op Costs & Taxes: Est. \$22.06 psf (2025)

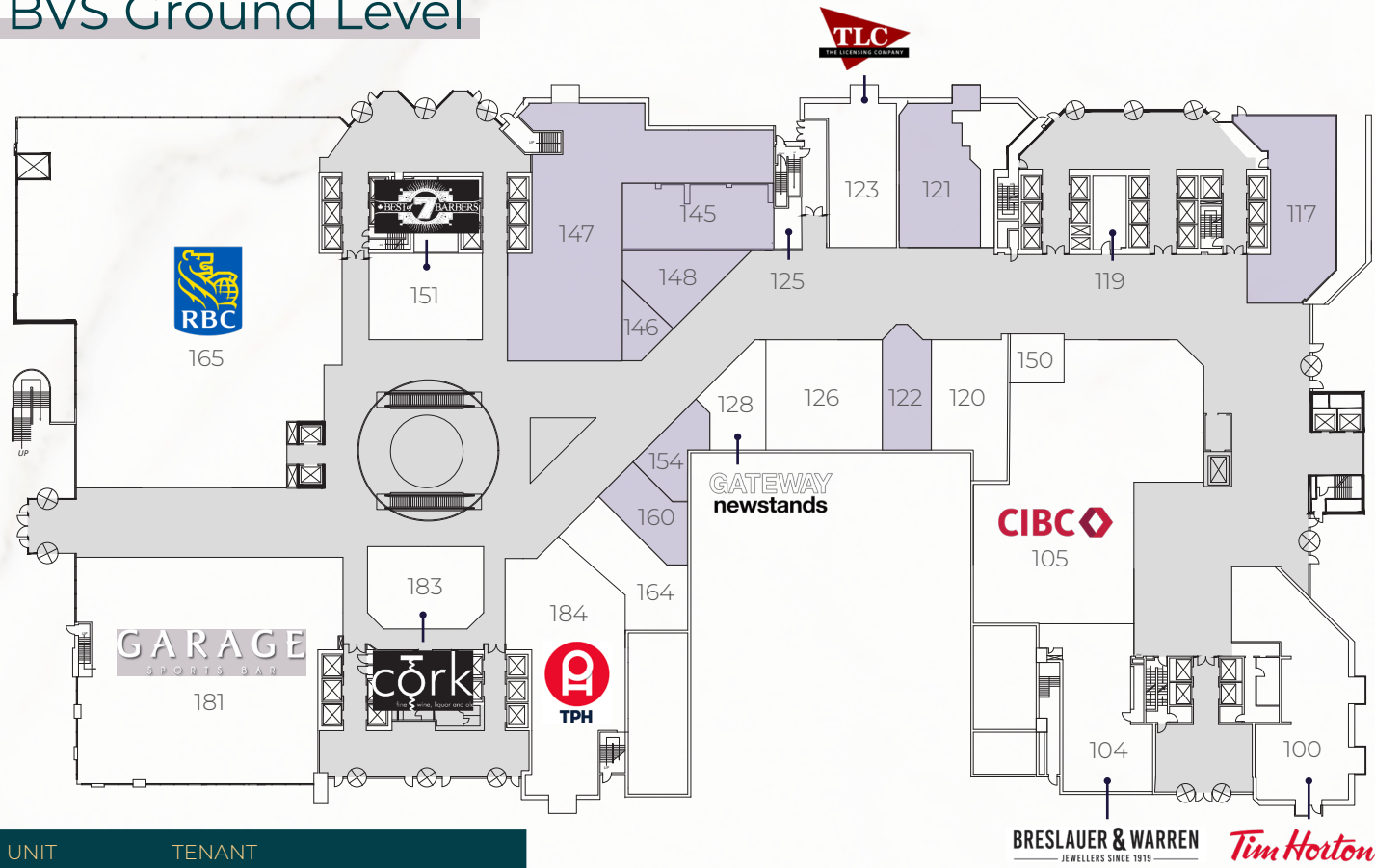
Term: 5-10 Years

Zoning: CR20-CR20/R20  
(Commercial - Residential Core)





