



EVOLUTION EAST VILLAGE

536 6 Avenue SE, Calgary, Alberta

Retail Availability: CRU 6 - 1,545 SF

TAURUSGROUP.COM

HEATHER WIETZEL

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ABOUT

BUILDING HIGHLIGHTS

Evolution showcases a retail podium at the base of two residential towers with over 450 occupied condos.

- Located in East Village, a master-planned, mixed-use urban village in east downtown Calgary with a current resident population of 4,000 and expected to grow to 11,500 at build out
- Canada's first 'urban' Superstore location recently opened south of site
- 950 hotel rooms in a 5 minute walk radius



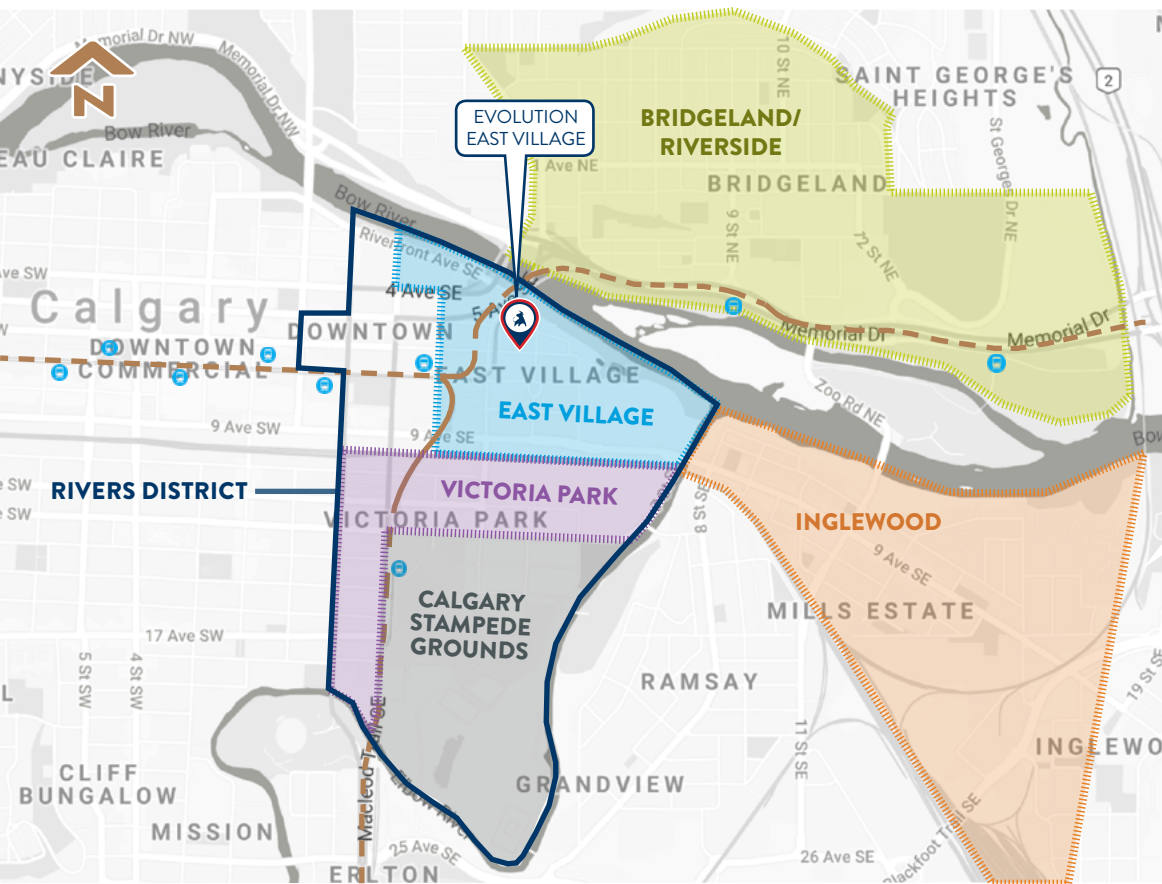
