

RETAIL SPACE FOR LEASE



# HANSON SQUARE

909 17 Avenue SW, Calgary, Alberta

Retail Availability:  
Unit 919 - 4,107 SF

[TAURUSGROUP.COM](http://TAURUSGROUP.COM)

HEATHER WIETZEL

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## ABOUT

# BUILDING HIGHLIGHTS

Hanson Square is a mixed-use building on the prominent corner of 17th Avenue and 8th Street SW.

- In the heart of the Retail & Entertainment District, with over 400 shops, services and restaurants
- Across from trendy Mount Royal Village and Urban Fare with high daily vehicle counts and vibrant pedestrian traffic
- Street front and underground public parking available





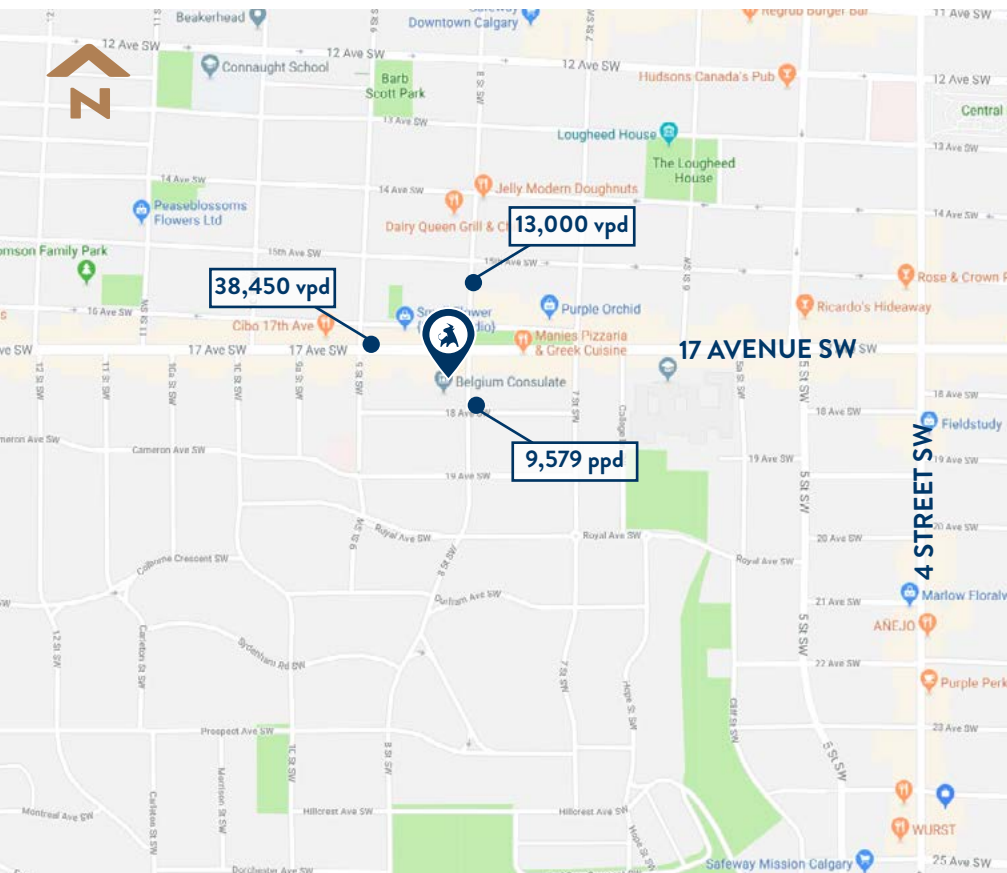
## ABOUT

# LOCATION HIGHLIGHTS

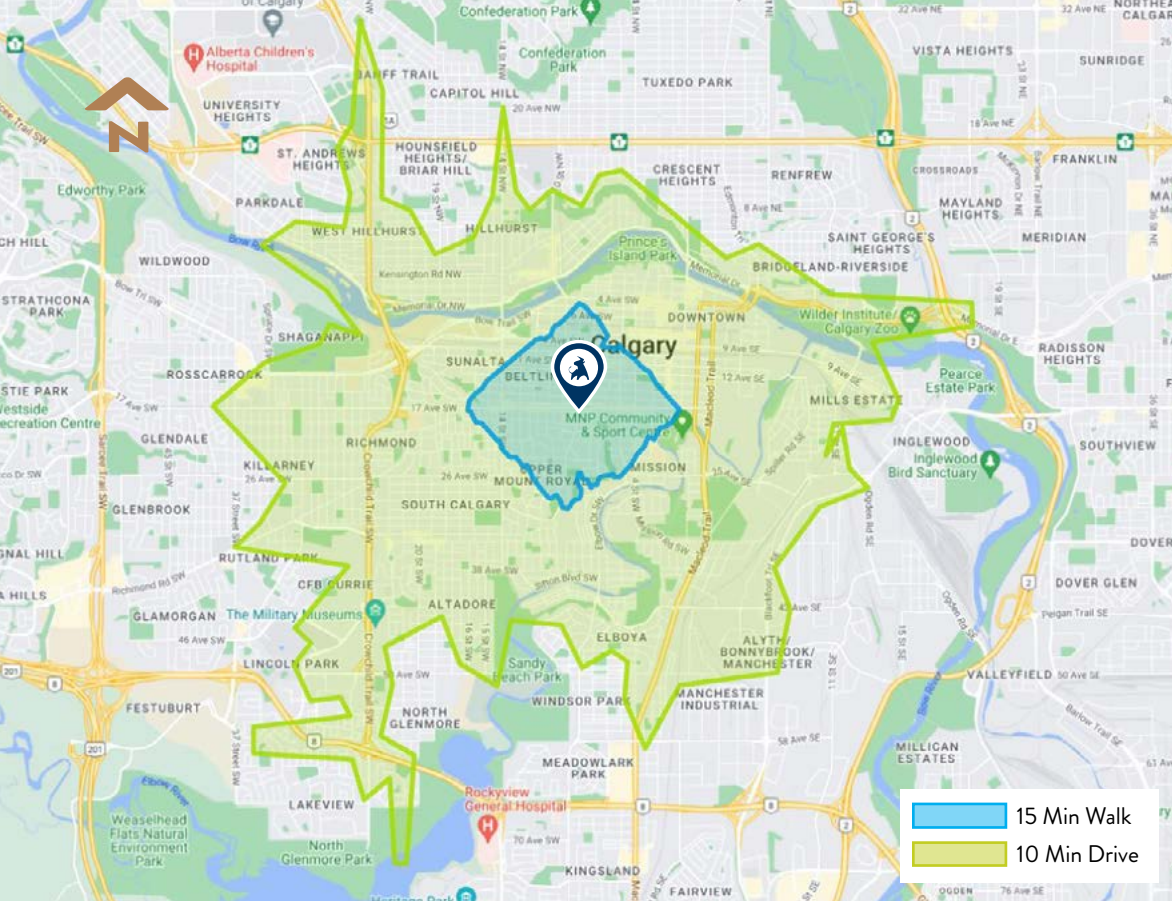
- Bordering on to Beltline and Lower Mount Royal, two of the city's most high density communities
- Over 9,500 pedestrians a day passing by the site

[VIEW ON GOOGLE MAPS](#)

