



EVOLUTION EAST VILLAGE

536 6 Avenue SE, Calgary, Alberta

Retail Availability: CRU 6 - 1,545 SF

TAURUSGROUP.COM

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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



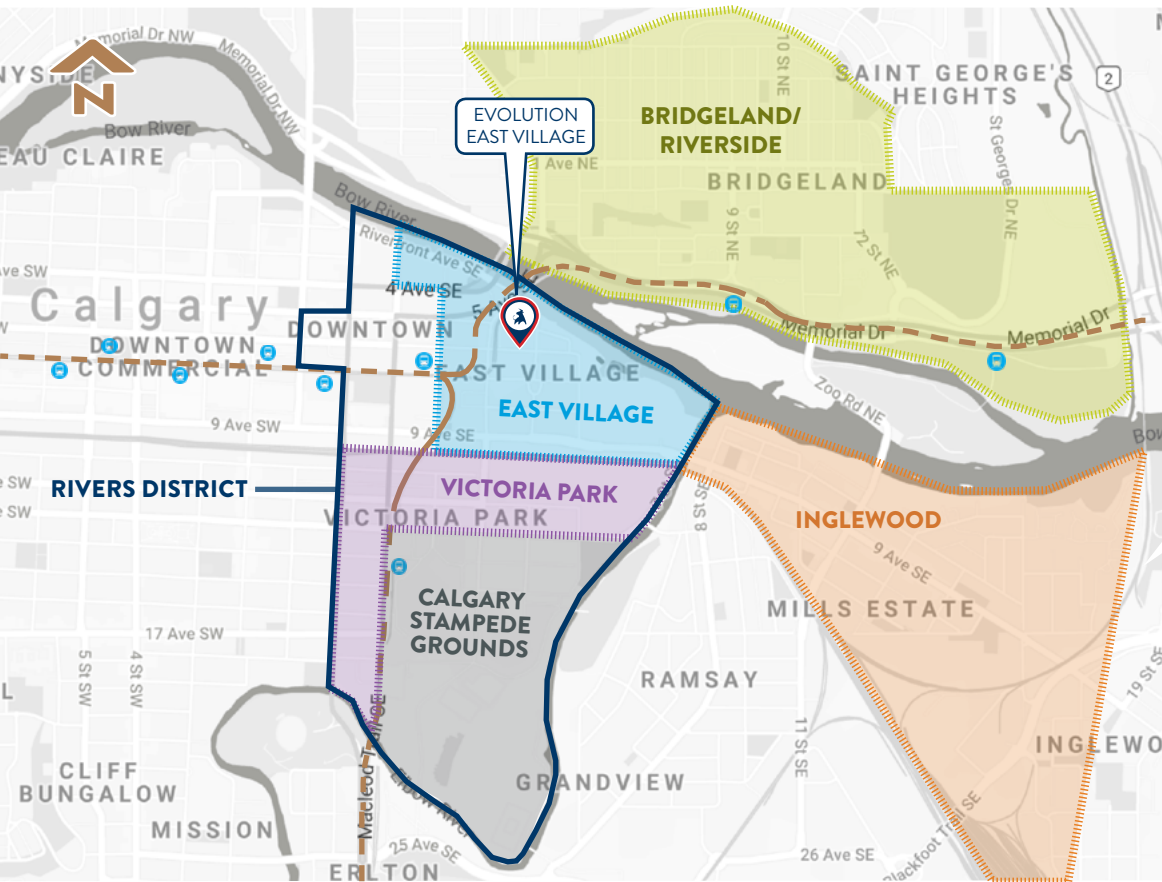
VIEW ON GOOGLE MAPS

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



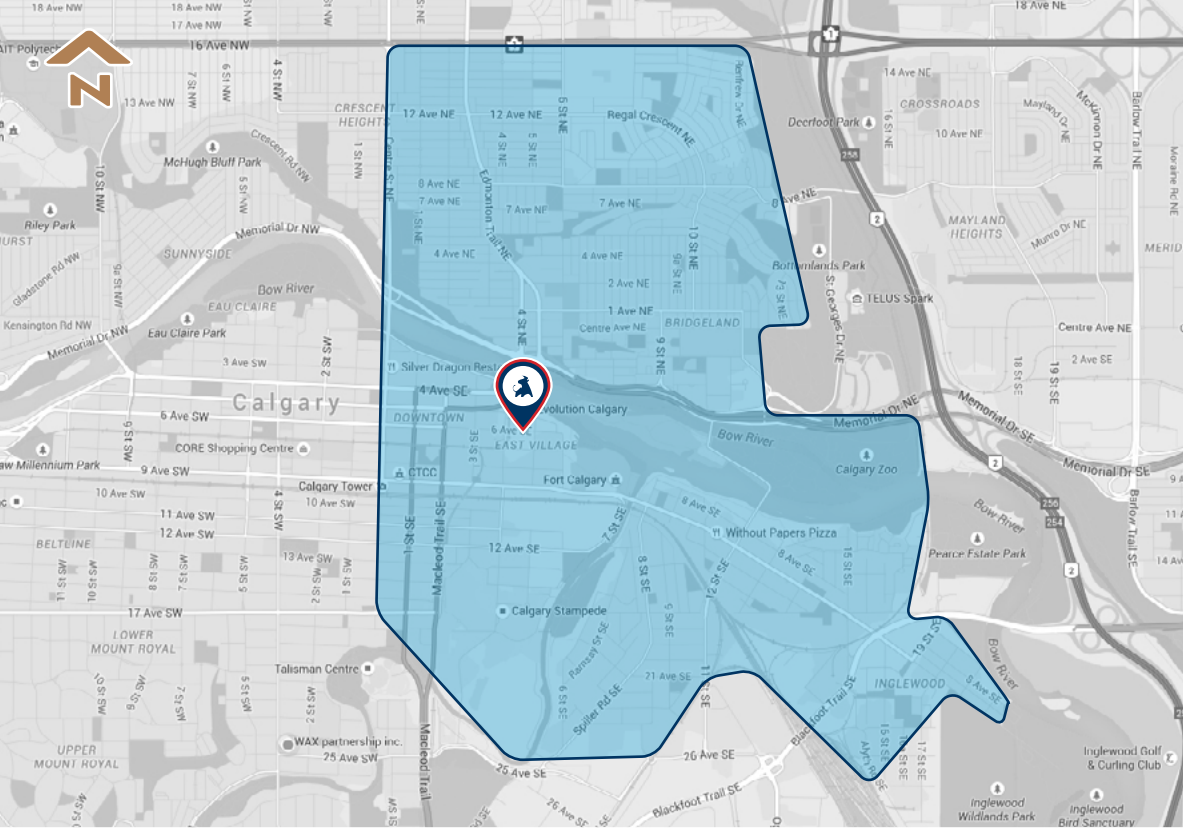
EAST VILLAGE OVERVIEW



COMPLETED

PLANNED

- 1 **Evolution**
450 condos
- 2 **Verve**
288 condos
- 3 **First**
197 condos
- 4 **Alt Hotel**
155 rooms
- 5 **Simmons Building**
- 6 **Studio Bell**
- 7 **Central Library**
- 8 **Hilton Garden Inn**
300 rooms
- 9 **N3**
167 condos
- 10 **INK by Battistella**
115 condos
- 11 **HI Calgary Hostel**
- 12 **Celebration Square**
- 13 **St. Louis Hotel**
- 14 **5th Street Square**
- 15 **District Energy Centre**
- 16 **The Hat**
221 condos
- 17 **M2**
Retail and office
- 18 **Platform**
Innovation centre
- 19 **Arris / 5th & Third**
500 condos & retail
Completion 2021
- 20 **M1 Block condos**
- 21 **Block N condos**
- 22 **Future underpass**
- 23 **Vibe condos**
- 24 **Rivertwin Condos**
64 condos
- 25 **George C. King Tower**
130 condos
- 26 **Murdoch Manor**
360 condos
- 27 **The Confluence Historic Site & Parkland**
- 28 **George C. King Bridge**
- 29 **St. Patricks Island**
- 30 **East Village Place**
163 condos
- 31 **Orange Lofts**
106 condos
- 32 **Crossroads Playground Garden**
- 34 **Calgary Municipal Bldg**
- 35 **City Hall**



