



RETAIL SPACE FOR LEASE

# TRANSALTA PLACE

1100 1 Street SE, Calgary, Alberta

UNIT 110: +/- 1,719 SF

UNIT 120: 2,968 SF

[VIEW VIRTUAL TOUR](#)

HEATHER WIETZEL

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



## ABOUT

# BUILDING HIGHLIGHTS

TransAlta Place is a mixed-use building within the Keynote Urban Village complex. This 14-storey tower showcases a retail podium at its base.

- Located in Victoria Park, facing 11th Avenue SE - a major traffic artery in the neighbourhood
- Within close proximity to convenient quick service restaurants, trendy eateries and local boutique shops
- Keynote Urban Village complex is anchored by Sunterra Market, an office tower and two residential towers
- Target uses include: coffee, specialty medical, health & beauty and amenity services

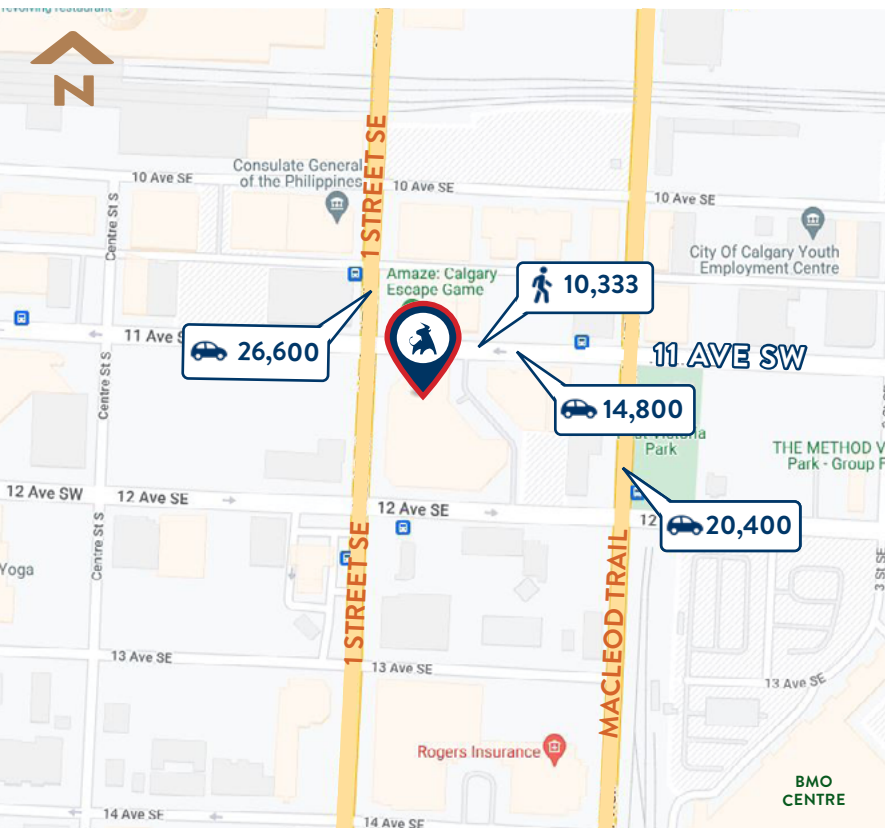


ABOUT

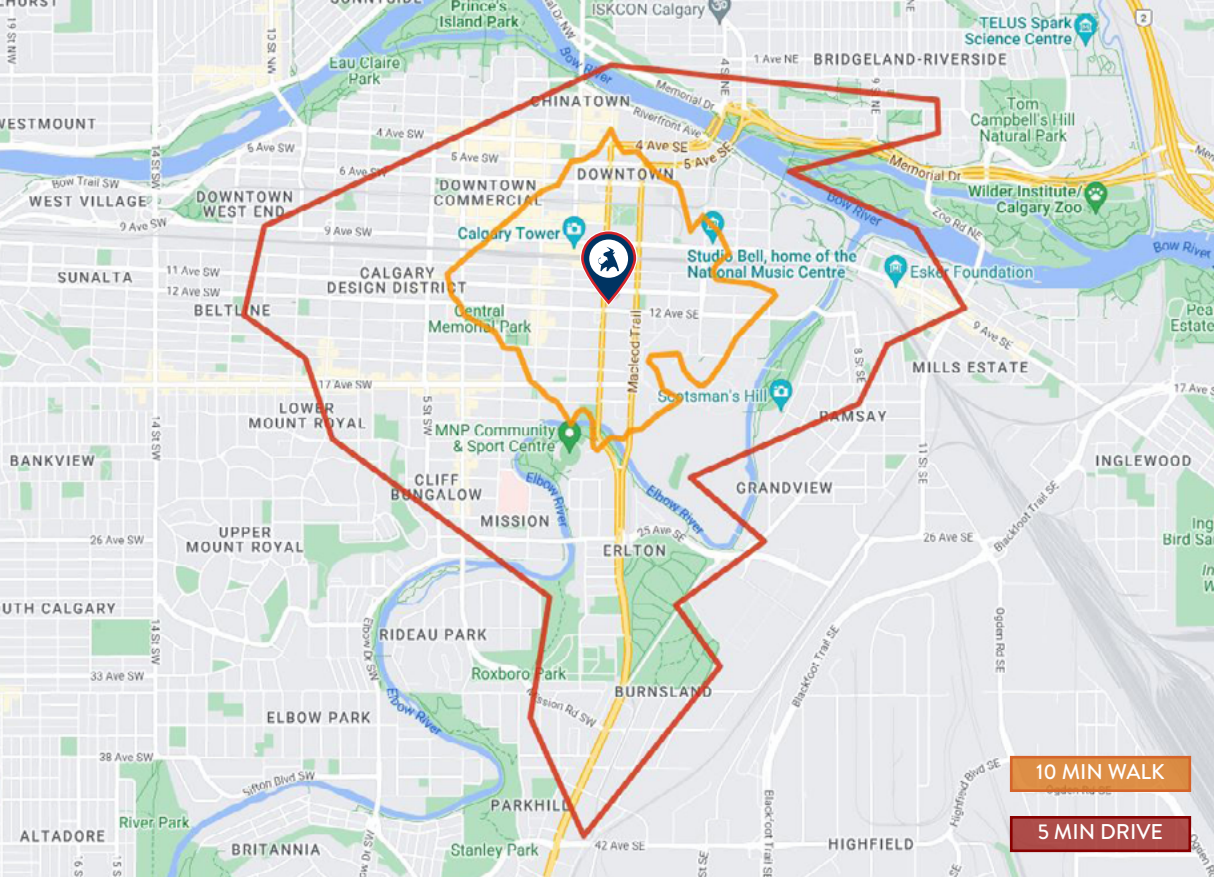
# LOCATION HIGHLIGHTS

[VIEW ON GOOGLE MAPS](#)

- > Situated between downtown commercial core and Victoria Park, offering exposure to a lively daytime and nightlife scene
- > Convenient proximity to the downtown core, LRT, Calgary Stampede, Arts Commons and MNP Community & Sport Centre
- > Strong traffic counts in the area with over 40,000 vehicles and 10,000 pedestrians passing the site daily
- > Steps away from several highly acclaimed eateries including: Cardinale, Ten Foot Henry, Teatro, First Street Market and Yellow Door Bistro



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## COMMUNITY

# DEMOGRAPHIC DATA



### POPULATION

10 Min Walk:	9,033
5 Min Drive:	42,375
Calgary (2025):	1,688,000



### DAYTIME POPULATION

10 Min Walk:	38,254
5 Min Drive:	147,131



### AVERAGE AGE

10 Min Walk:	38.8
5 Min Drive:	39.4
Calgary (2025):	38.9



### HOUSEHOLD INCOME

10 Min Walk:	\$ 84,724
5 Min Drive:	\$ 94,909
Calgary (2025):	\$131,600



## BUILDING

# PROPERTY DETAILS

## CENTRE SQUARE FOOTAGE

Building Size: 282,827 SF

Retail Size: 41,658 SF

## ASSET MANAGER

Colliers Macaulay Nicolls Inc.

