

RETAIL SPACE FOR LEASE

FIRST STREET MARKET

1321 1 Street SW, Calgary, Alberta

Retail Availability: Unit 3

TAURUSGROUP.COM

ABBY BILLARD

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ABOUT

BUILDING HIGHLIGHTS

First Street Market is a licensed food hall located at the base of a 225 unit, residential tower in Victoria Park.

- This food hall features 10 vendors that offer chef-inspired cuisines - the first concept of its kind in Calgary
- Opens up to a 50-seat patio backing onto Haultain Park
- Situated in Victoria Park, an up-and-coming area with unique shopping experiences, distinctive architecture and world-class restaurants



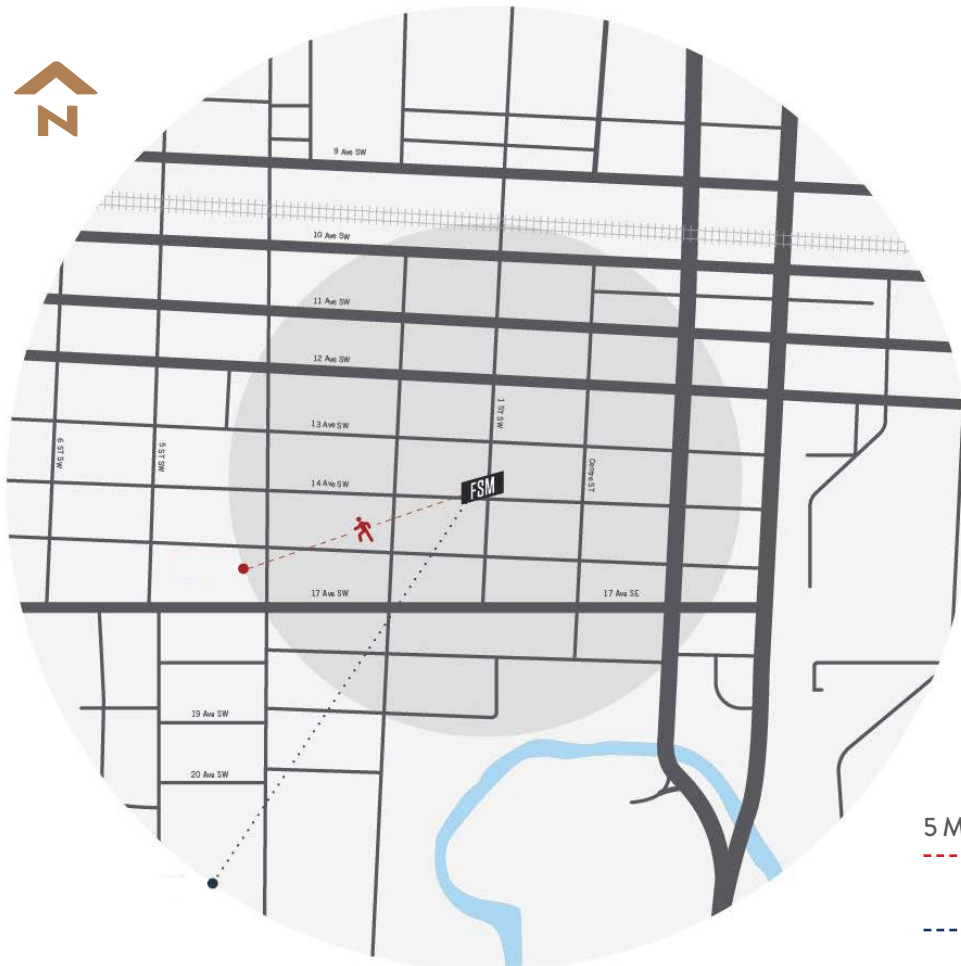
ABOUT

LOCATION HIGHLIGHTS

- > Over 4,000 condo units in the immediate trade area
- > Over 9,500 pedestrians daily along 1st Street SW
- > 15,736 Households in a 1km Radius

- | | |
|--------------------|------------------------|
| 1 St. James Corner | 9 Proof |
| 2 Pat and Betty | 10 Raw Bar |
| 3 Ten Foot Henry | 11 Yellow Door |
| 4 Native Tongues | 12 Vintage Chophouse |
| 5 The Beltliner | 13 Central Taps + Food |
| 6 D.O.P | 14 Pigenhole |
| 7 Starbucks | 15 Model Milk |
| 8 Shelter | 16 Lulu Bar |





