



RETAIL SPACE FOR LEASE

TRANSALTA PLACE

1100 1 Street SE, Calgary, Alberta

Suite 120 - 2,968 SF

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ABBY BILLARD

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abillard@taurusgroup.com

TAURUSGROUP.COM



TAURUS
PROPERTY GROUP

ABOUT

BUILDING HIGHLIGHTS

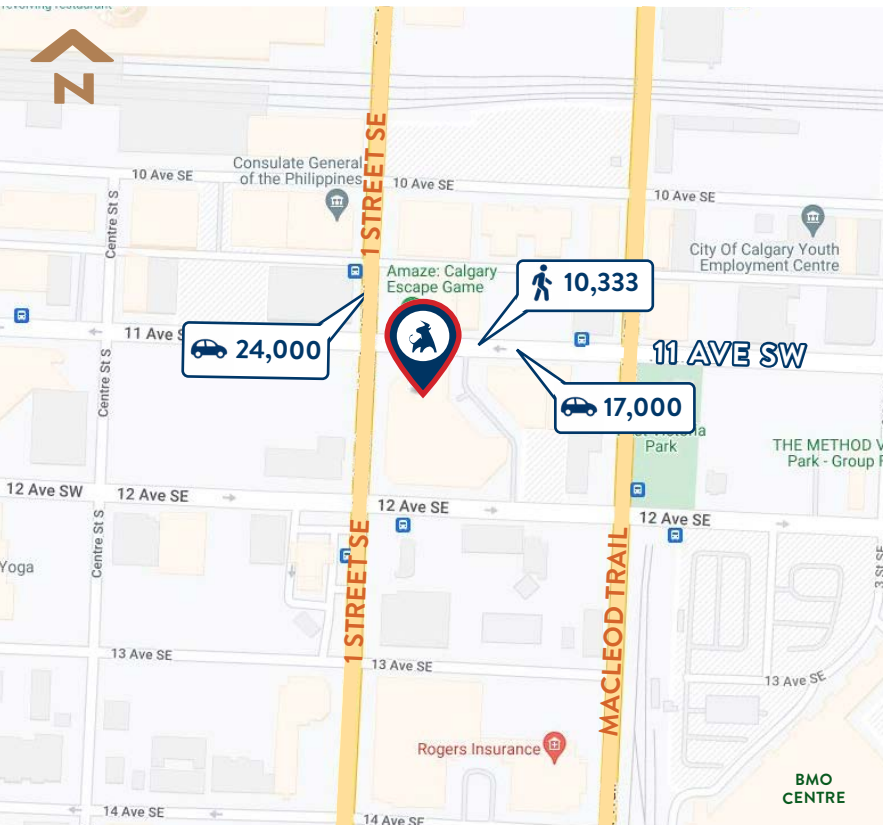
TransAlta Place is a mixed-use building within the Keynote Urban Village complex. This 14-storey tower showcases a retail podium at its base.

