

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





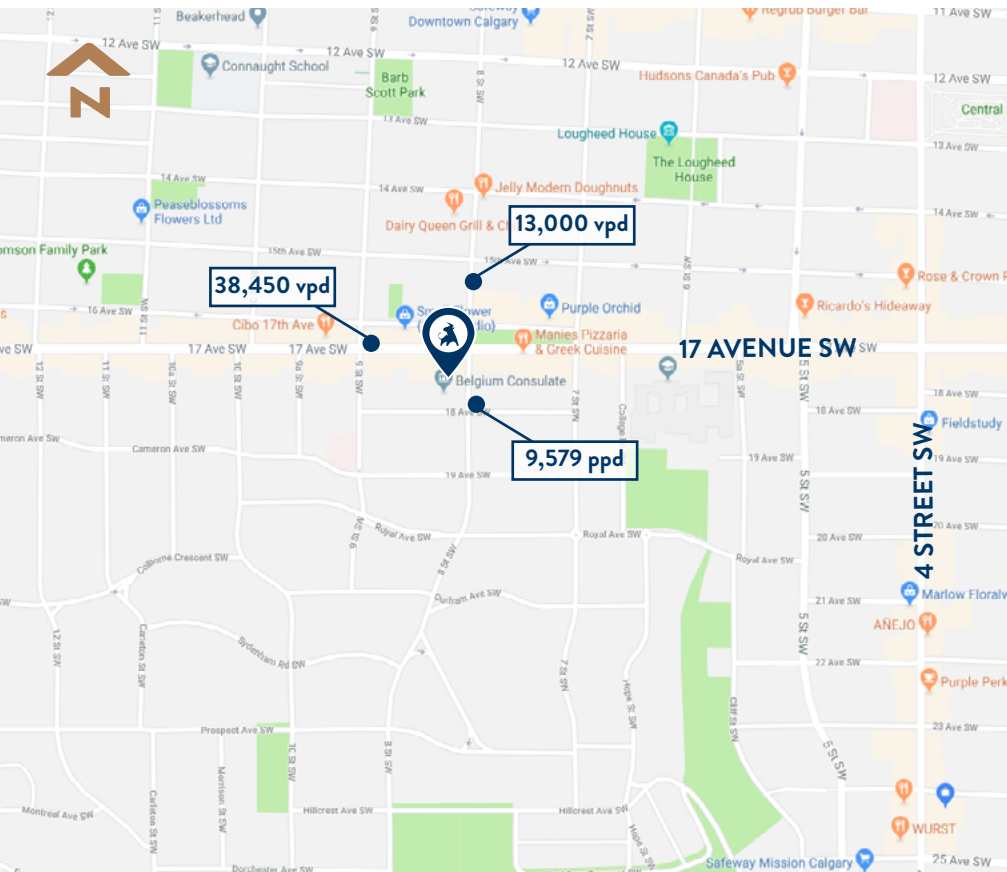
ABOUT

# LOCATION HIGHLIGHTS

VIEW ON GOOGLE MAPS

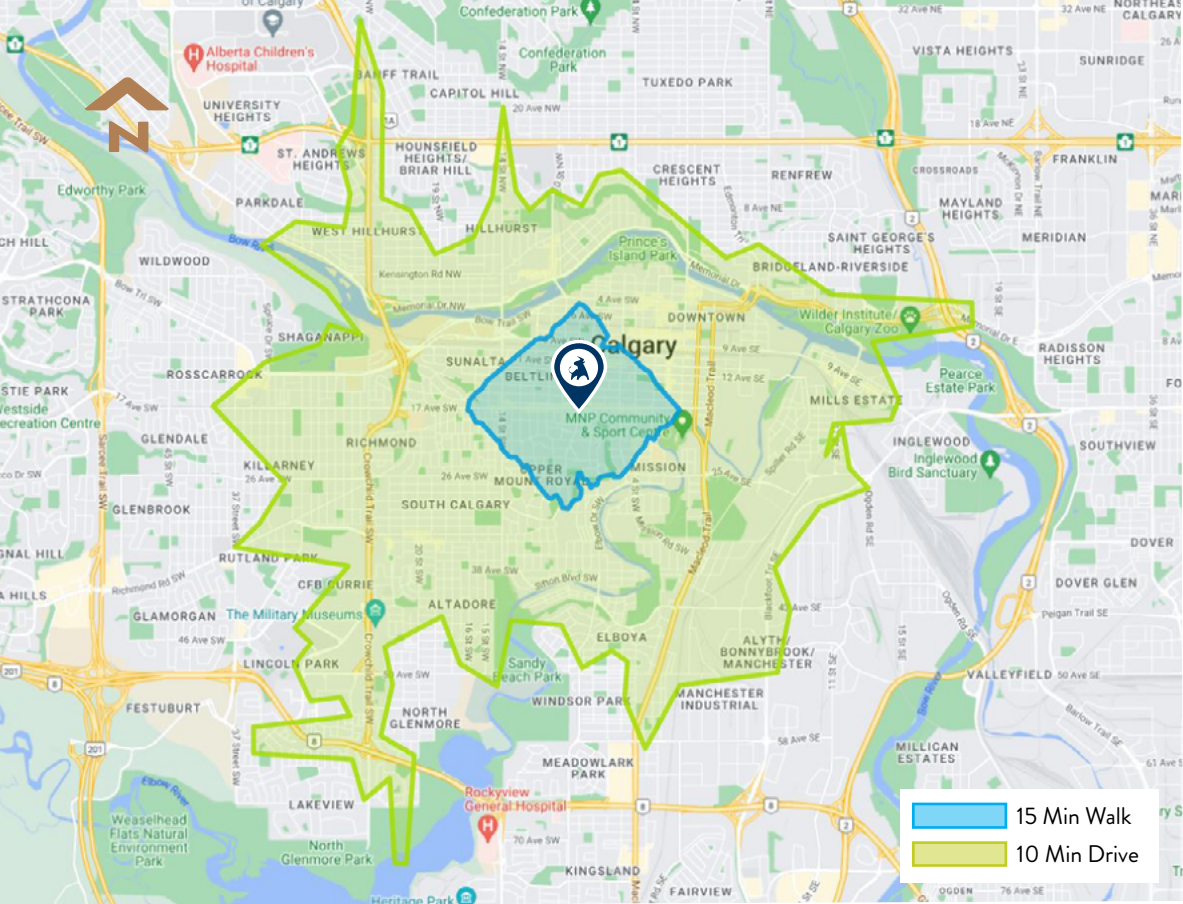
- Bordering on to Beltline and Lower Mount Royal, two of the city's most high density communities
- Over 9,500 pedestrians a day passing by the site

