



EVOLUTION EAST VILLAGE

550 6 Avenue SE, Calgary, Alberta

Retail Availability: CRU 6 - 1,545 SF

TAURUSGROUP.COM

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TAURUS
PROPERTY GROUP

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



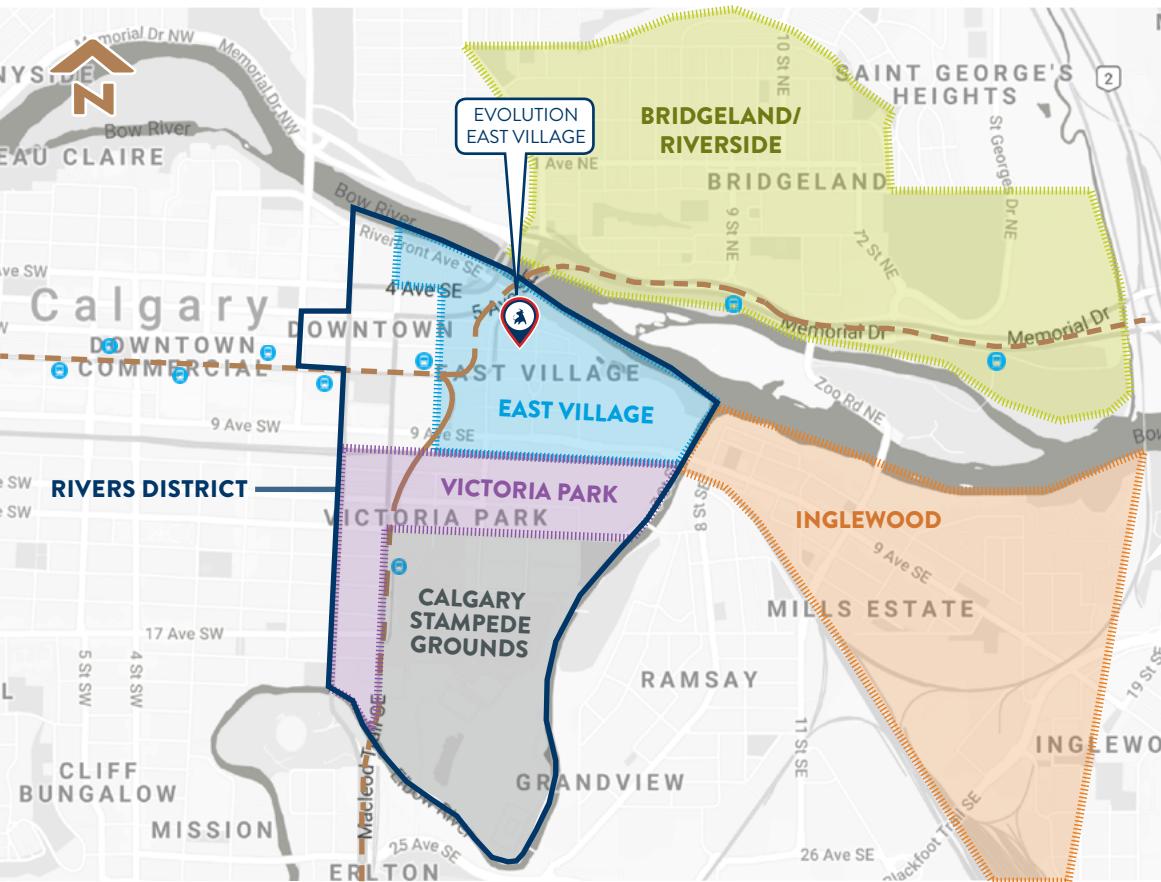
ABOUT **LOCATION HIGHLIGHTS**

- 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

[VIEW ON GOOGLE MAPS](#)