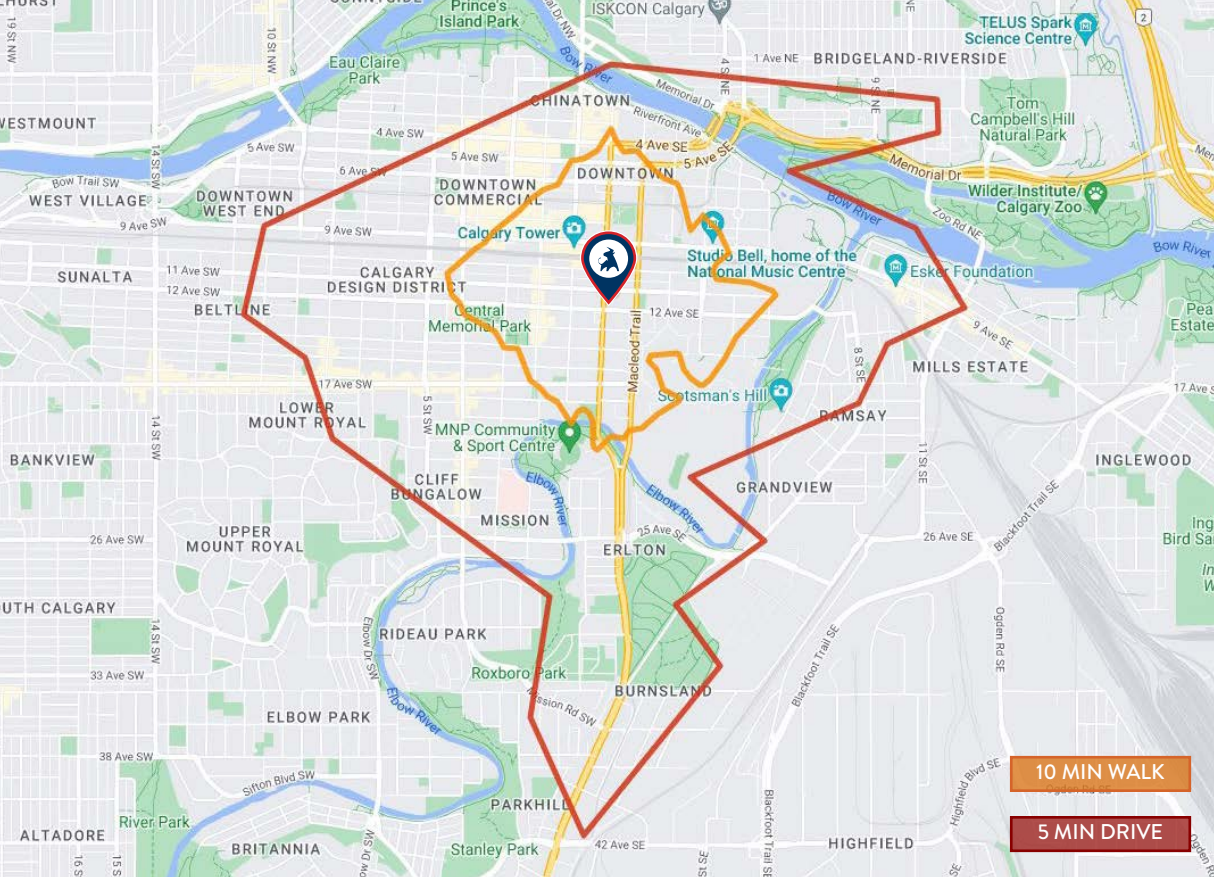
- Located in Victoria Park, facing 11th Avenue SE - a major traffic artery in the neighbourhood
- Within close proximity to convenient quick service restaurants, trendy eateries and local boutique shops
- Keynote Urban Village complex is anchored by Sunterra Market, an office tower and two residential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