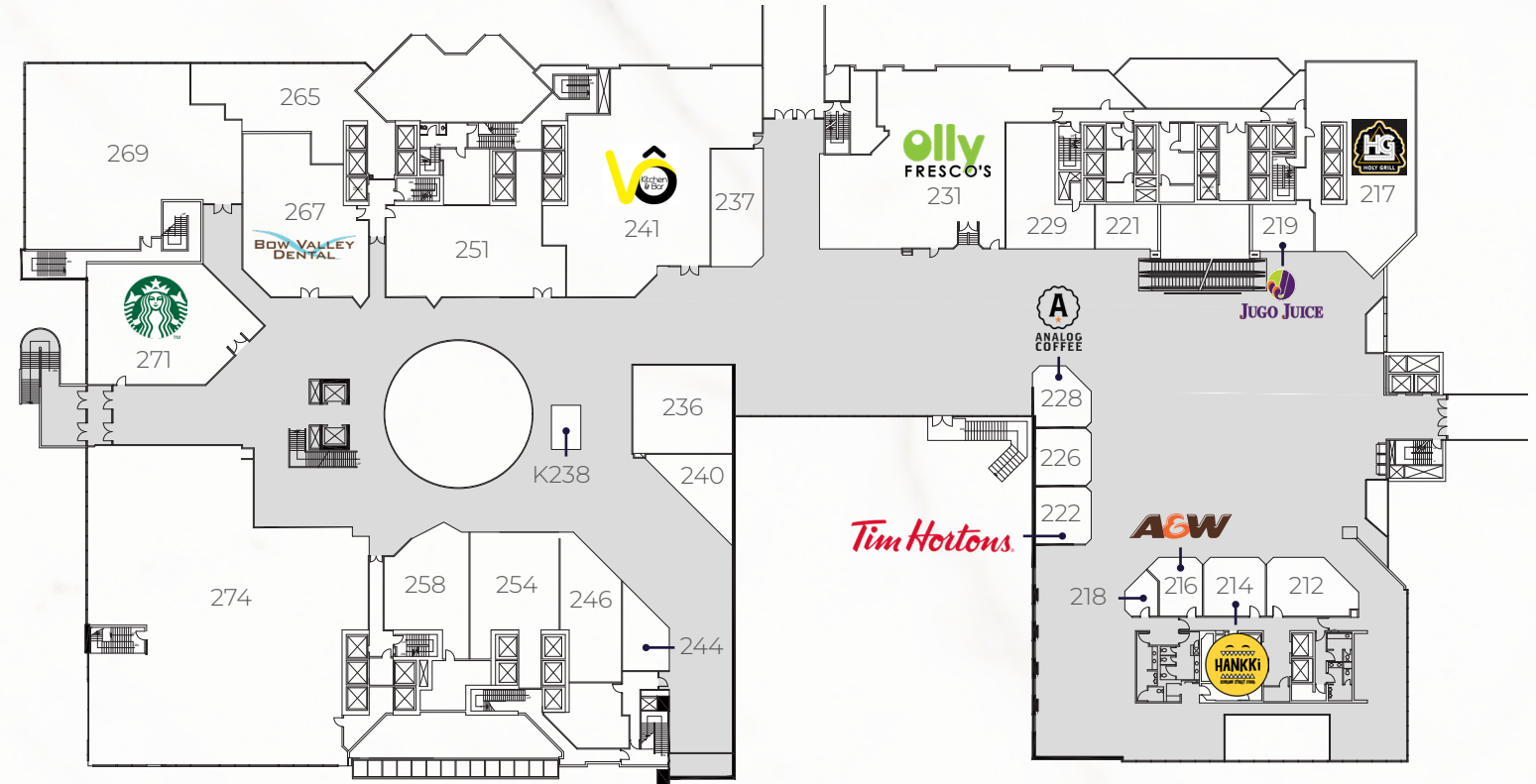
# BVS Ground Level



UNIT	TENANT
100	Tim Hortons
104	Breslau & Warren Jewellers
105	CIBC
117	1,838 sf
119	White Dove Cleaning
120	Mathieson & Hewitt Photography
121	902 sf
122	804 sf
123	Licensing Company
125	Shoemasters
126	Element Salon
128	Gateway Newstand
145	1,182 sf
146	295 sf
147	4,171 sf
148	796 sf
150	Our J Store
151	Best of Seven Barbers
154	515 sf
160	568 sf
164	Wild Orchid
165	RBC
181	Garage Sports Bar
183	Cork
184	The Printing House



