

STEPHEN AVENUE PLACE


TAURUS
PROPERTY GROUP



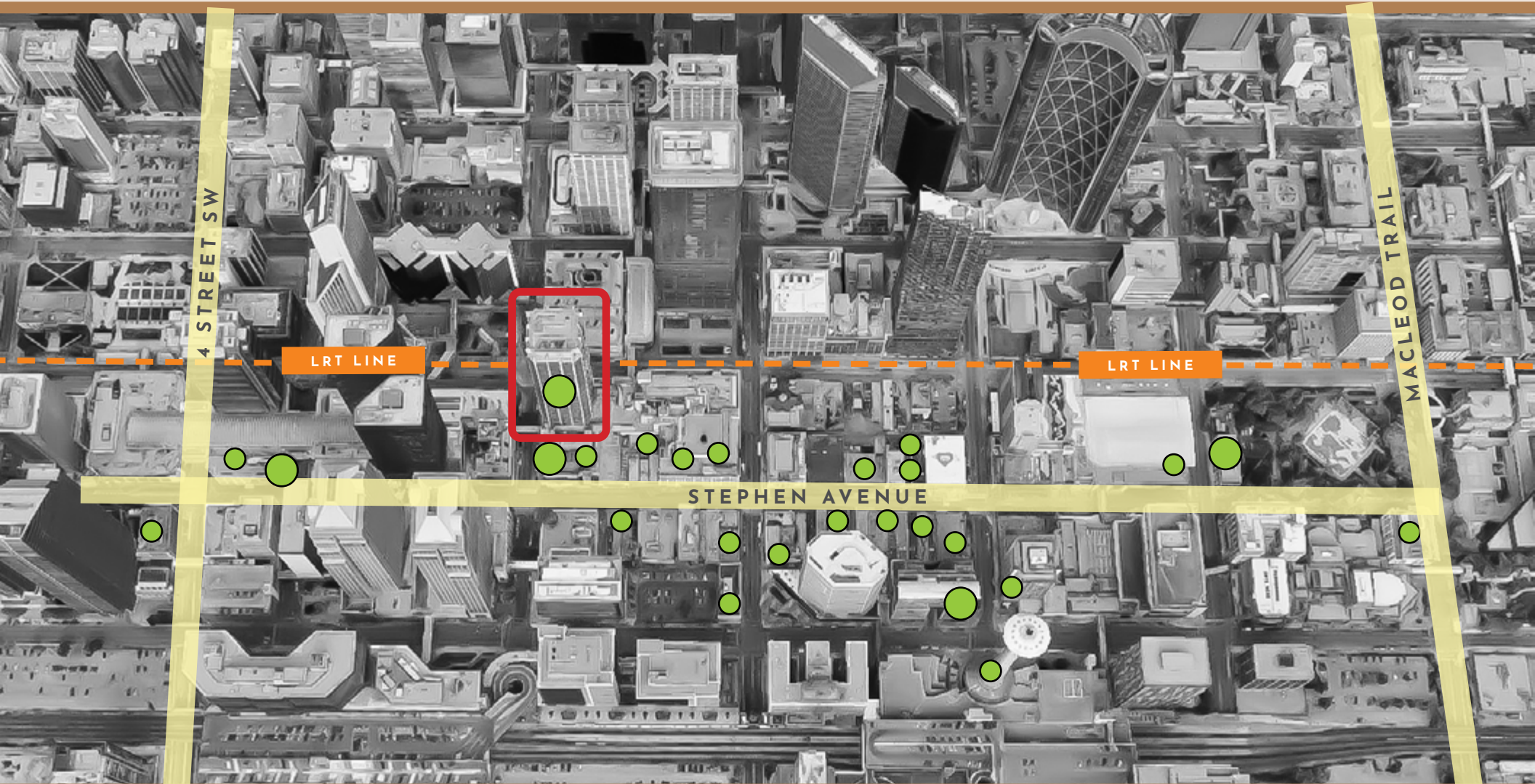
WHERE CALGARY COMES TO EAT, MEET AND SOCIALIZE



MORE THAN OFFICE RETAIL

Stephen Avenue Place is evolving into one of downtown Calgary's most active destinations for dining, hospitality and entertainment. Anchored by nationally recognized restaurant operators, exceptional pedestrian traffic and direct connections to Calgary's central business district, the property offers a unique opportunity for operators looking to become part of an established destination.