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



The information contained herein is confidential and provided solely for review purposes. It is not to be used for any other purpose or made available to any other person without the prior written consent of Taurus Property Group. The information was compiled from data furnished by sources deemed reliable. Every effort has been made to ensure accuracy of the information at the time of its compilation, but it is not guaranteed and no representation or warranty as to its accuracy or completeness is implied.






# 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%



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## 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 2025 ESTIMATES

Operating Costs	\$ 10.29 PSF
Property Tax	\$ 8.22 PSF
<b>Total</b>	<b>\$ 18.51 PSF</b>

Premises Utilities      Separately Metered  
Management Fee      Included

## TENANTS



**MOGOUYAN** 老字號  
蘭州牛肉面 • HAND PULLED NOODLE

*Mirra Masa*  
Fashion Studio

*era*  
style loft

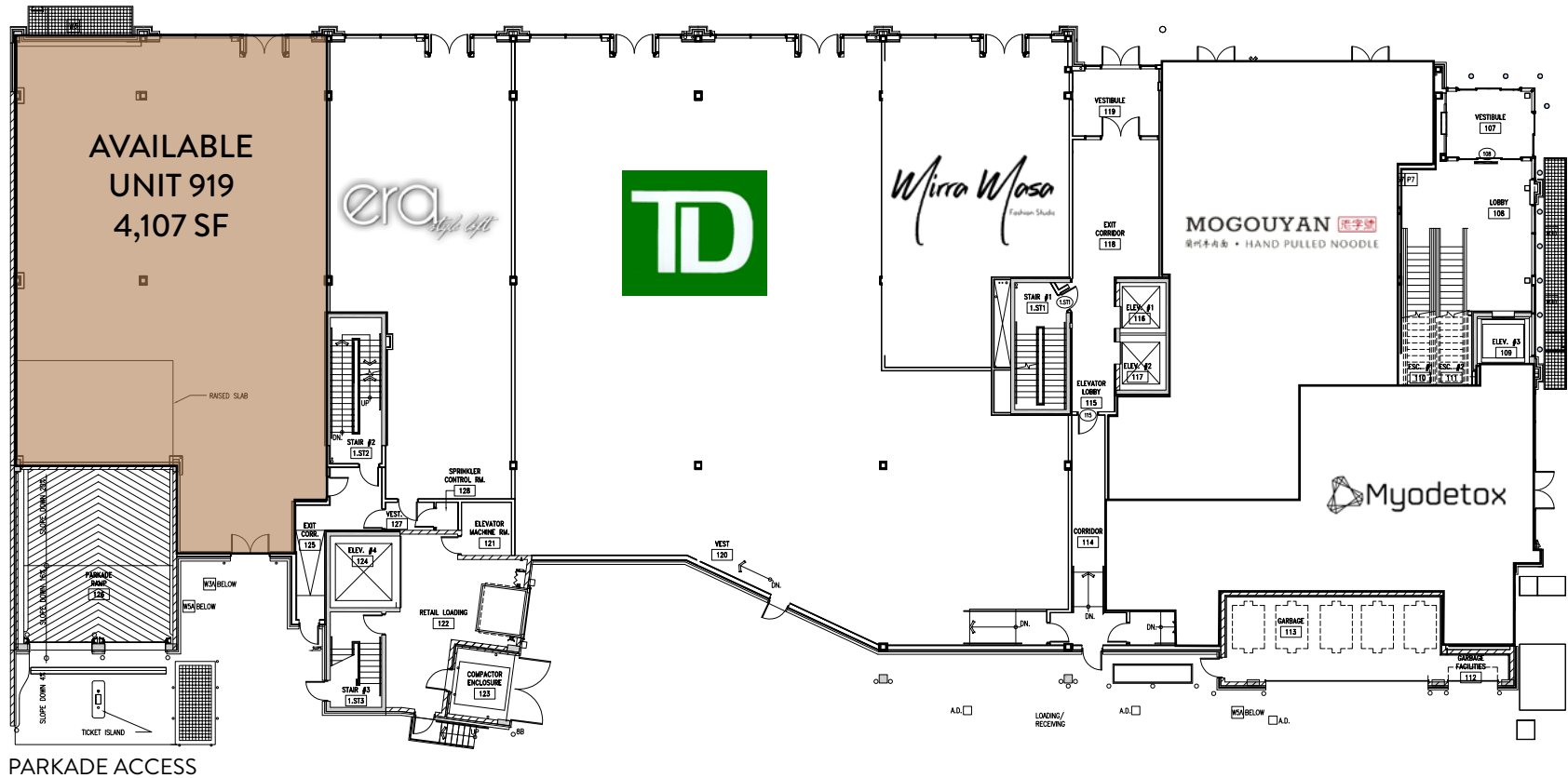
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# FLOORPLAN