# BVS Plus 15 Level



UNIT	TENANT
212	Chickpea
214	Hankki Korean Street Food
216	A&W
217	Holy Grill
218	Sushi Party
219	Jugo Juice
221	Oakberry Acai
222	Tim Hortons
226	Taco Time
228	Analog Coffee
229	Verona Pizza
231	Olly Fresco
236	Iris
237	Telus

UNIT	TENANT
K238	Case Mogul
240	Mediderm Spa
241	Vo Kitchen & Bar
244	Ultimate Renovations
246	Morning Sun Health Food
251	Stephen Lowe Art Gallery
254	Rogers
258	Bow Valley Chiropractic
265	Royal Bank
267	Bow Valley Dental
269	Banff Global Business Forum
271	Starbucks
274	Bow Valley Square Tenant Fitness Centre

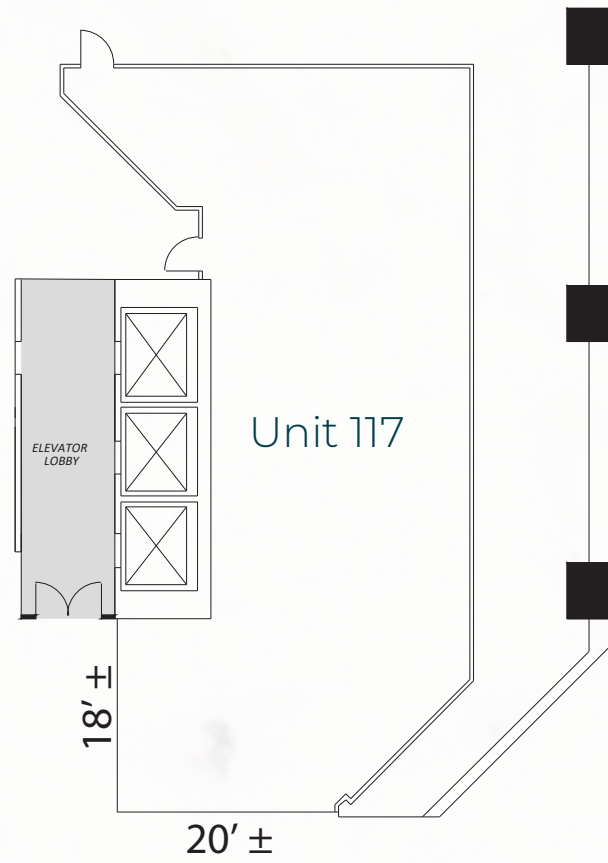
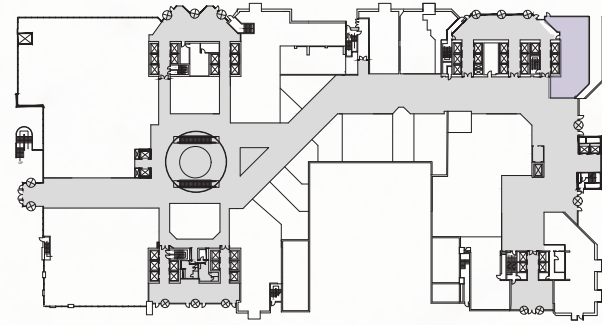


\*The entire facility is currently being remeasured and sqft is subject to change

