



EVOLUTION EAST VILLAGE

536 6 Avenue SE, Calgary, Alberta

100% LEASED

TAURUSGROUP.COM



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 new master-planned, mixed-use urban village in east downtown Calgary with an expected population of 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](#)

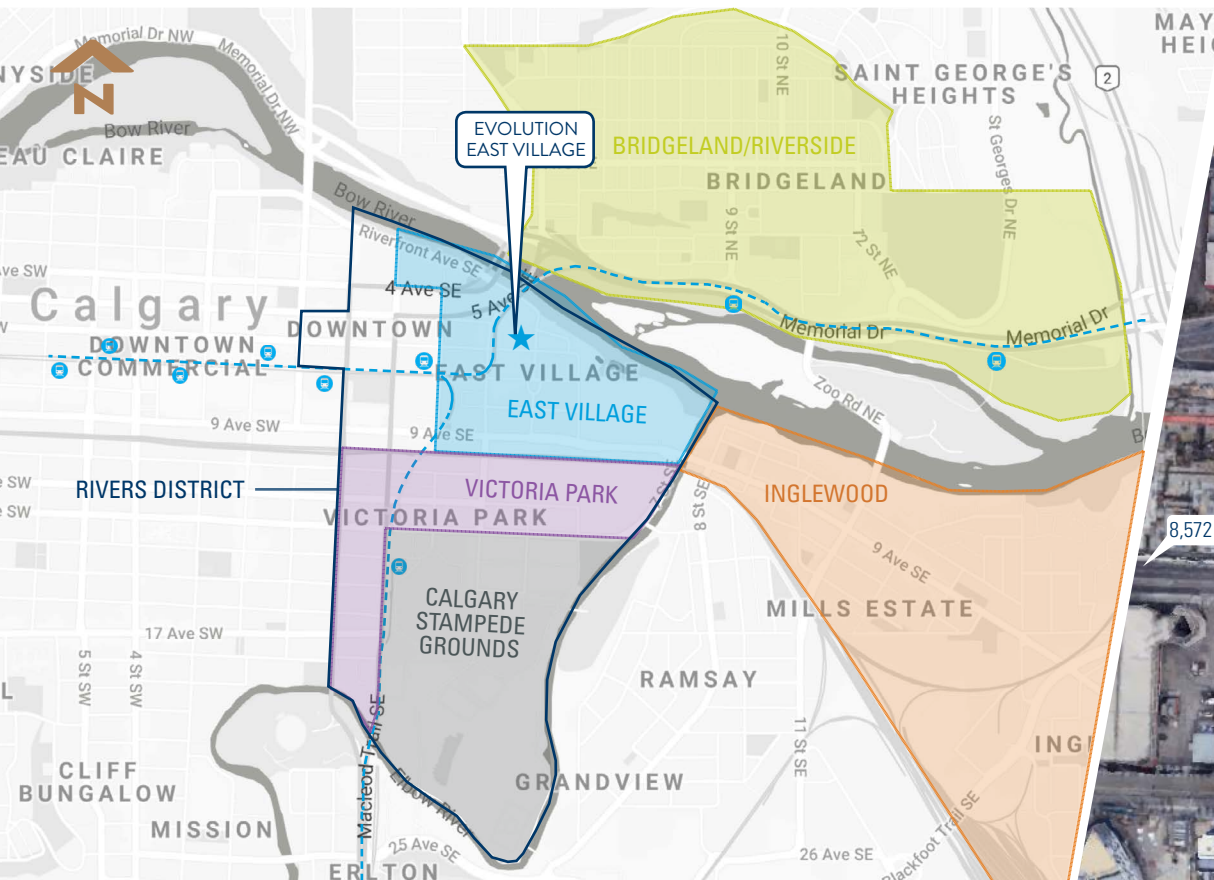
[VIEW REDEVELOPMENT PLAN](#)