5 Min Walk Radius

1KM Radius

COMMUNITY

DEMOGRAPHIC DATA



POPULATION

5 Min Walk:	5,510
1KM Radius:	20,458
Calgary:	1,306,784



DAYTIME POPULATION

5 Min Walk:	8,537
1KM Radius:	77,181



AVERAGE AGE

5 Min Walk:	37.0
1KM Radius:	37.6
Calgary:	38.8



HOUSEHOLD INCOME

5 Min Walk:	\$ 86,943
1KM Radius:	\$ 86,463
Calgary:	\$ 129,000



POST-SECONDARY EDUCATION

5 Min Walk:	82.0%
1KM Radius:	79.3%
Calgary:	71.0%



BUILDING

PROPERTY DETAILS

BUILDING SQUARE FOOTAGE

Retail Size: 46,626 sq ft

LANDLORD

Underwood G.P. Ltd., by
its authorized manager
Western Securities Limited

ZONING

Direct Control

PARKING

Adjacent Indigo Lot for visitors
Street parking available

MUNICIPAL ADDRESS

1321 1 Street SW, Calgary, Alberta

YEAR BUILT

2020

LEGAL DESCRIPTION

Lot: 7
Block: 101
Plan: 1411776



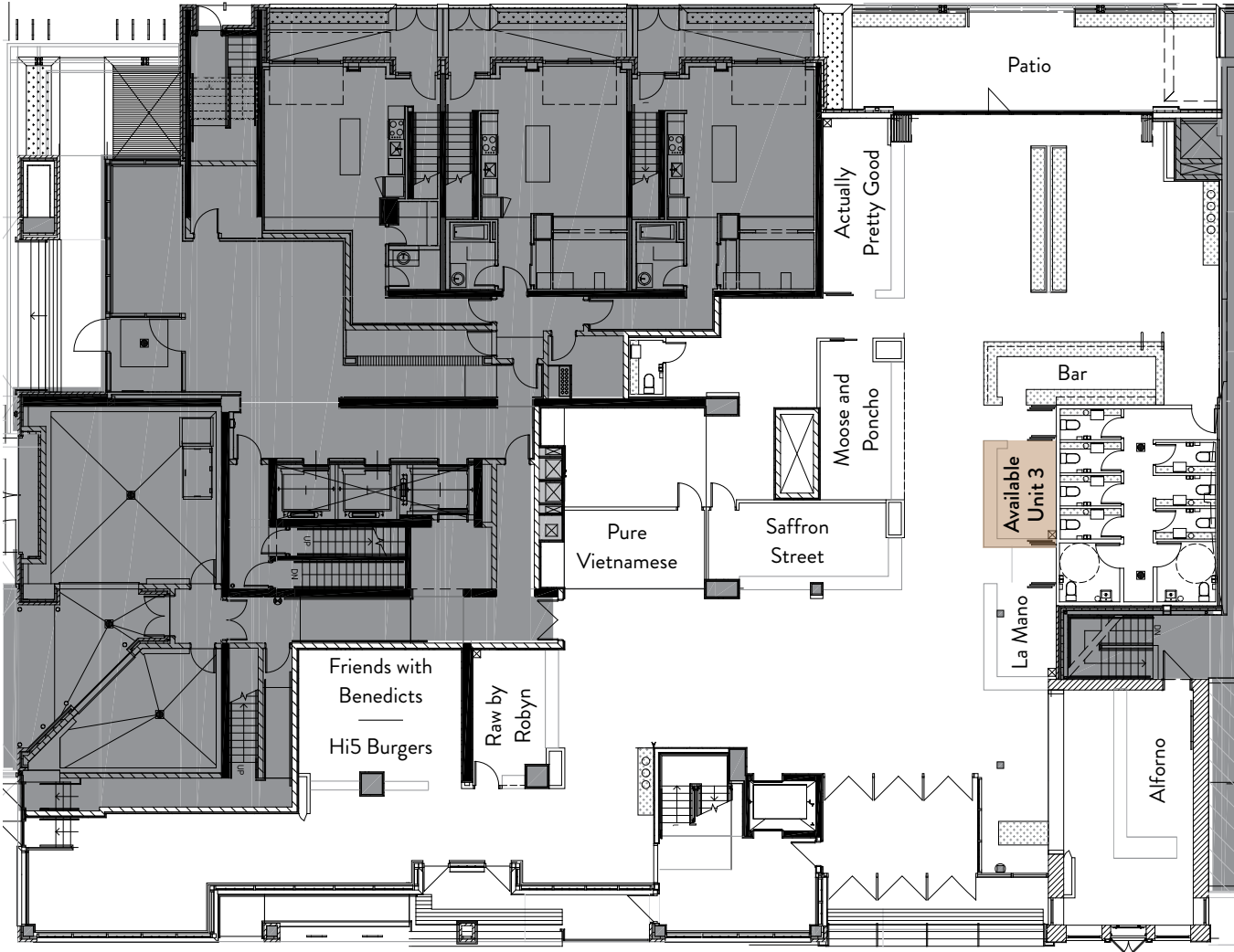
TENANTS



FLOORPLAN



14 AVENUE SW



1 STREET SW

HAULTAIN PARK

ADDITIONAL PHOTOS



CONNECT WITH US

CONTACT

GENERAL



Corporate: (403) 206-2131
Leasing: (403) 206-2130



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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.