## ZONING

DC (Direct Control)

## PARKING

1 stall per 766 SF

Street side parking and 356  
underground stalls available

## MUNICIPAL ADDRESS

1100 1 Street SE, Calgary, Alberta

## YEAR BUILT

2010

## LEGAL DESCRIPTION

Plan: 09114475

Block: 80

Lot: 47 Excepting thereout  
all mines and minerals



## ADDITIONAL RENT 2026 ESTIMATES

Operating Costs	\$ 10.15 PSF
Property Tax	\$ 5.06 PSF
<b>Total</b>	<b>\$ 15.21 PSF</b>

Premises Utilities	Seperately Metered
Management Fee	Included

## TENANTS WITHIN KEYNOTE COMPLEX



**SUNTERRA**  
market

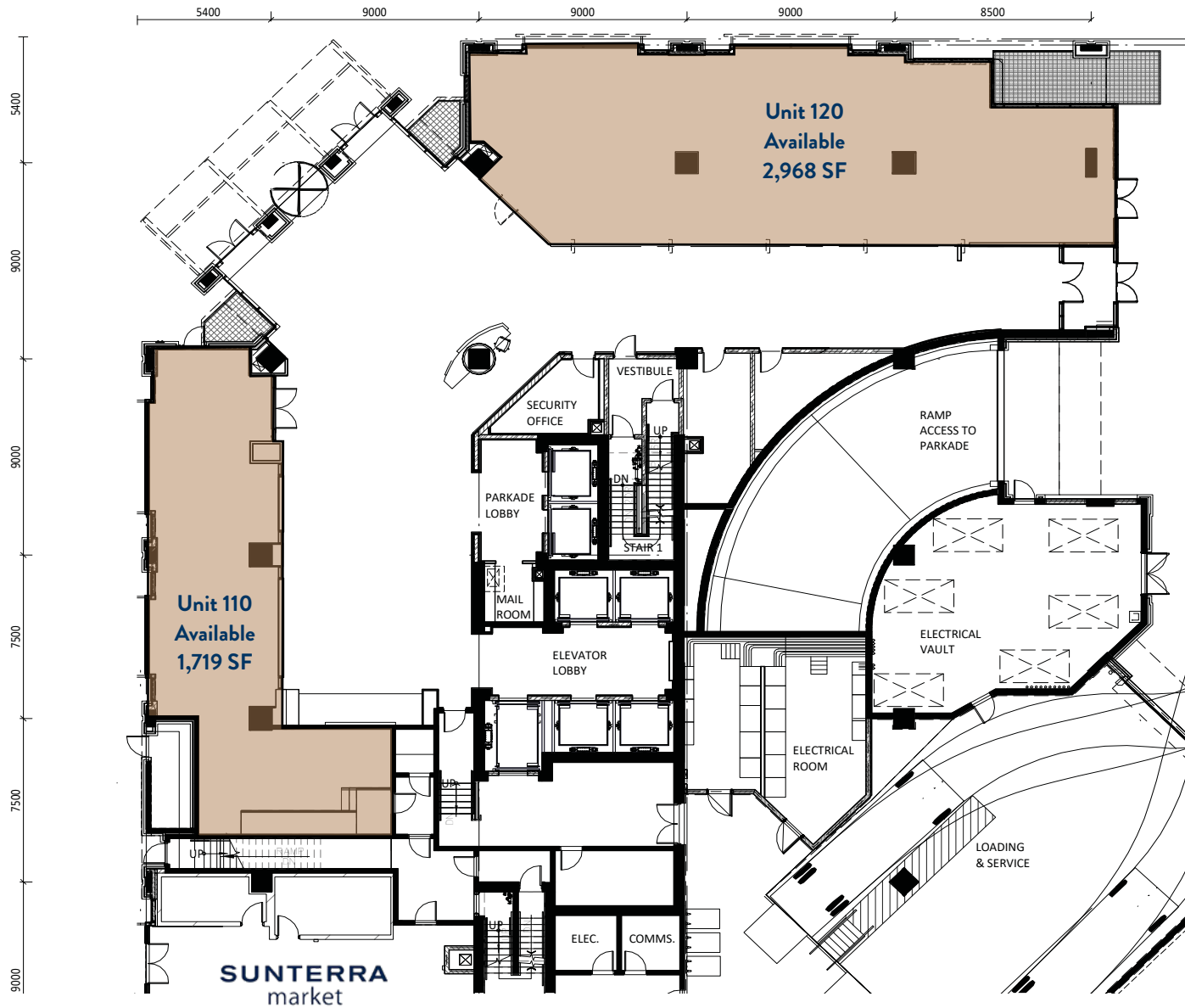


# MAIN FLOOR

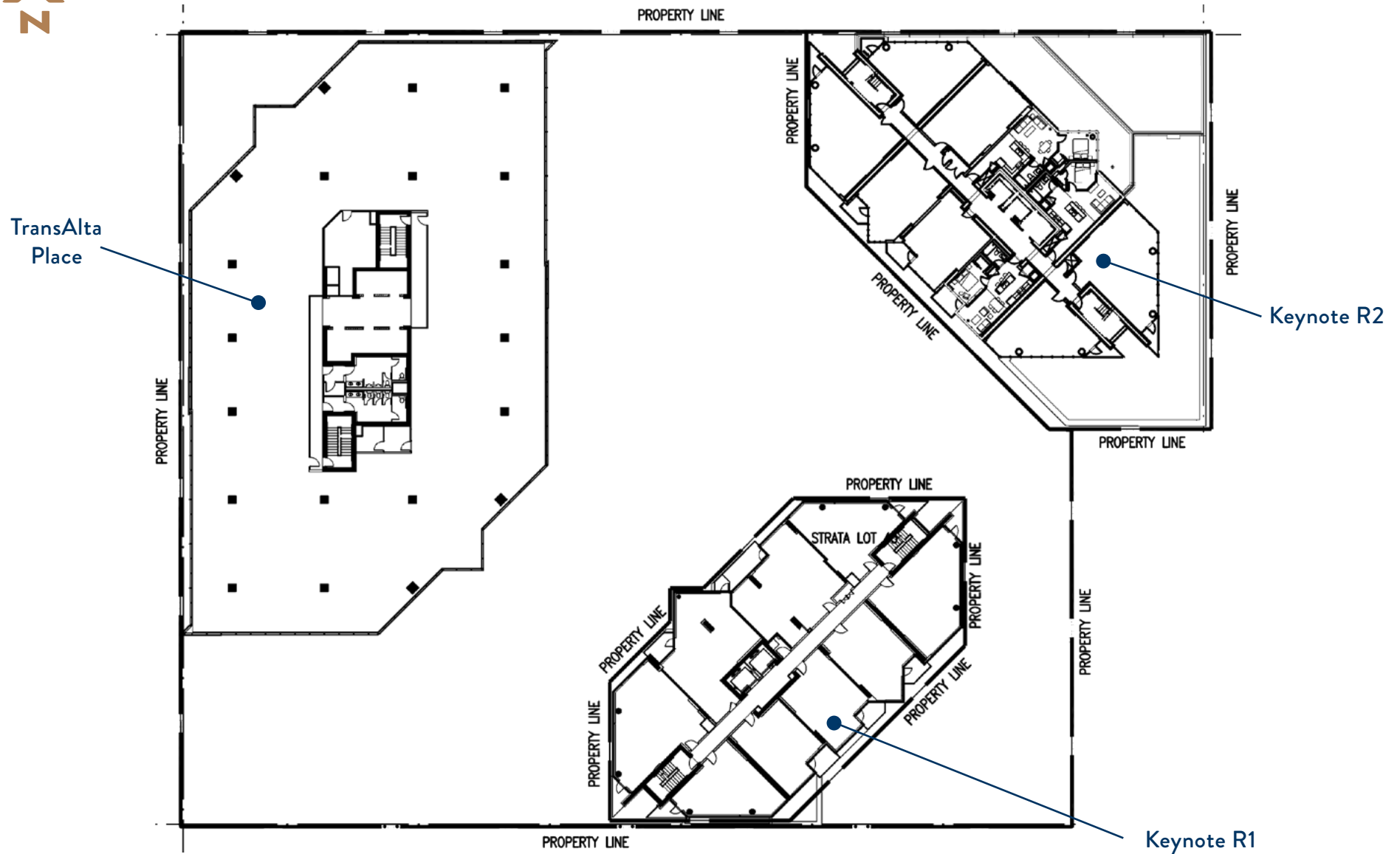


1 STREET SE

11 AVENUE SE

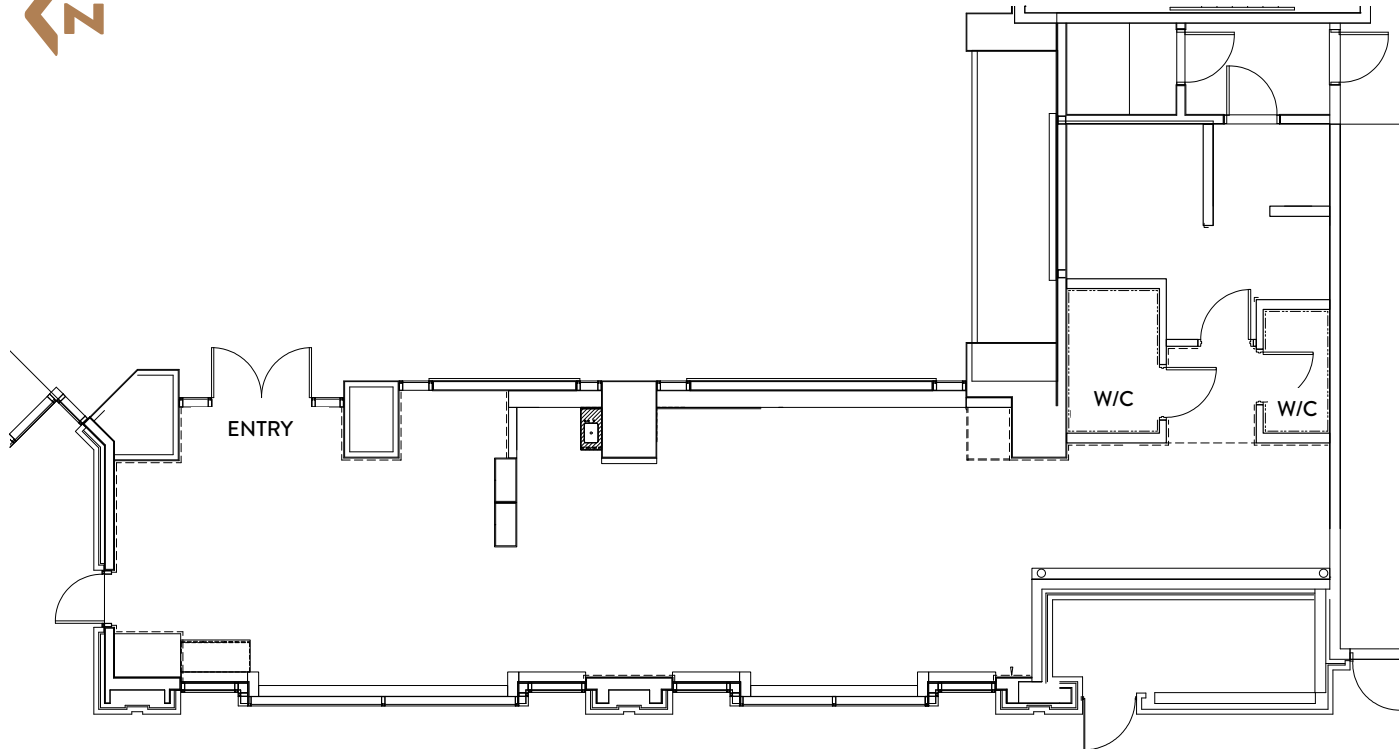


# SITE PLAN - KEYNOTE URBAN VILLAGE



## UNIT PLAN

# UNIT #110



## UNIT

110