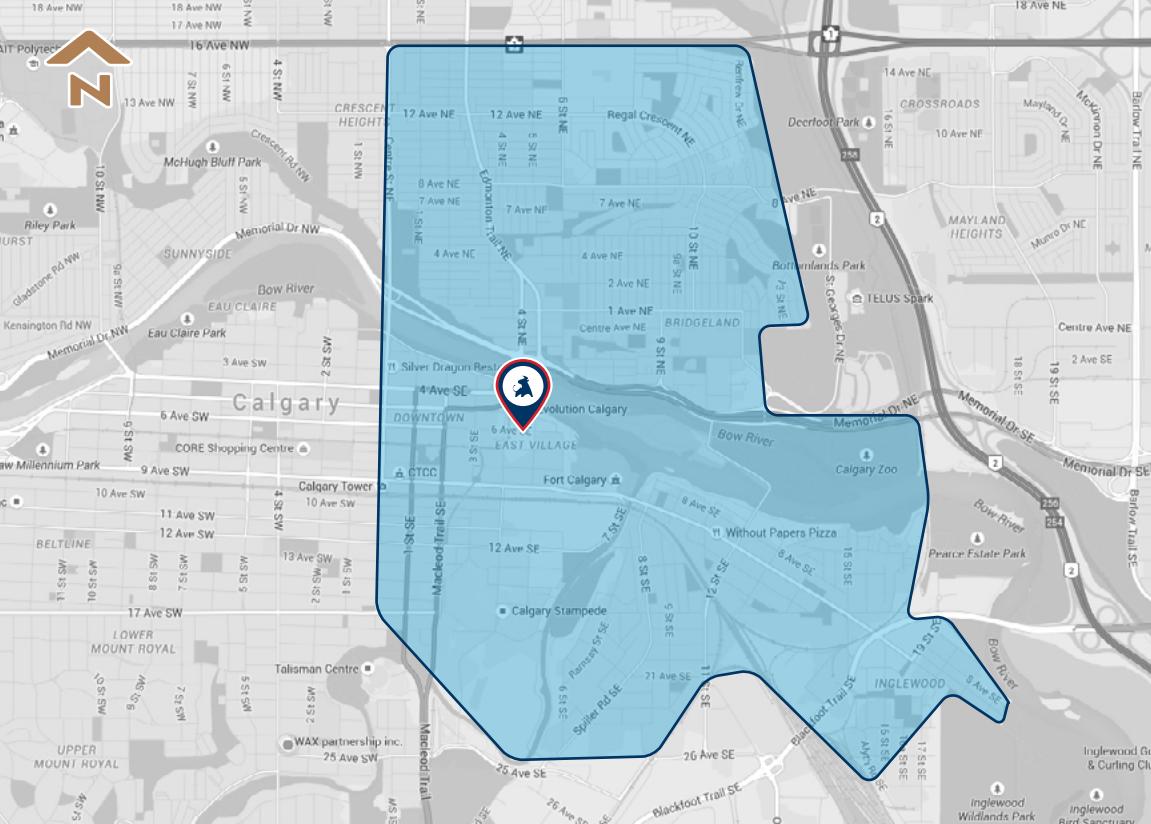
VIEW REDEVELOPMENT PLAN



EAST VILLAGE OVERVIEW



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COMMUNITY DEMOGRAPHIC DATA

POPULATION



Primary: 31,298
Calgary (2025): 1,688,000

DAYTIME POPULATION



Primary: 65,581

AVERAGE AGE



Primary: 41.2
Calgary (2025): 38.9

HOUSEHOLD INCOME



Primary: \$103,652
Calgary (2025): \$131,600

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

550 6 Avenue SE, Calgary, Alberta

YEAR BUILT

2015

LEGAL DESCRIPTION

Plan: 1211562

Block: 126

Lot: 4

ADDITIONAL RENT 2026 ESTIMATES

Operating Costs	\$ 18.52 PSF
Property Tax	\$ 14.81PSF
Total	\$ 33.33 PSF
Premises Utilities	Separately Metered
Management Fee	Included