STEPHEN AVENUE TODAY: RESTAURANT DESTINATION



● PROMINENT F&B TENANTS

MAJOR
TOM

CHARCUT
ROAST HOUSE

TEATRO

CACTUS CLUB CAFE

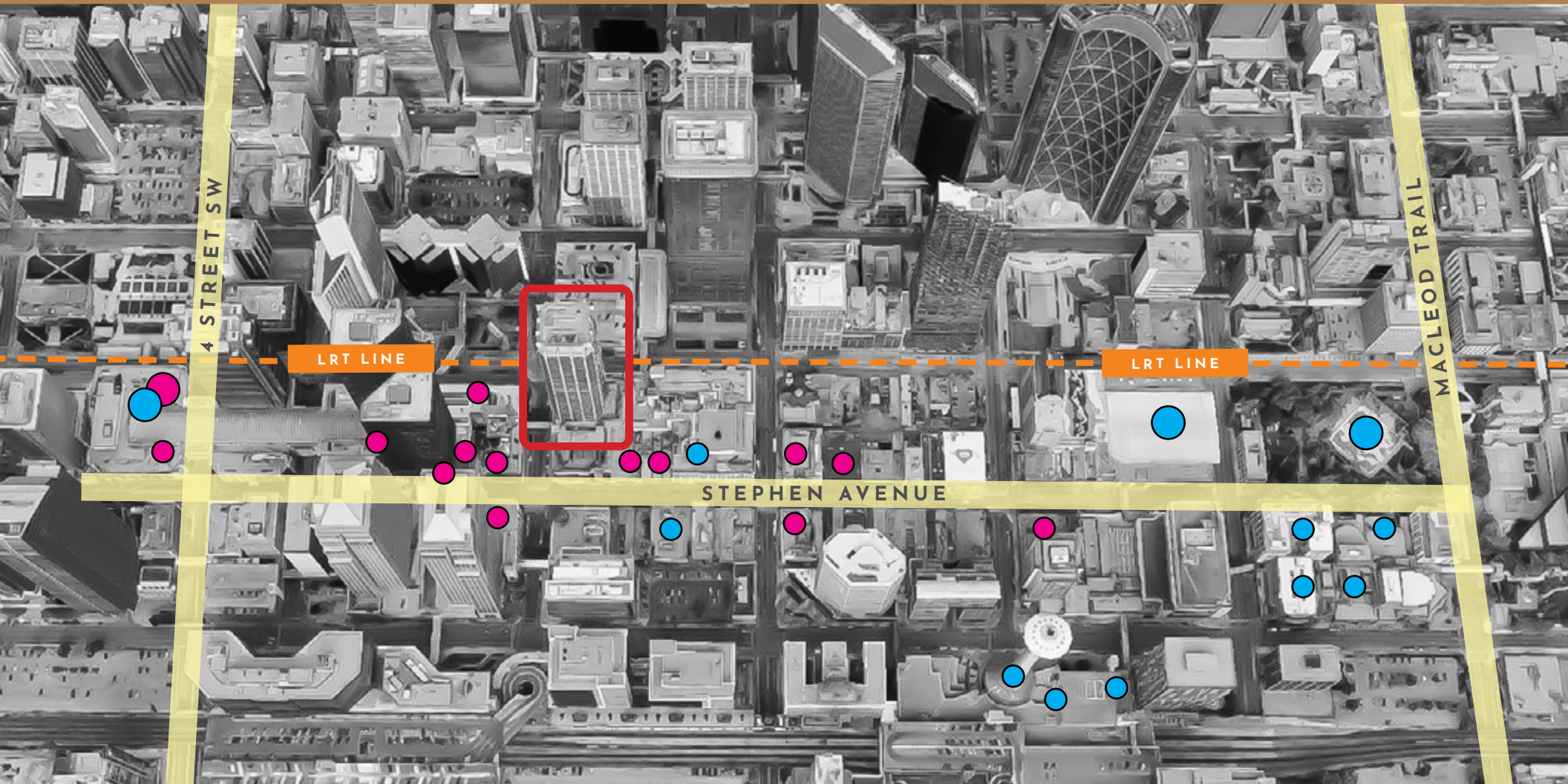
HY'S
STEAKHOUSE
COCKTAIL BAR

LOCAL

BARBARELLA

GORO+GUN

STEPHEN AVENUE TODAY: NATIONAL TENANTS & SUPPORTED AMENITIES



 NATIONAL TENANTS

HOLT RENFREW

TIFFANY & CO.