## RETAIL AREA

~ 1,719 Square Feet

## CEILING HEIGHT

19'

## POWER

3 Panels: (one) 120A, 208V;  
(two) 200A, 120-208V

## HVAC

Two panels - 5 Tons ea.

## WATER

1/2" line

## SEWER

4" line for washrooms;  
2" line for sinks

## GAS

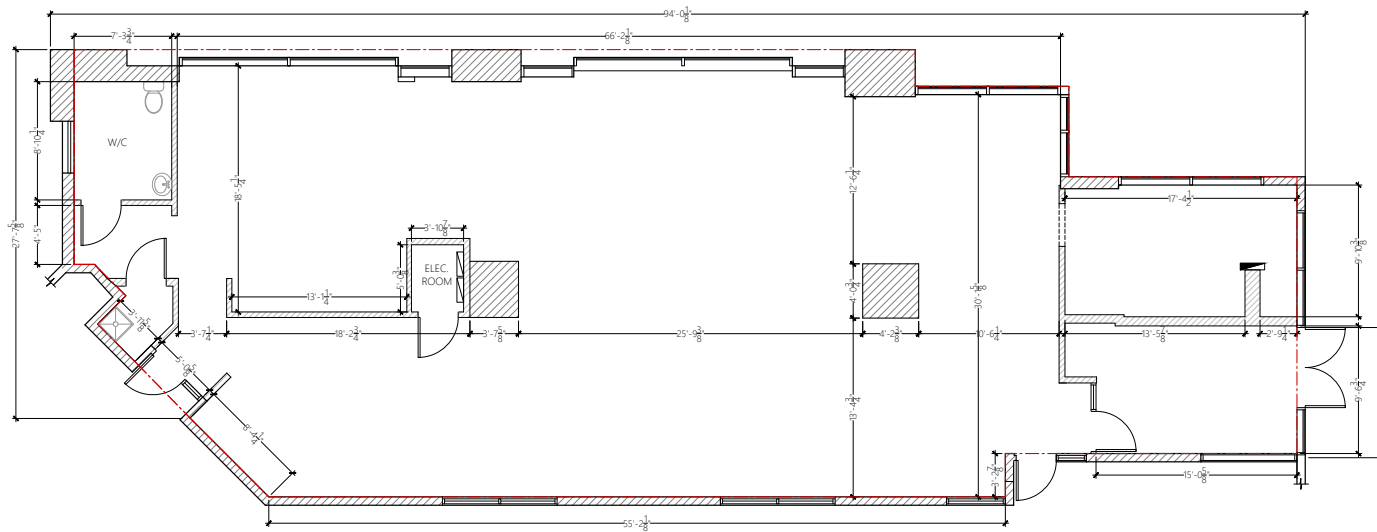
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## GARBAGE