- Exposure to over 38,000 vehicles per day along 17th Avenue SW and over 13,000 vehicles per day along 8 Street SW







## COMMUNITY

# DEMOGRAPHIC DATA



### POPULATION

15 Min Walk:	31,933
10 Min Drive:	135,361
Calgary:	1,306,784



### DAYTIME POPULATION

15 Min Walk:	51,757
10 Min Drive:	262,636



### AVERAGE AGE

15 Min Walk:	37.3
10 Min Drive:	39.2
Calgary:	38.8



### HOUSEHOLD INCOME

15 Min Walk:	\$ 99,621
10 Min Drive:	\$130,945
Calgary:	\$129,000



### POST-SECONDARY EDUCATION

15 Min Walk:	78.1%
10 Min Drive:	80.6%
Calgary:	71.0%





## BUILDING

# PROPERTY DETAILS

## CENTRE SQUARE FOOTAGE

Retail Size: 46,626 sq ft

## LANDLORD

Western Securities Limited

## ZONING

C-COR1

## PARKING

154 public underground stalls  
Street front parking available

## MUNICIPAL ADDRESS

909 17 Avenue SW, Calgary, Alberta

## YEAR BUILT

2012

## LEGAL DESCRIPTION

Lot: 21  
Block: 15  
Plan: 081 5752



## ADDITIONAL RENT 2024 ESTIMATES

Operating Costs	\$ 10.44 PSF
Property Tax	\$ 7.87 PSF
<b>Total</b>	<b>\$ 18.31 PSF</b>