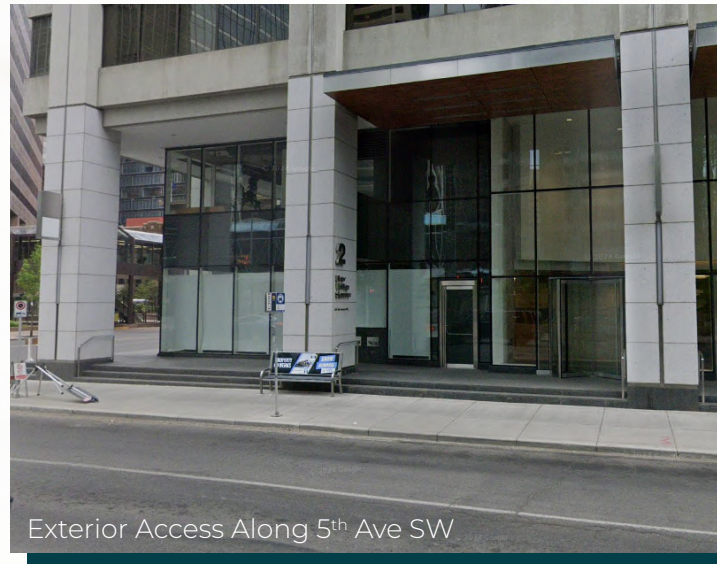


## Floor Plans

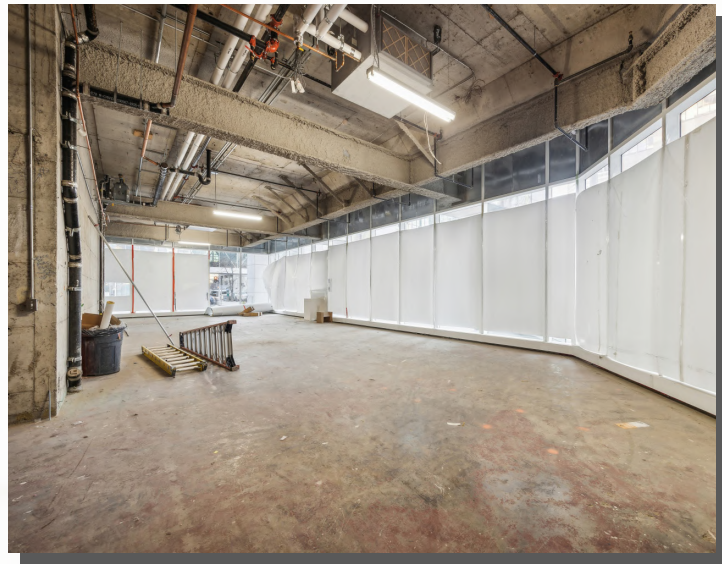
Unit 117: 1,838 sf



\*The entire facility is currently being remeasured and sqft is subject to change

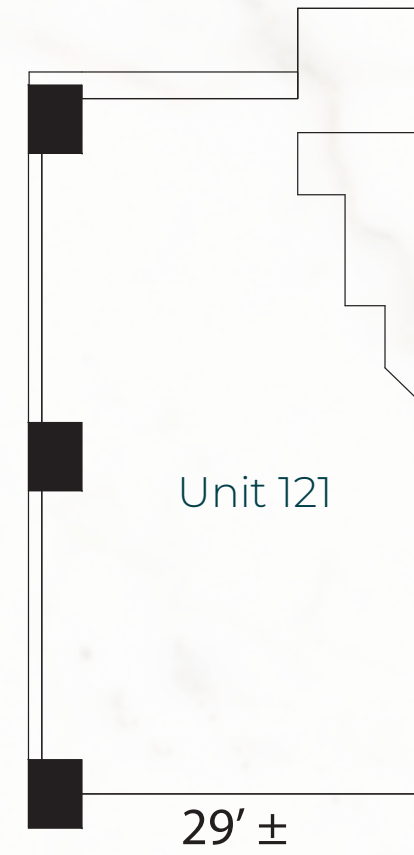
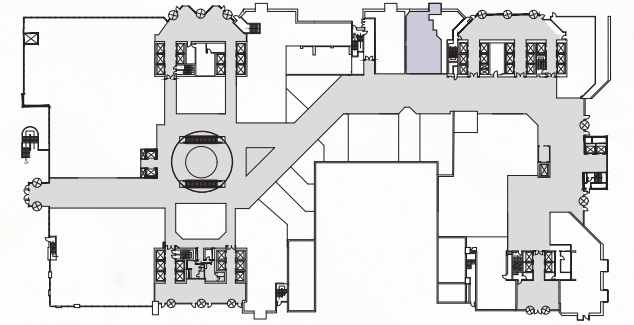