ABOUT

LOCATION HIGHLIGHTS

- Directly east of Arris, a new mixed-use development will include a Real Canadian Superstore, Shoppers Drug Mart, Scotiabank and Olympia Liquor
- The Village is home to the new Central Library, the National Music Centre and the newly revitalized Fort Calgary, which includes over 40 acres of open public space for events

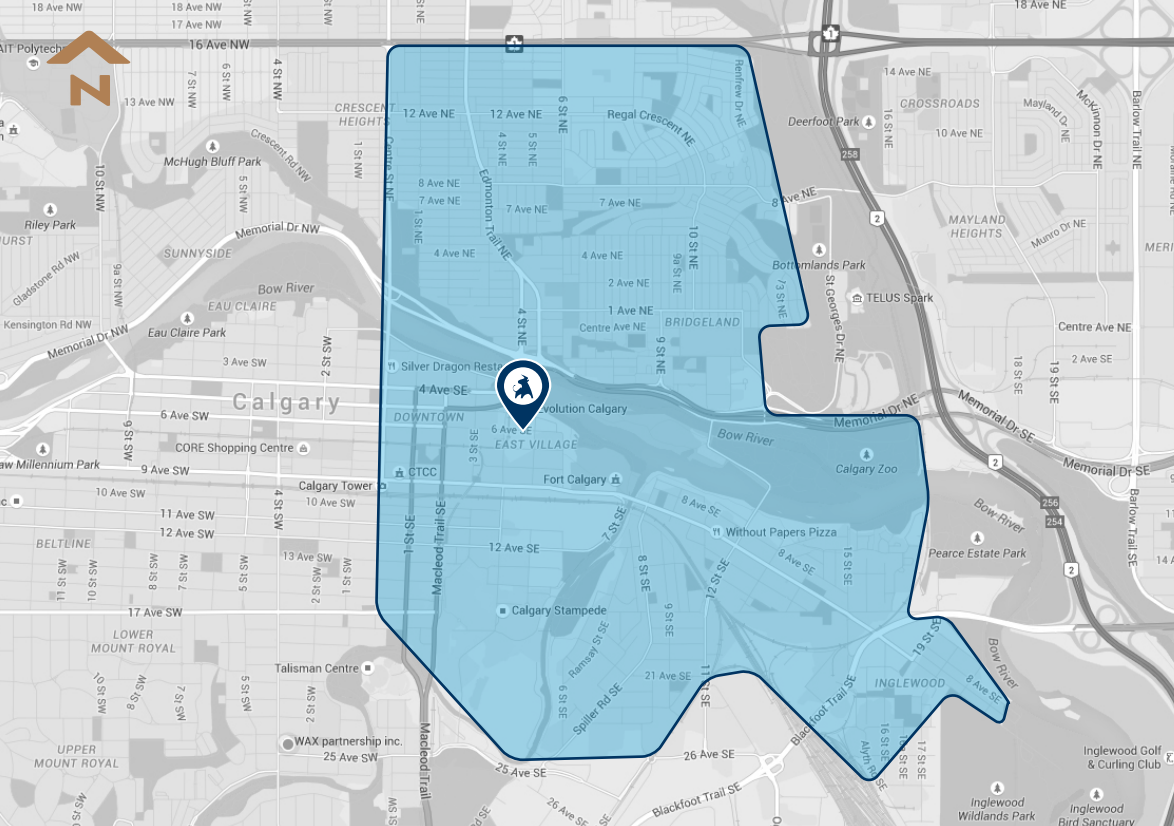
- Directly connects the communities of Bridgeland, Inglewood and Victoria Park
- Located within the Rivers District: a 20 year vision that will also result in the addition of 4 million square feet of mixed-use space and another 8,000 people to Victoria Park



EAST VILLAGE OVERVIEW



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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