VIEW ON GOOGLE MAPS

VIEW REDEVELOPMENT PLAN

ABOUT

LOCATION HIGHLIGHTS

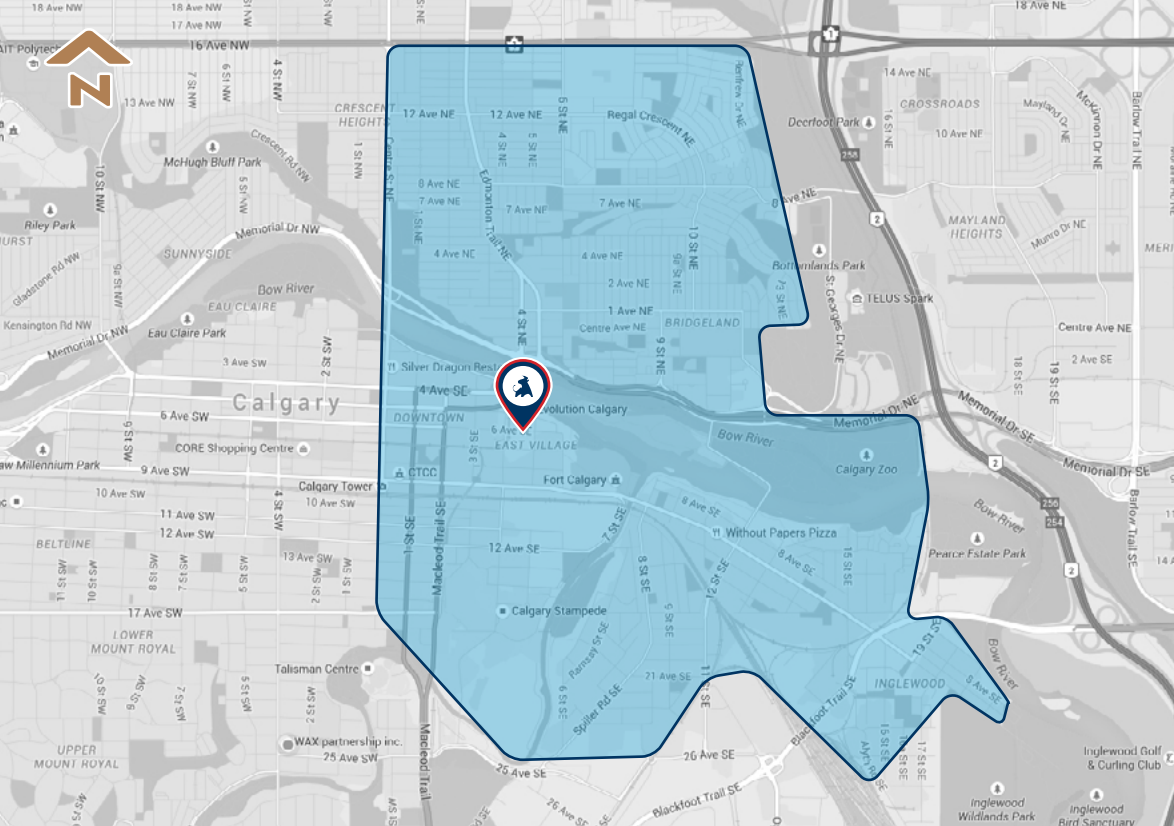
- East of Arris, a mixed-use development with a Real Canadian Superstore, Shoppers Drug Mart, Scotiabank and Olympia Liquor
- East Village is home to the Central Library, Studio Bell Music Centre, Platform Innovation Centre and The Confluence Historic Site and Parkland (formerly known as Fort Calgary)
- Directly connects the communities of Bridgeland, Inglewood and Victoria Park
- Located within the Rivers District: a 20 year vision that will result in the addition of 4 million square feet of mixed-use space and another 8,000 people to Victoria Park