Exterior Access Along 5<sup>th</sup> Ave SW



## Floor Plans

Unit 121: 902 sf



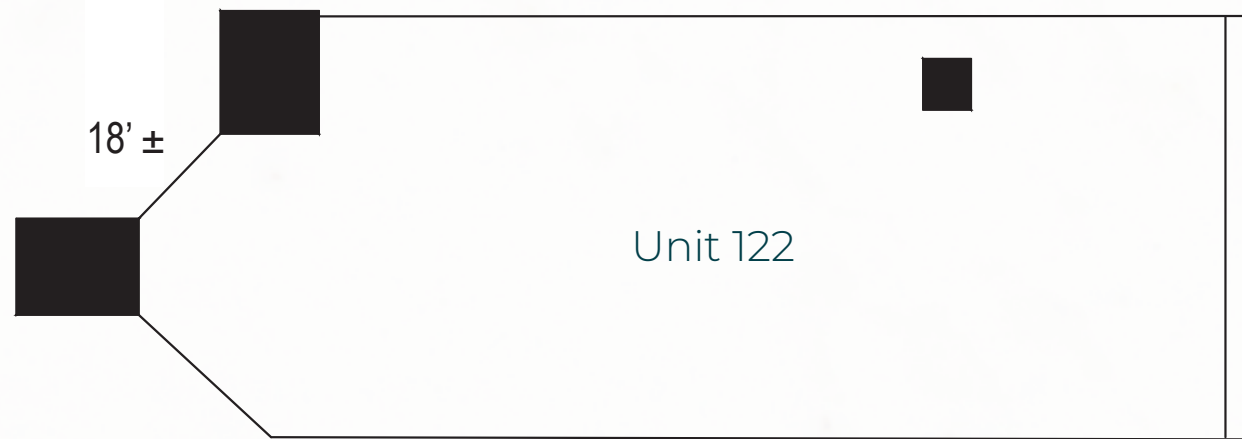
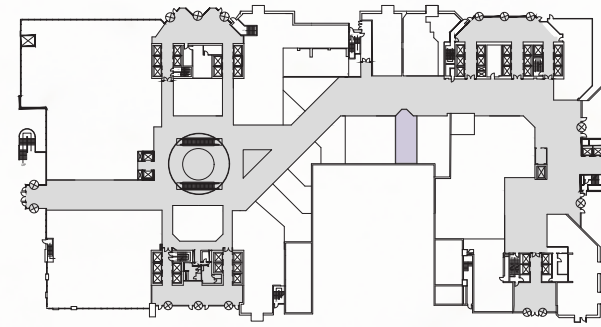
\*The entire facility is currently being remeasured and sqft is subject to change