 **simons**

BIRKS

HARRY ROSEN

 ARTS & ENTERTAINMENT

 Arts
Commons

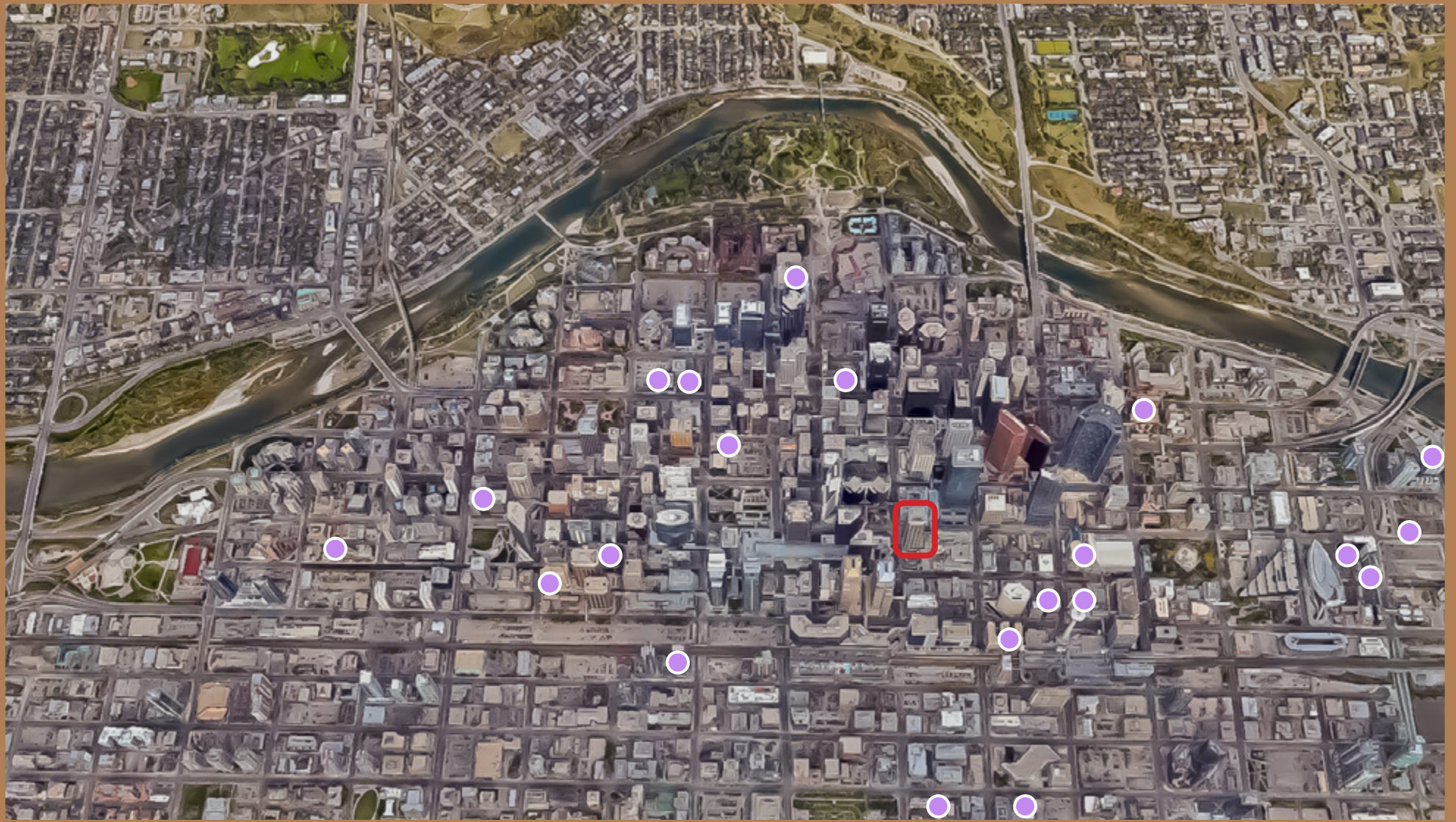
calgary TELUS convention
centre

THE
PALACE THEATRE
EST. 1925

OLYMPIC PLAZA

CORE
SIMONS • TD SQUARE • HOLT RENFREW

STEPHEN AVENUE TODAY: **HOTEL LANDSCAPE**



STEPHEN AVENUE TOMORROW: AREA INVESTMENTS



SCOTIA PLACE EVENT CENTRE



OLYMPIC PLAZA



ARTS COMMONS



BMO CENTRE