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EAST VILLAGE OVERVIEW





COMMUNITY

DEMOGRAPHIC DATA



POPULATION

Primary: 31,298
Calgary: 1,306,784



DAYTIME POPULATION

Primary: 65,581



AVERAGE AGE

Primary: 41.2
Calgary: 38.8



HOUSEHOLD INCOME

Primary: \$103,652
Calgary: \$129,000



HOUSEHOLD SIZE

Primary: 1.7
Calgary: 2.6



EDUCATION

Primary: 78.2%
Calgary: 71.0%

BUILDING

PROPERTY DETAILS

CENTRE SQUARE FOOTAGE

17,108 sq ft

LANDLORD

Embassy Bosa Inc.

ZONING

CC-EMU

MUNICIPAL ADDRESS

536 6 Avenue SE, Calgary, Alberta

YEAR BUILT

2015

LEGAL DESCRIPTION

Plan: 1211562

Block: 126

Lot: 4

ADDITIONAL RENT 2025 ESTIMATES

Operating Costs	\$ 13.89 PSF
Property Tax	\$ 13.87 PSF
Total	\$ 27.76 PSF

Premises Utilities
Management Fee

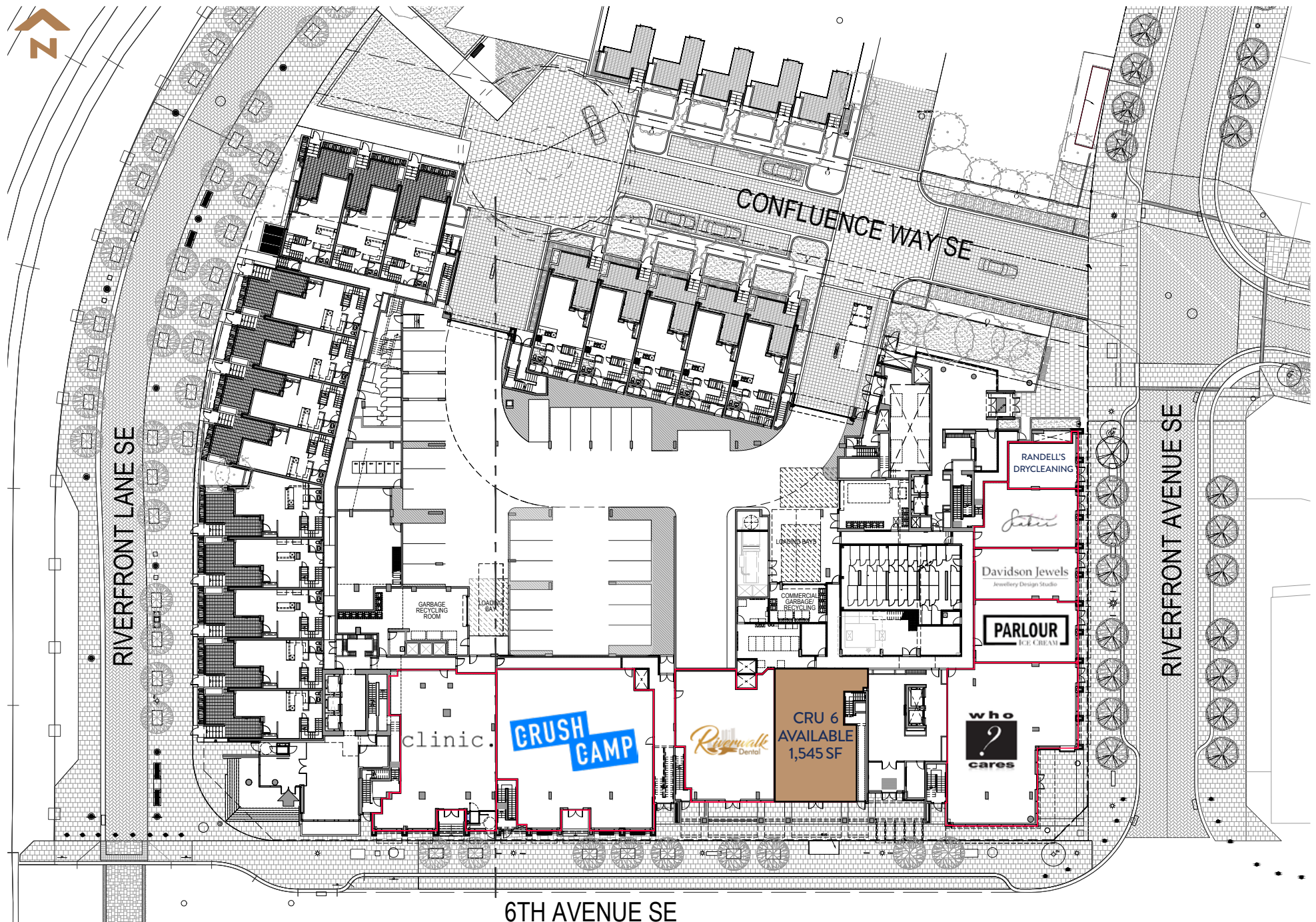
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TENANTS