PARKING

6 dedicated commercial stalls
24 commercial/residentia/visitor stalls

MUNICIPAL ADDRESS

536 6 Avenue SE, Calgary, Alberta

YEAR BUILT

2015

LEGAL DESCRIPTION

Plan: 1211562

Block: 126

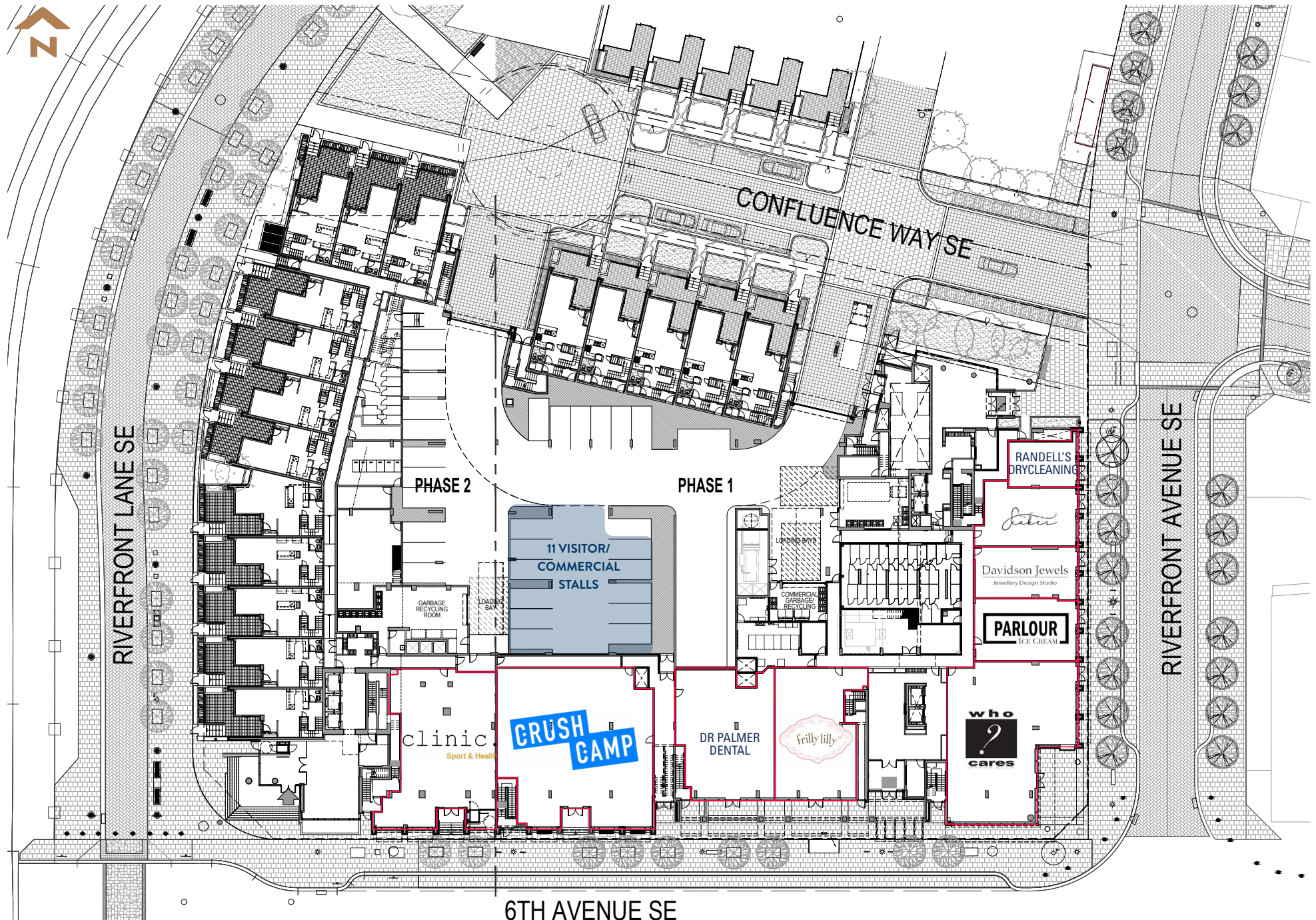
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TENANTS



SITE PLAN



EAST VILLAGE



CONNECT WITH US

CONTACT

GENERAL



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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.