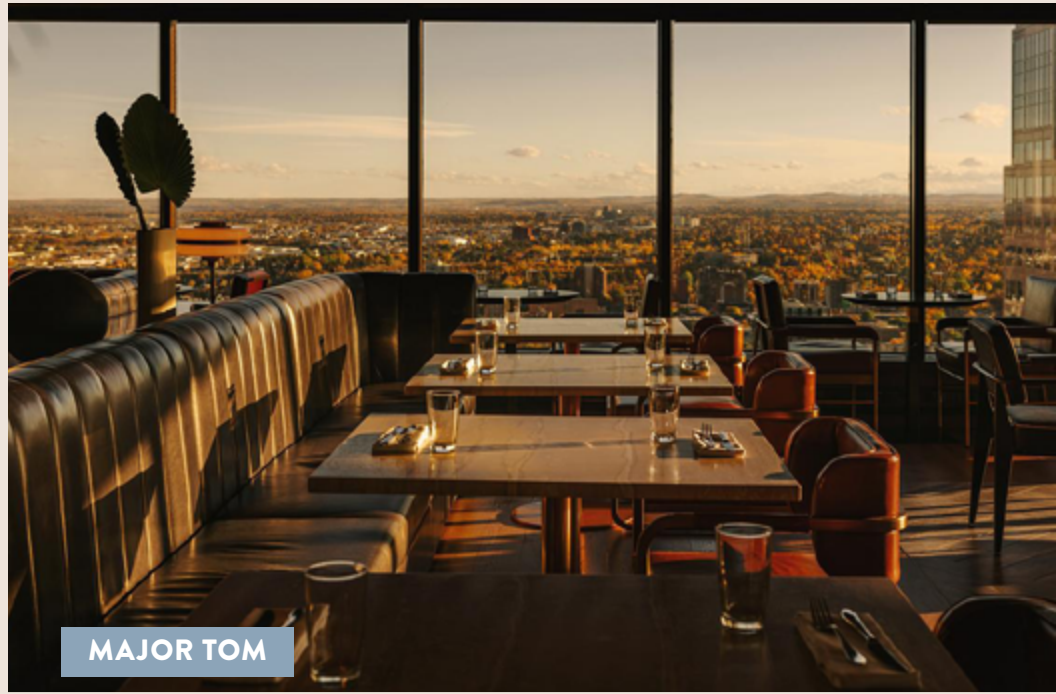


GLENBOW MUSEUM RENOVATION

JOIN SOME OF CALGARY'S MOST-RECOGNIZED HOSPITALITY BRANDS



BARBARELLA (MAIN LEVEL RESTAURANT)



MAJOR TOM



PIGEONHOLE (SECOND FLOOR RESTAURANT)



PINEAPPLE FOOD HALL

JOIN SOME OF CALGARY'S MOST RECOGNIZED HOSPITALITY BRANDS



GORO + GUN



SOCIAL BEER HAUS



NATIONAL ON 8TH



PHIL & SEBASTIAN COFFEE

DESIRED USES INCLUDE:



CHEF-DRIVEN RESTAURANTS

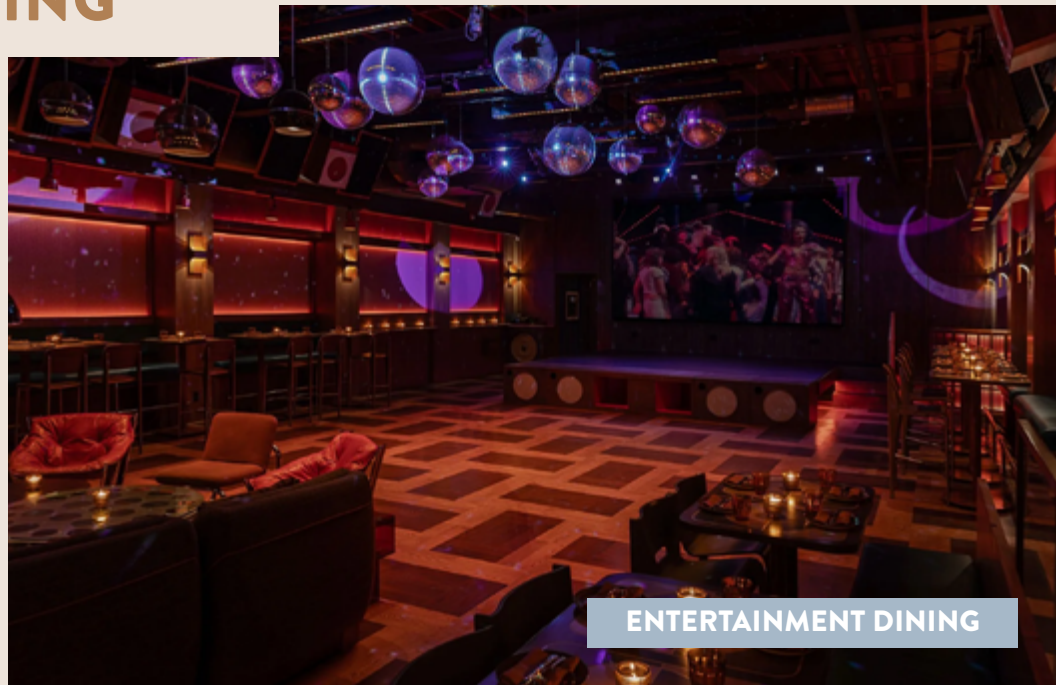


COCKTAIL AND WINE BARS

DINING



SPORTS BAR



ENTERTAINMENT DINING

DESIRED USES INCLUDE:



GOLF SIMULATORS

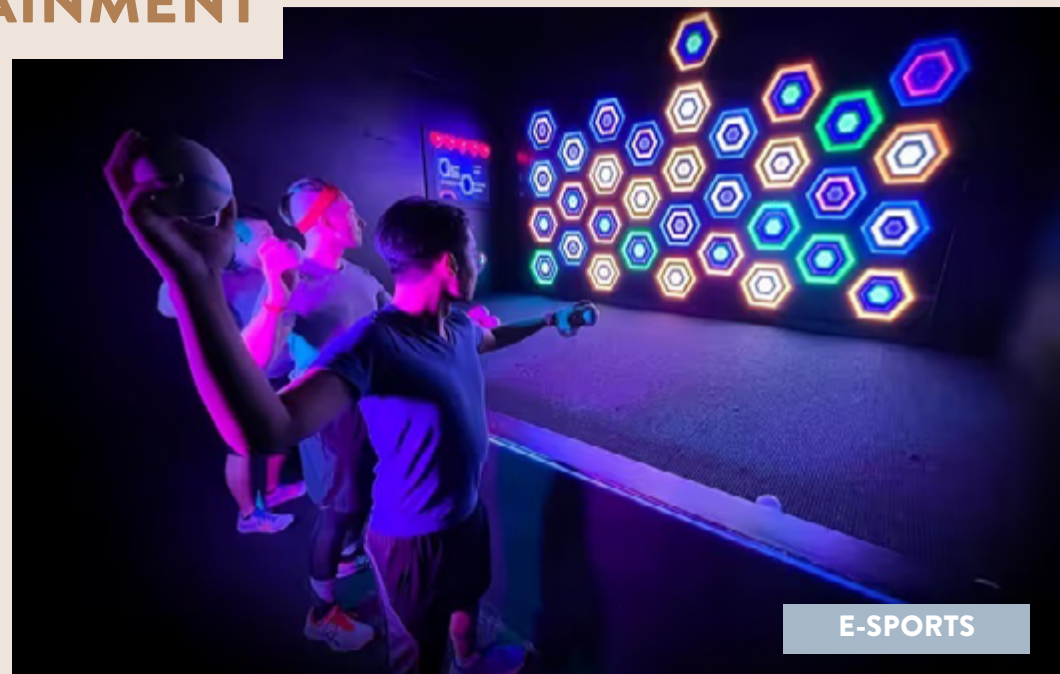


INTERACTIVE GAMING

ENTERTAINMENT

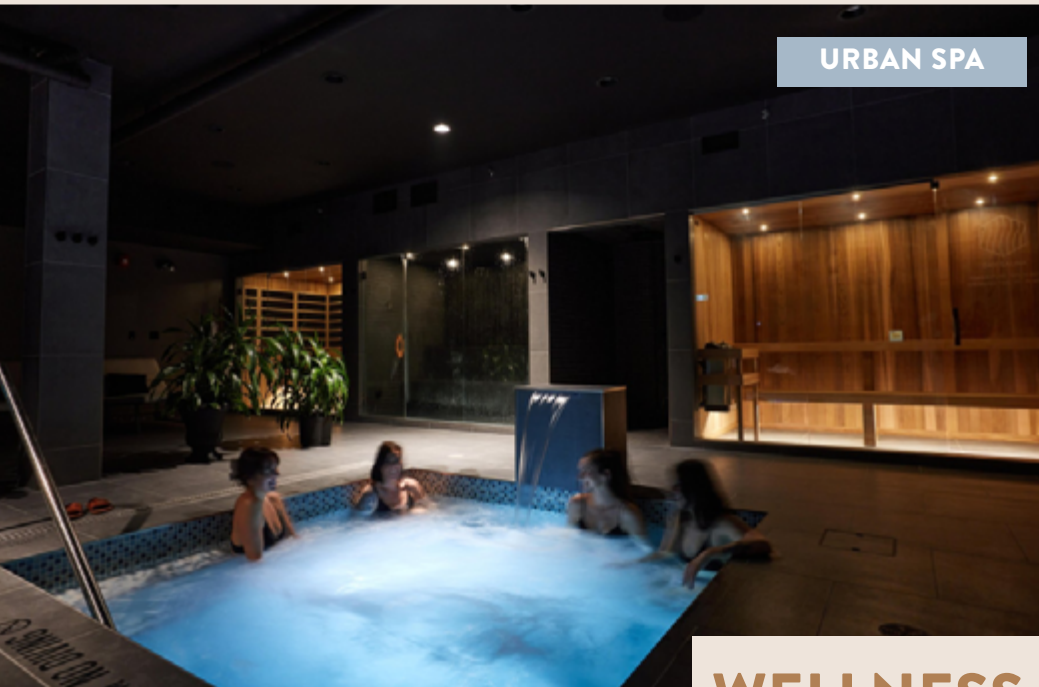


IMMERSIVE VIRTUAL REALITY



E-SPORTS

DESIRED USES INCLUDE:



URBAN SPA

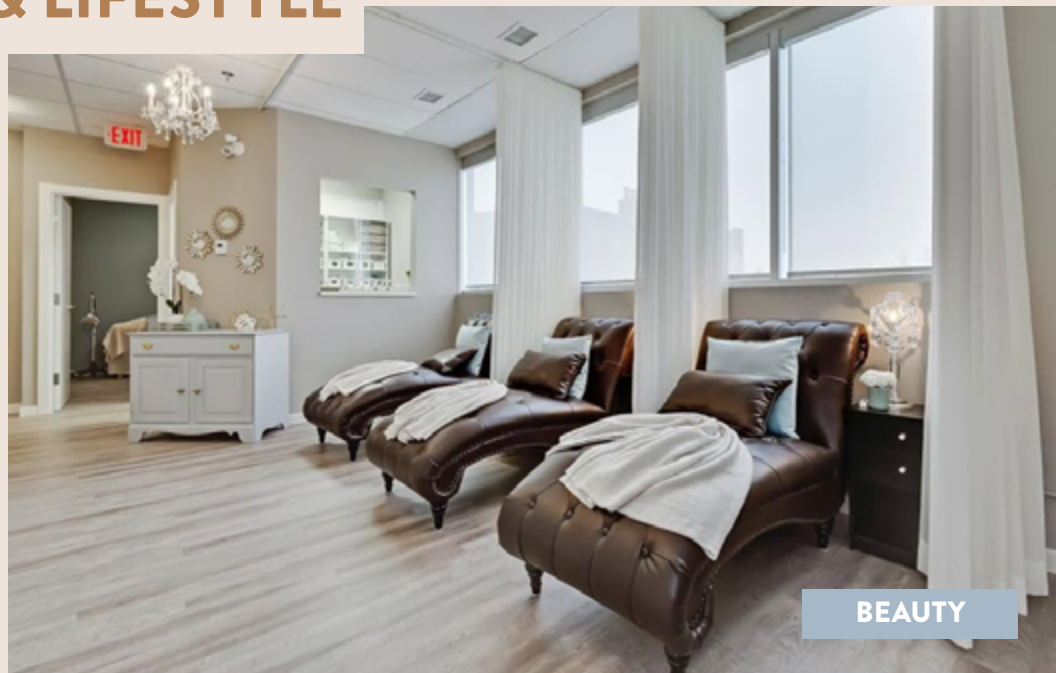


BOUTIQUE FITNESS

WELLNESS & LIFESTYLE



PREMIUM SALON



BEAUTY

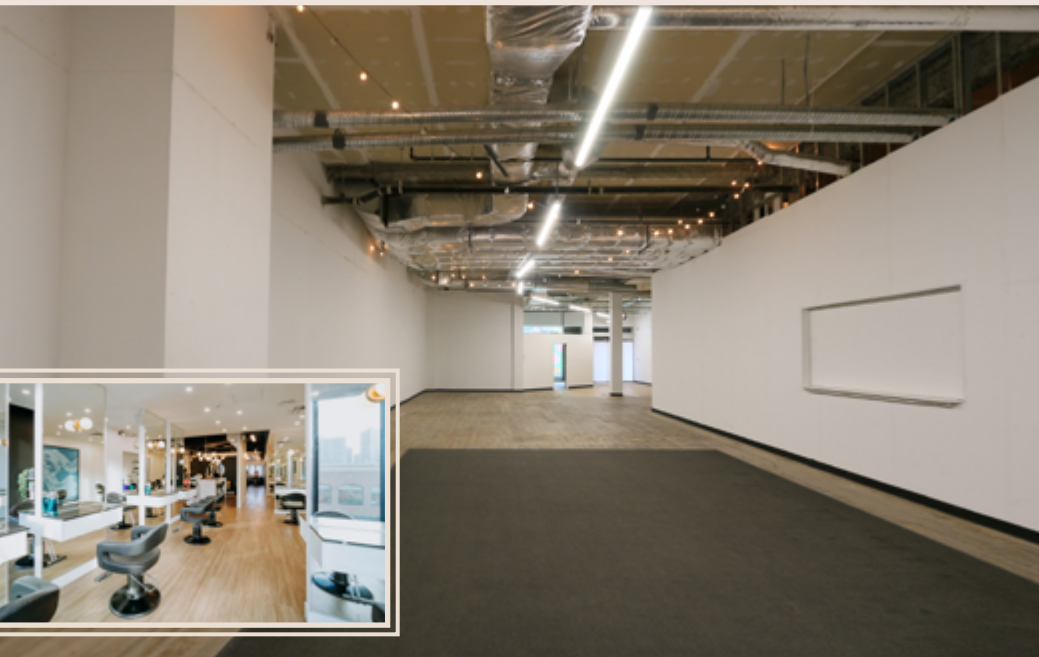
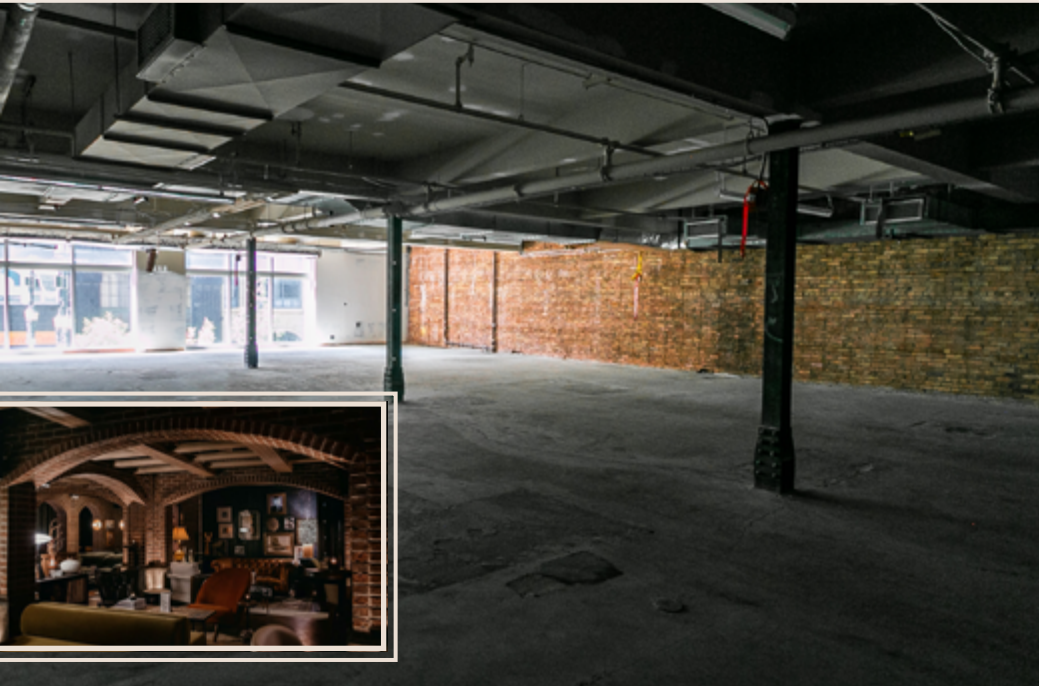
DESIRED USES INCLUDE:



EVERYDAY SERVICE



BUILT FOR EXPERIENCES



WHY OPERATORS SUCCEED HERE



STEPHEN AVENUE FRONTAGE



OFFICE POPULATION



PLUS 15 ACCESS



EVENING DESTINATION



THE CORE CONNECTION



TOURISM



BROOKFIELD PLACE CONNECTION



HOTEL GUESTS



CTRAIN AT THE FRONT DOOR



EXISTING RESTAURANT ECOSYSTEM

AVAILABLE OPPORTUNITIES

RESTAURANTS

2,500 - 5,000 SF



ENTERTAINMENT

8,000 - 18,600 SF



BOUTIQUE CONCEPTS

600 - 1,000 SF

CORNER OPPORTUNITIES



ADDITIONAL RENT

2026 ESTIMATES

	SAP	KRAFT	VENATOR
Operating Costs	\$22.02	\$11.80	\$23.37
<u>Property Tax</u>	<u>\$1.99</u>	<u>\$5.43</u>	<u>\$6.21</u>
Total	\$24.01	\$17.23	\$29.58

Premises Utilities	TBC
Management Fees	Included



700 2 STREET SW, CALGARY

**STEPHEN AVENUE PLACE IS CURATING ONE OF CALGARY'S MOST EXCITING
DINING, HOSPITALITY AND ENTERTAINMENT DESTINATIONS.**

IS YOUR CONCEPT NEXT?

VIEW UNIT PLANS >>

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