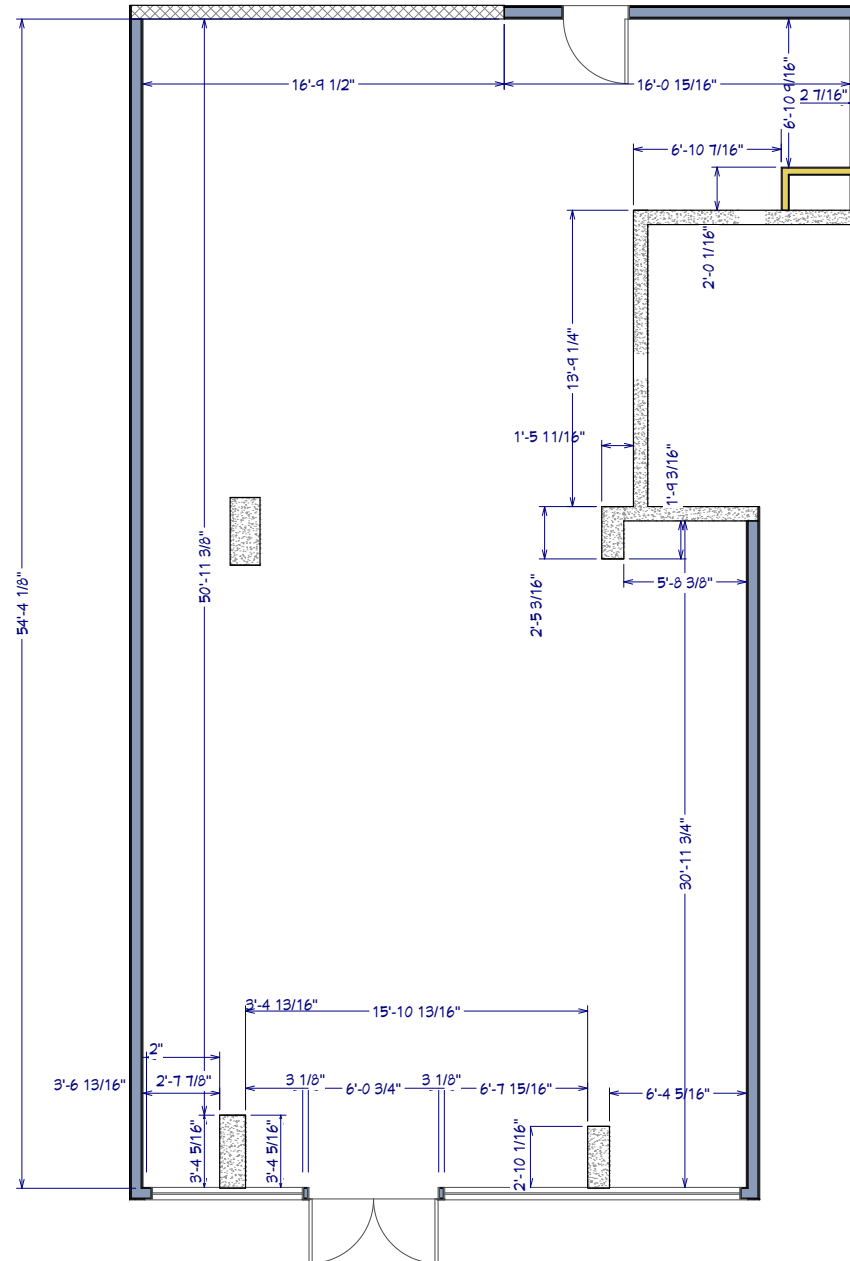


SITE PLAN



UNIT PLAN

CRU #6



CRU

6

RETAIL AREA

1,545 Square Feet

CEILING HEIGHT

21' Floor to Underside of Second Slab

POWER

100A, 120/208V

HVAC

Heating: 1 ton per 171 SF
Cooling: 2.48 CFM's per SF

WATER

1" line

SEWER

2" line

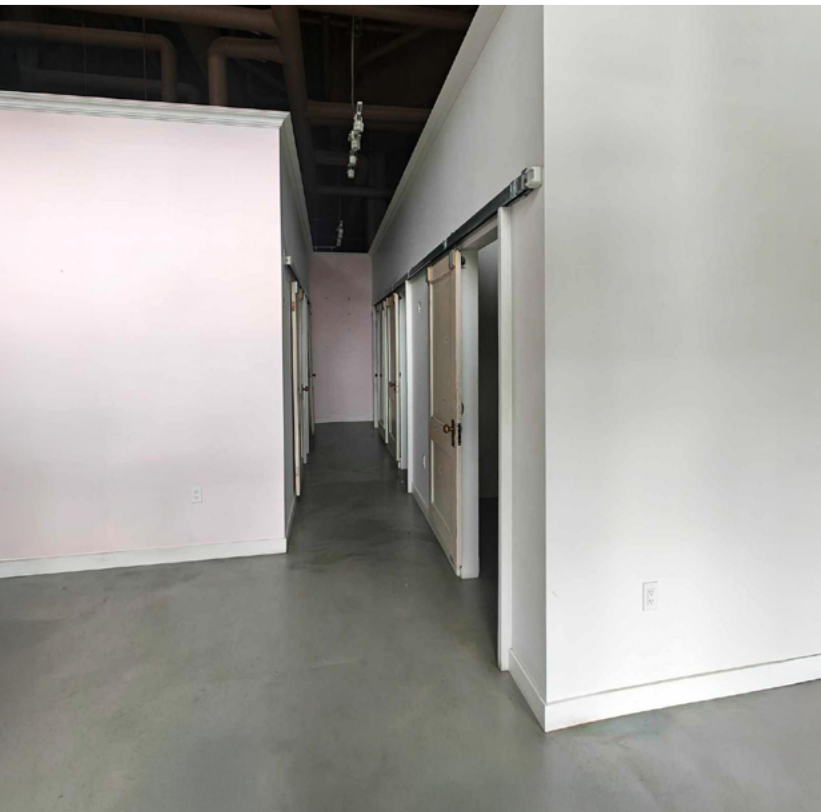
GAS

Yes

STATUS

Built out salon space

CRU 6 PHOTOS



EAST VILLAGE



CONNECT WITH US

CONTACT

GENERAL



Corporate: (403) 206-2131
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ABOUT THIS LISTING

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ADVISOR AND ADVOCATE FOR OWNERS AND DEVELOPERS OF RETAIL AND MIXED USE PROPERTY

We conduct ourselves at all times with integrity, with the objective of building long-term relationships based on trust and positive results; our primary focus is on building and sustaining the value of our clients' assets over time.