TENANTS

CRUSH
CAMP

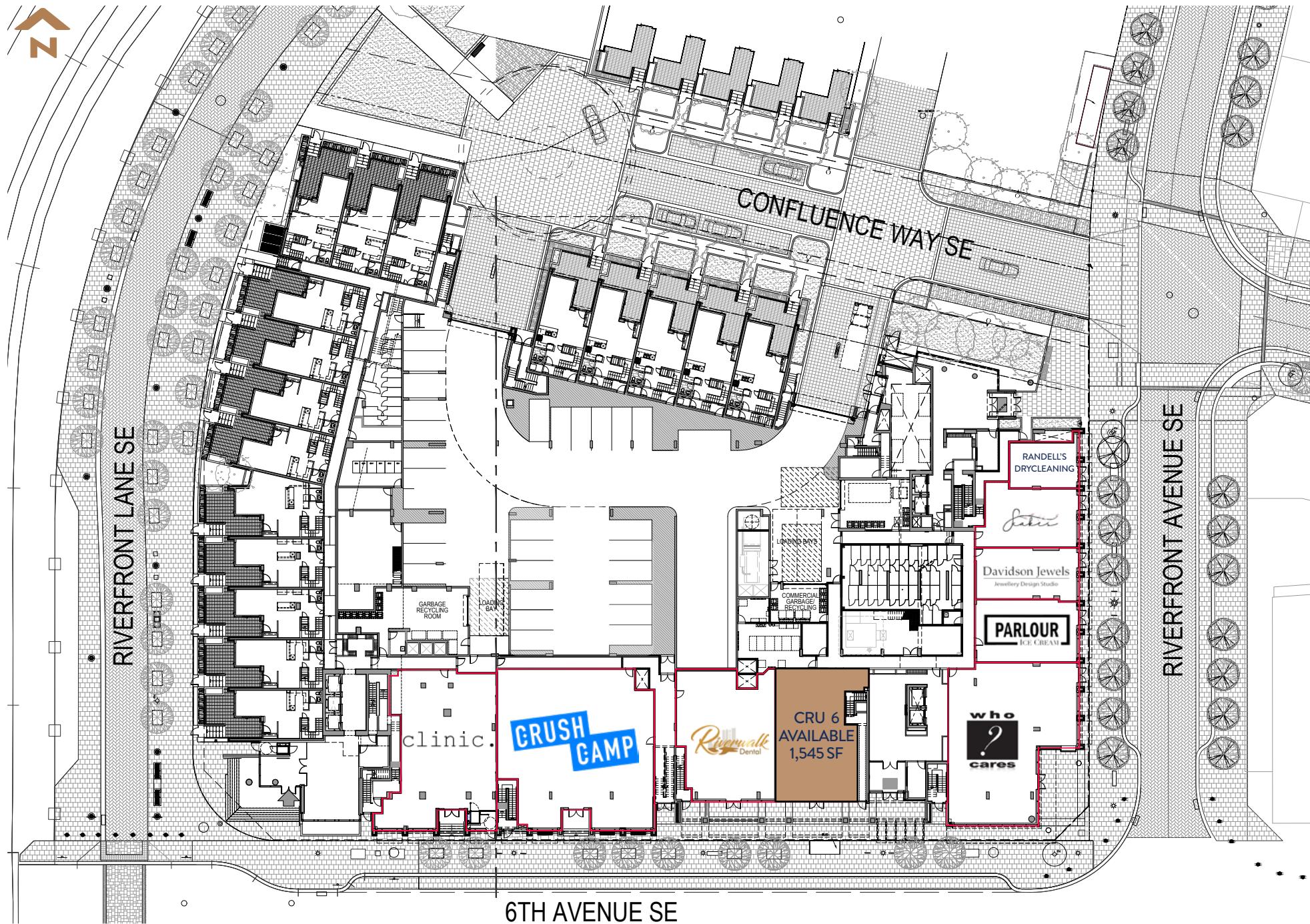
clinic.
Sport & Health

Davidson Jewels
Jewellery Design Studio

PARLOUR
ICE CREAM

Jakes

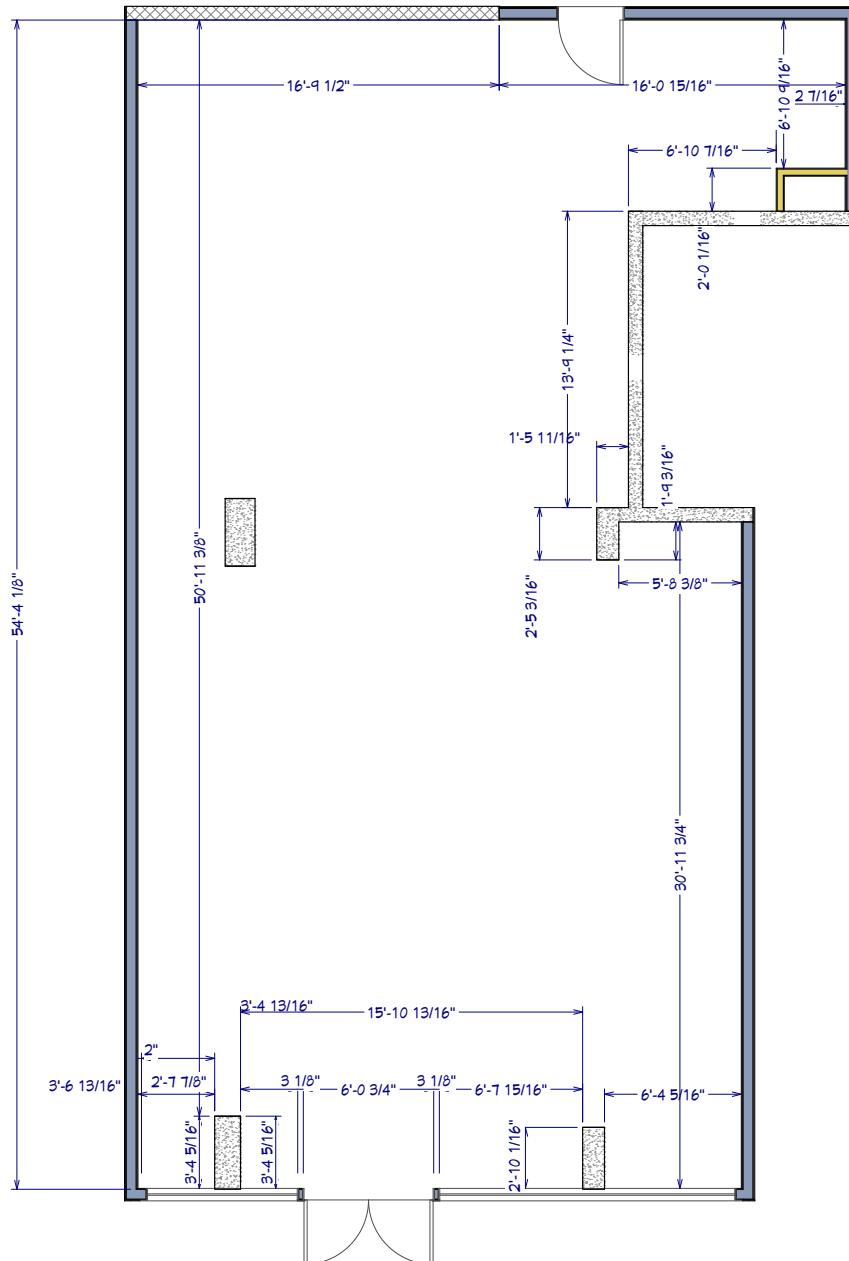
SITE PLAN



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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