Premises Utilities	Seperately Metered
Management Fee	Included

## TENANTS



MOGOUYAN 老字號  
蘭州牛肉面 • HAND PULLED NOODLE

Mirra Masa  
Fashion Studio

era  
style loft

Myodetox

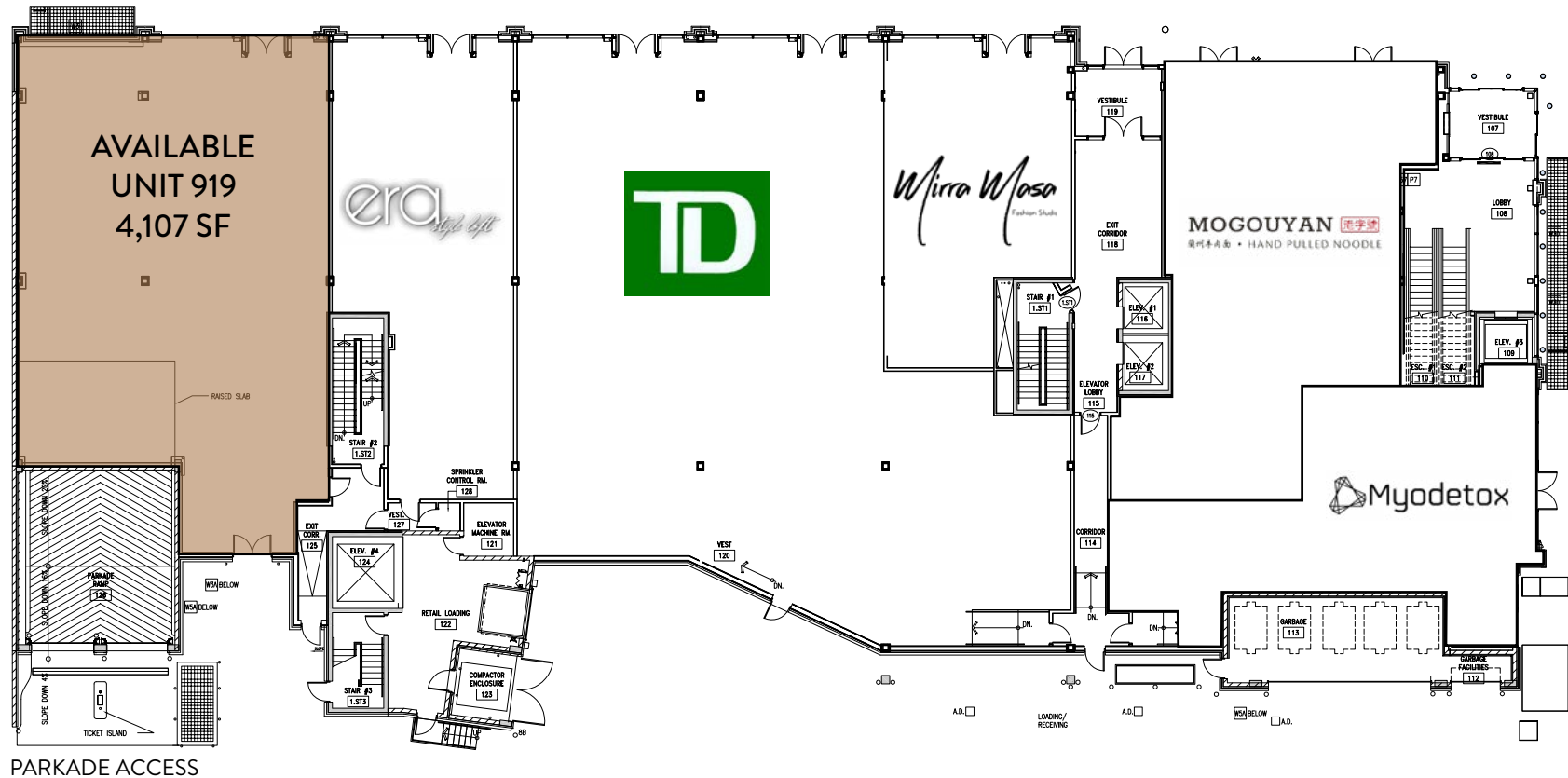


# FLOORPLAN



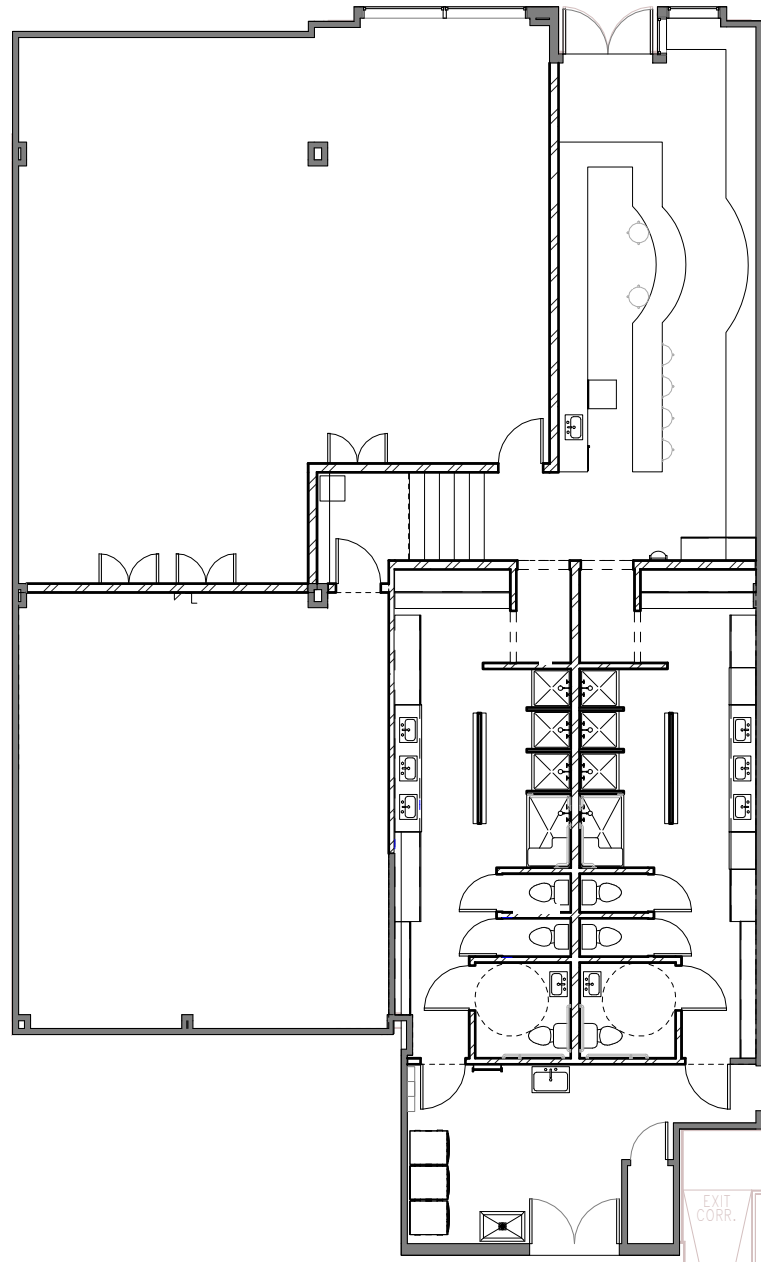
17 AVENUE SW

8 STREET SW



## UNIT PLAN

# UNIT #919



## UNIT

919

## RETAIL AREA

4,107 Square Feet

## CEILING HEIGHT

17'8"

## POWER

225A, 120/208V

## HVAC

6 Fan Coil Units - 20.5 Tons Total

## MUA

Max. 7,500 CFM

## WATER

1.25" Line

## SEWER

4" Line

## LOADING

Ground Level

## GARBAGE

Ground Level

## 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.