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%



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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 2024 ESTIMATES

Operating Costs \$ 12.03 PSF

Property Tax \$ 13.47 PSF

Total \$ 25.50 PSF

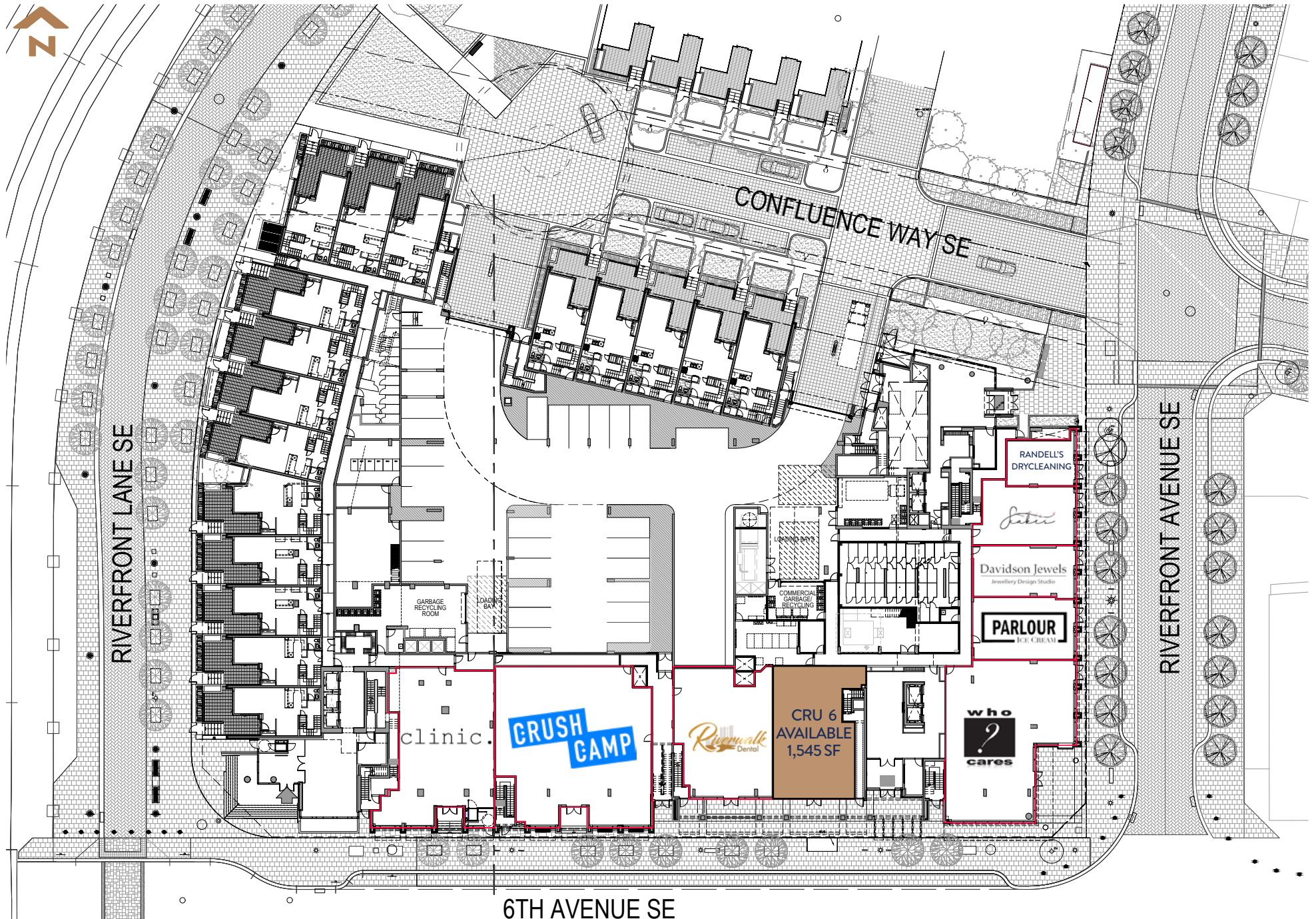
Premises Utilities Separately Metered
Management Fee Included