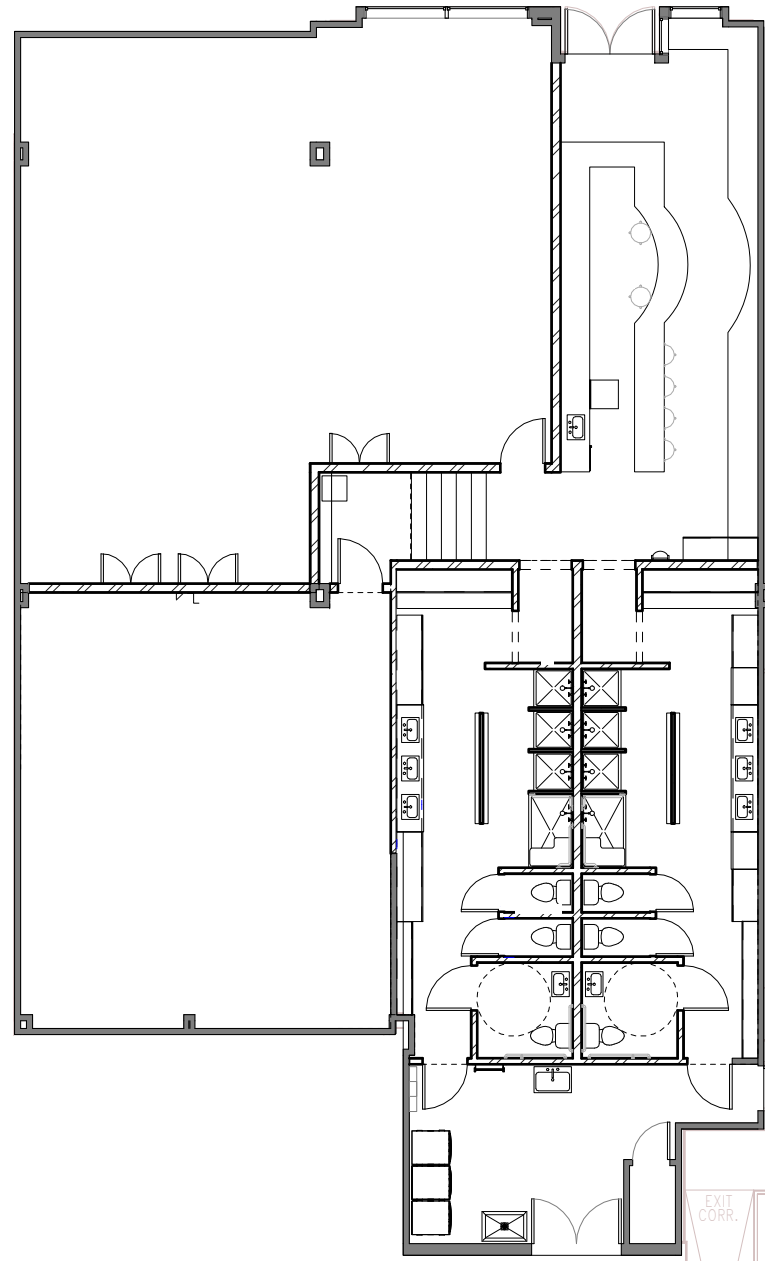
17 AVENUE SW



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



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Leasing: (403) 206-2130



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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.