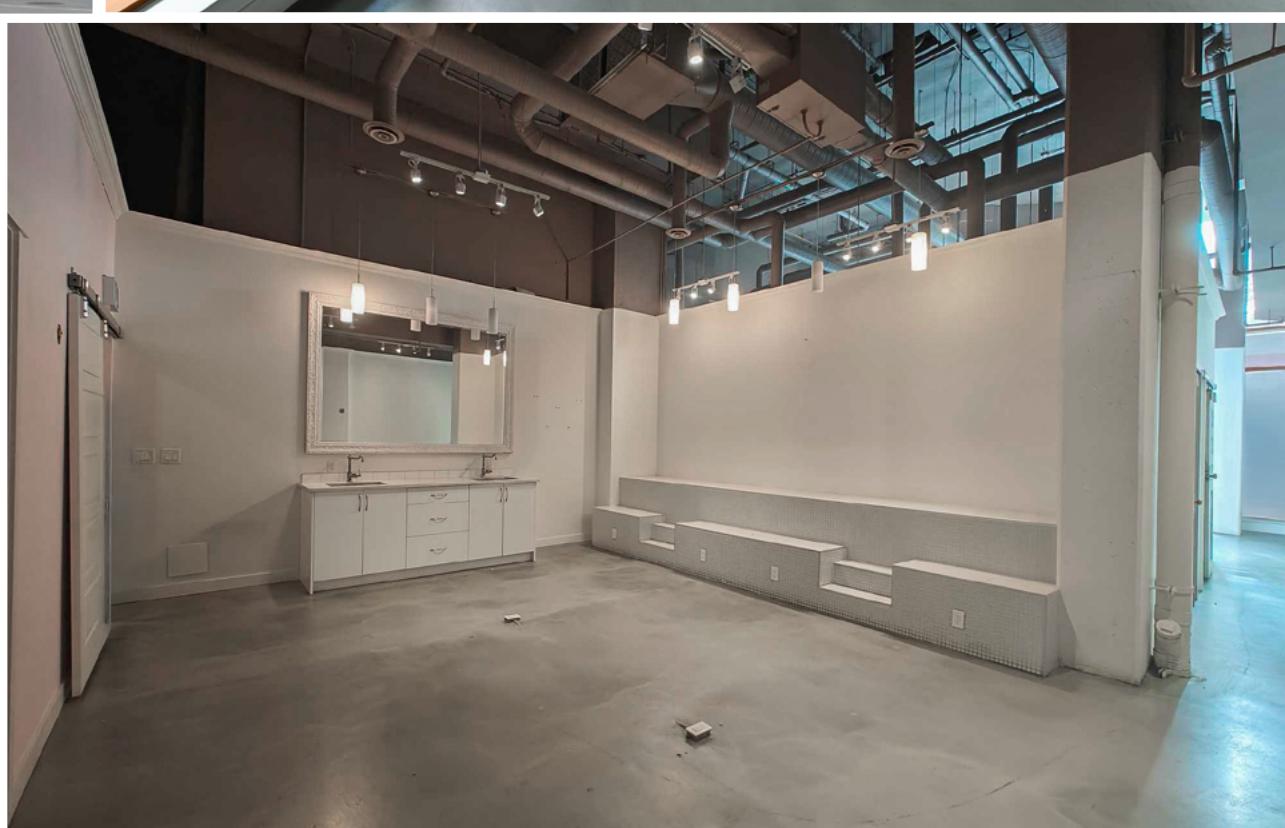
GAS

Yes

STATUS

Built out salon space

CRU 6 PHOTOS



EAST VILLAGE



CONNECT WITH US

CONTACT

GENERAL



Corporate: (403) 206-2131

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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.



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