## Floor Plans

Unit 122: 804 sf

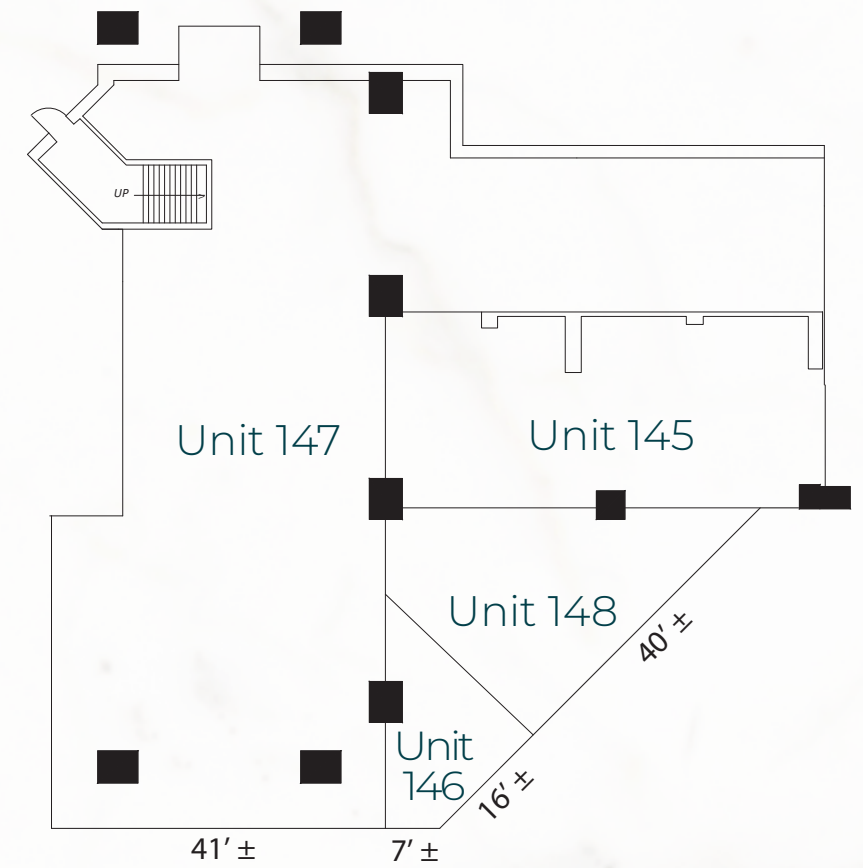
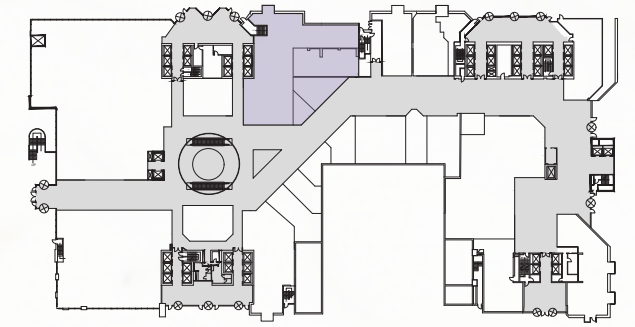


\*The entire facility is currently being remeasured and sqft is subject to change

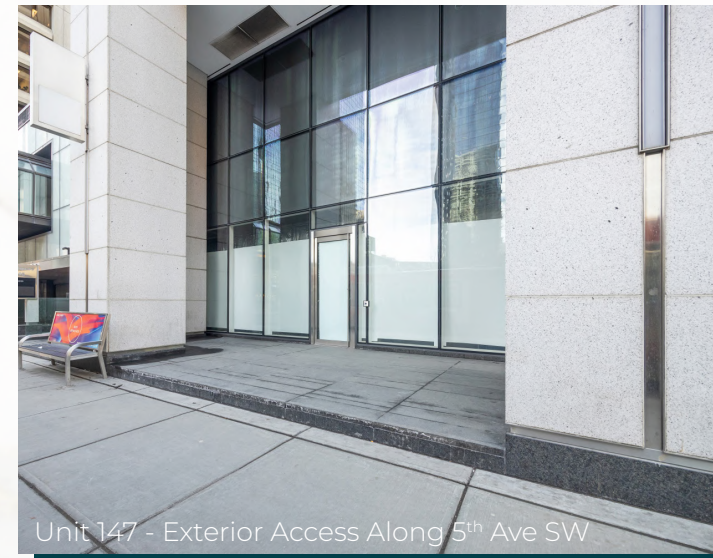


## Floor Plans

Unit 145: 1,182 sf  
Unit 146: 295 sf  
Unit 147: 4,171 sf  
Unit 148: 796 sf  
Contiguous to 6,444 sf