Loading Dock

## UNIT PLAN

# UNIT #120



### UNIT

120

### RETAIL AREA

2,930 Square Feet

### CEILING HEIGHT

19'

### POWER

Two Panels;

Total: 200A, 120-208V

### HVAC

4 Units - 3 Ton ea.

### KITCHEN EXHAUST

No

### WATER

1/2" Line

### SEWER

Two lines - 2" and 4"

### GAS

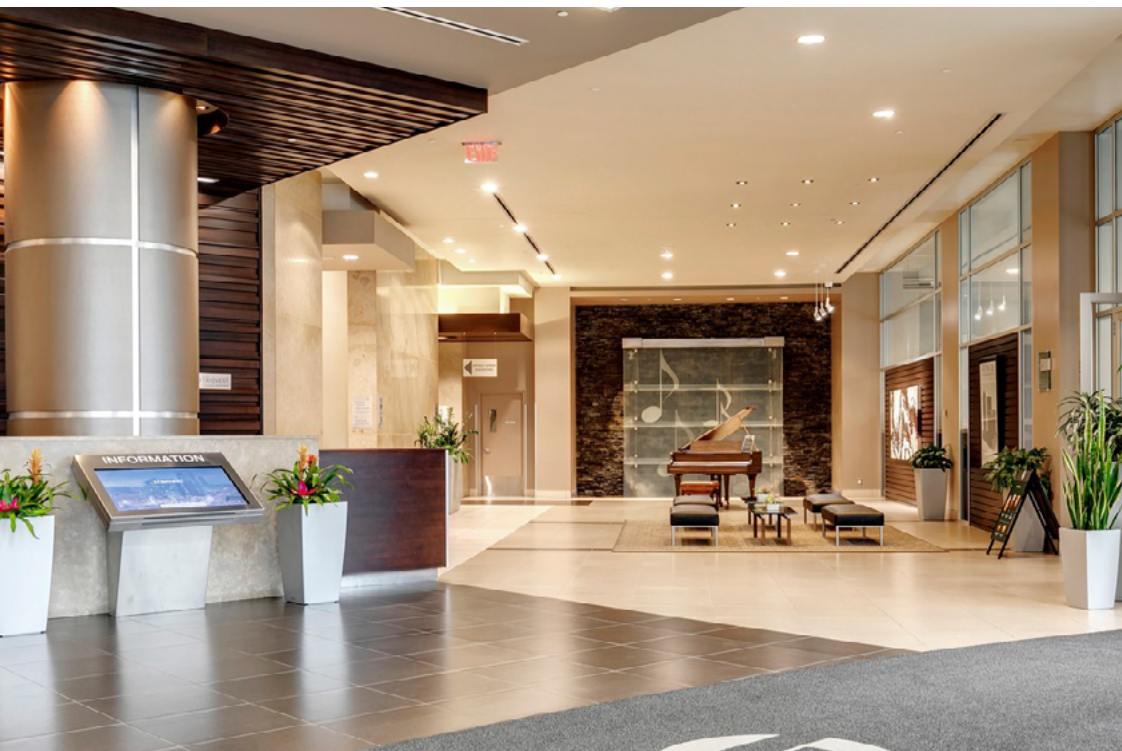
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### GARBAGE

Loading Dock

[VIEW VIRTUAL TOUR](#)

## 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.