TENANTS

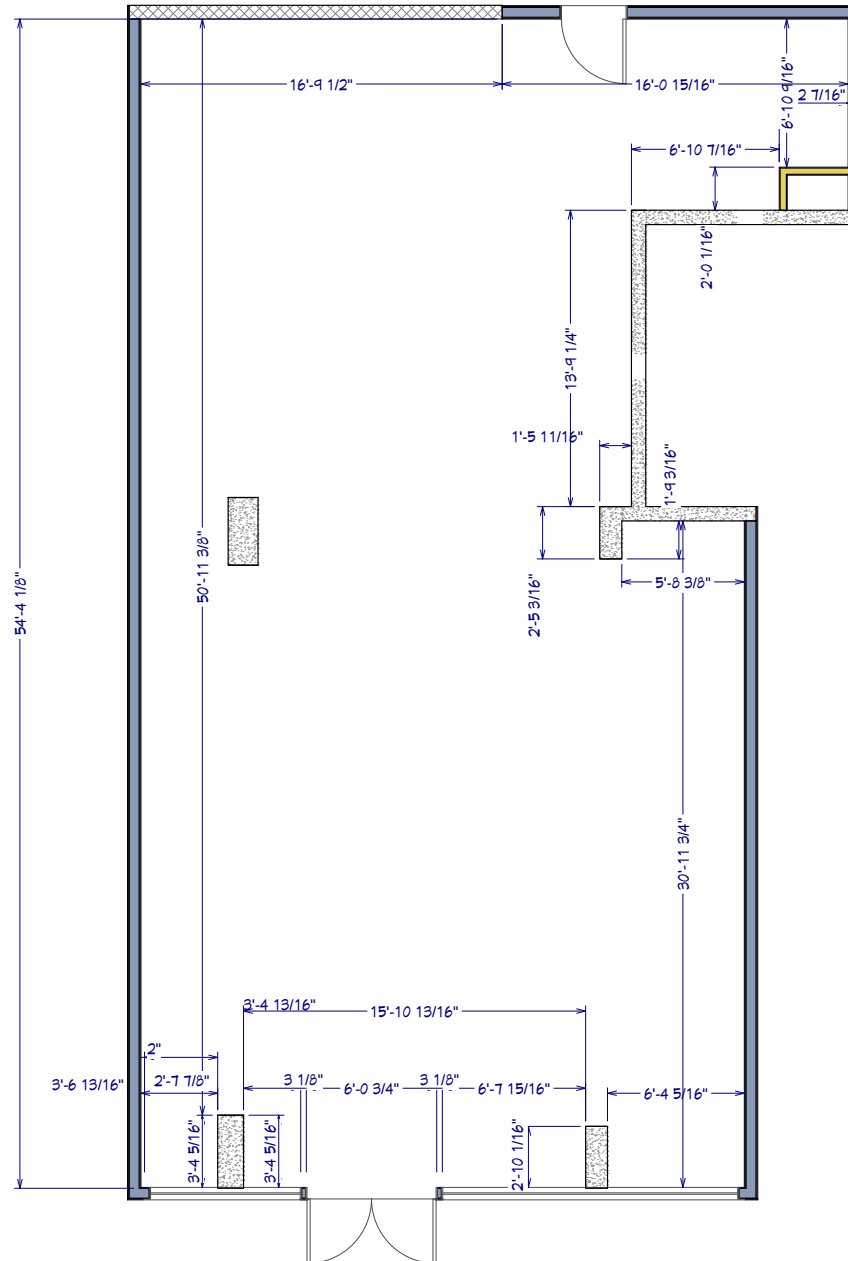


SITE PLAN



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

EAST VILLAGE



CONNECT WITH US
CONTACT

GENERAL



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

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