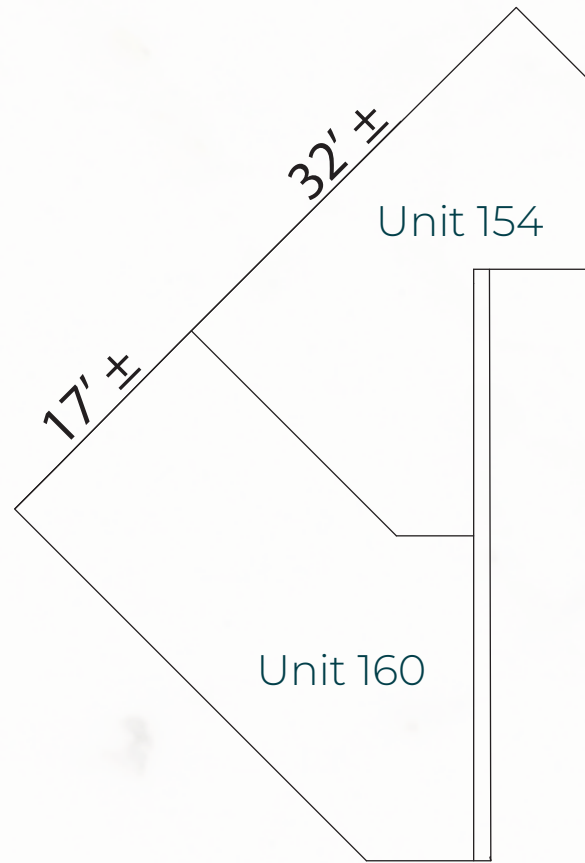
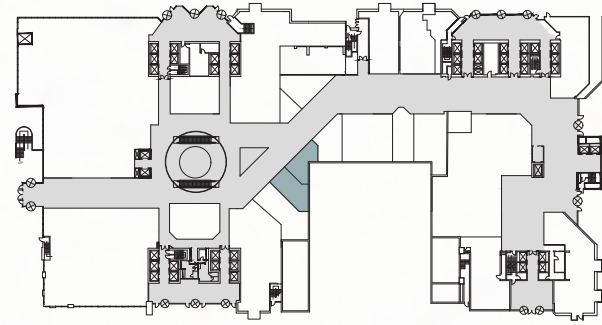
\*The entire facility is currently being remeasured and sqft is subject to change





# Floor Plans

Unit 154: 515 sf  
Unit 160: 568 sf  
Contiguous to 1,083 sf



\*The entire facility is currently being remeasured and sqft is subject to change







## Area Demographics

114,025

Total Population

244,134

Total Daytime Population

\$115,377

Average Household Income

64,306

Total Households

39.4

Average Age



## Amenities

### # MAPPED AMENITIES

- 1 The Rooftop YYC
- 2 The Westin
- 3 Major Tom Bar
- 4 The Core Shopping Centre
- 5 Eau Claire Athletic Club (Opening March 2025)
- 6 Local Public Eatery
- 7 Winners
- 8 Saltik
- 9 Hyatt Regency
- 10 Real Canadian Superstore
- 11 Shoppers Drug Mart
- 12 Gyu-Kaki Japanese BBQ
- 13 Silver Dragon
- 14 Bridgette Bar
- 15 MEC
- 16 Safeway
- 17 The Westley
- 18 Alforno Bakery & Cafe

### CALGARY AMENITIES

### DISTANCE FROM PROPERTY

- |                               |            |
|-------------------------------|------------|
| Calgary International Airport | 20 minutes |
| MNP Community & Sport Centre  | 7 minutes  |
| Calgary Stampede Grounds      | 9 minutes  |
| Scotiabank Saddledome         | 9 minutes  |
| Chinook Mall                  | 14 minutes |
| WinSport                      | 19 minutes |
| Studio Bell                   | 6 minutes  |
| Prince's Island Park          | 7 minutes  |
| Telus Spark Centre            | 9 minutes  |





# Contact

---

## RYAN RUTHERFORD

Vice President

Retail Sales & Leasing

+1 403 973 4677

ryan.rutherford@cushwake.com

## NICK PRESTON, MBA

Vice President

Retail Sales & Leasing

+1 403 467 9222

nick.preston@cushwake.com

## CUSHMAN & WAKEFIELD ULC

Suite 2400, 250 6 Ave SW

Calgary, AB T2P 3H7

cushmanwakefield.com

Bow  
Valley  
Square