ABOUT LOCATION HIGHLIGHTS

- > 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





COMMUNITY

DEMOGRAPHIC DATA



POPULATION

10 Min Walk:	9,033
5 Min Drive:	42,375
Calgary:	1,306,784



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:	38.8



HOUSEHOLD INCOME

10 Min Walk:	\$ 84,724
5 Min Drive:	\$ 94,909
Calgary:	\$ 129,000



BUILDING

PROPERTY DETAILS

CENTRE SQUARE FOOTAGE

Building Size: 282,827 SF

Retail Size: 41,658 SF

LANDLORD

Triovest Realty Advisors

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

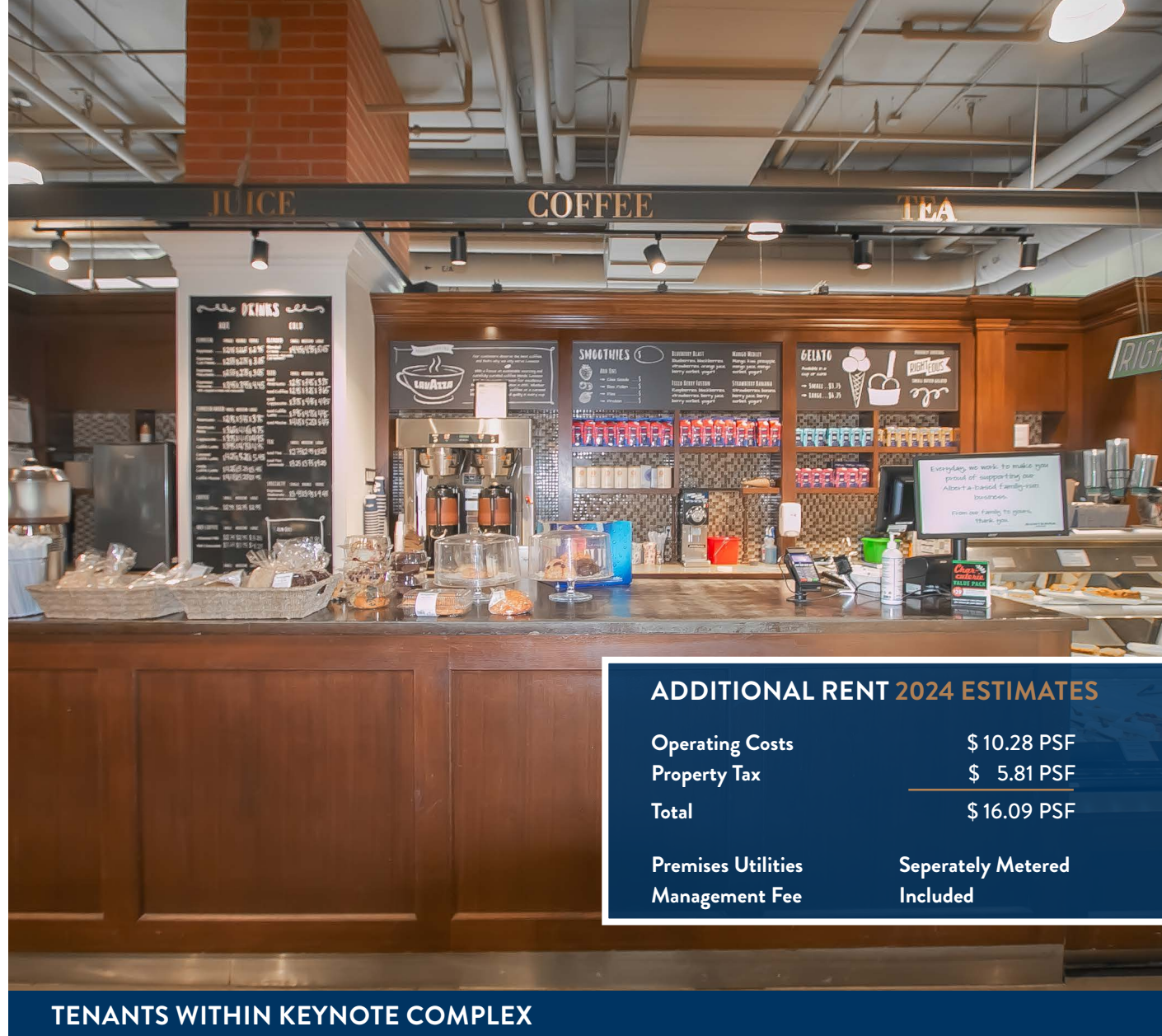
2010

LEGAL DESCRIPTION

Plan: 09114475

Block: 80

Lot: 47 Excepting thereout
all mines and minerals



ADDITIONAL RENT 2024 ESTIMATES

Operating Costs	\$ 10.28 PSF
Property Tax	\$ 5.81 PSF
Total	\$ 16.09 PSF

Premises Utilities Separately Metered
Management Fee Included

TENANTS WITHIN KEYNOTE COMPLEX



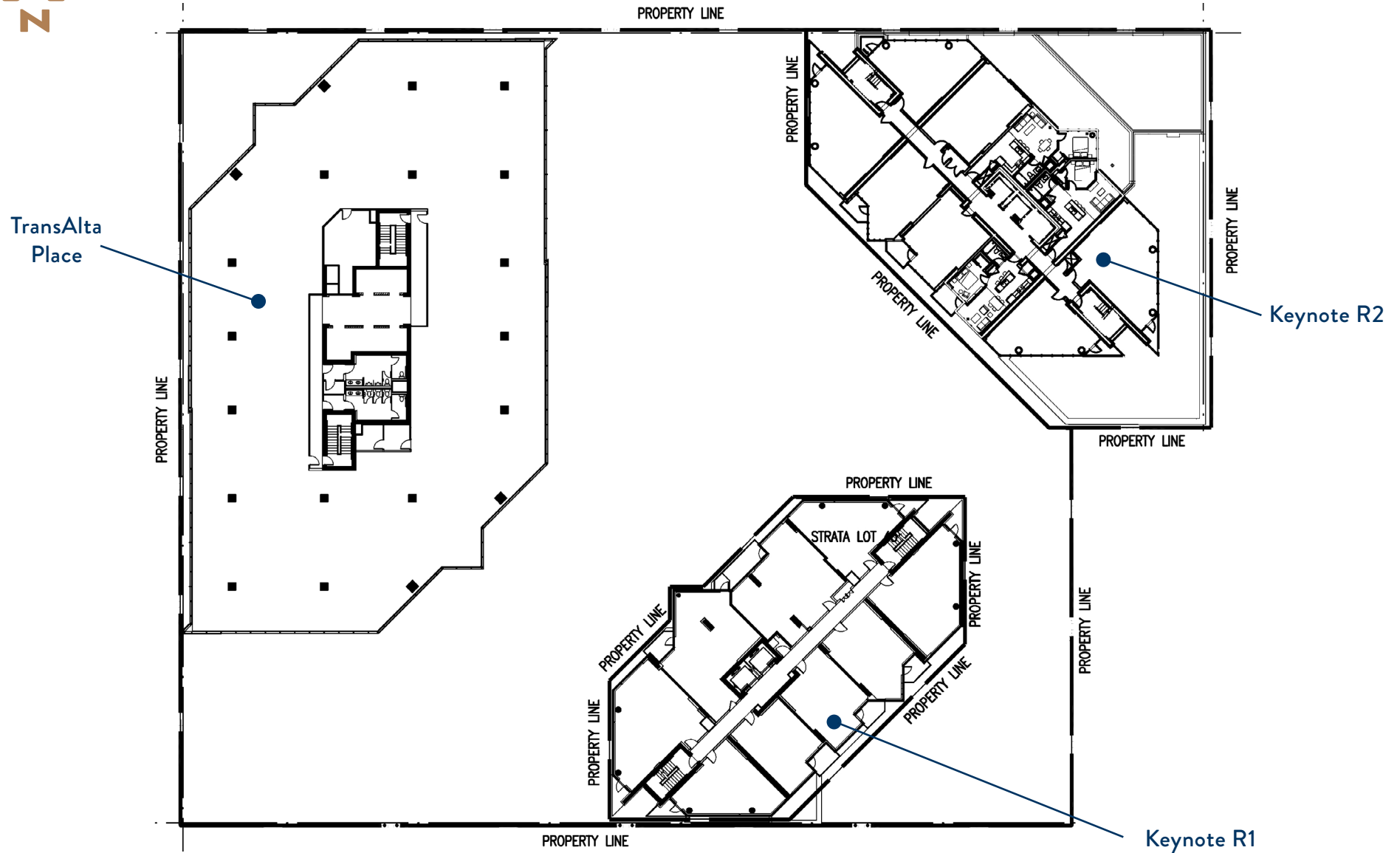
SUNTERRA
market



MUSE
aesthetics



SITE PLAN - KEYNOTE URBAN VILLAGE

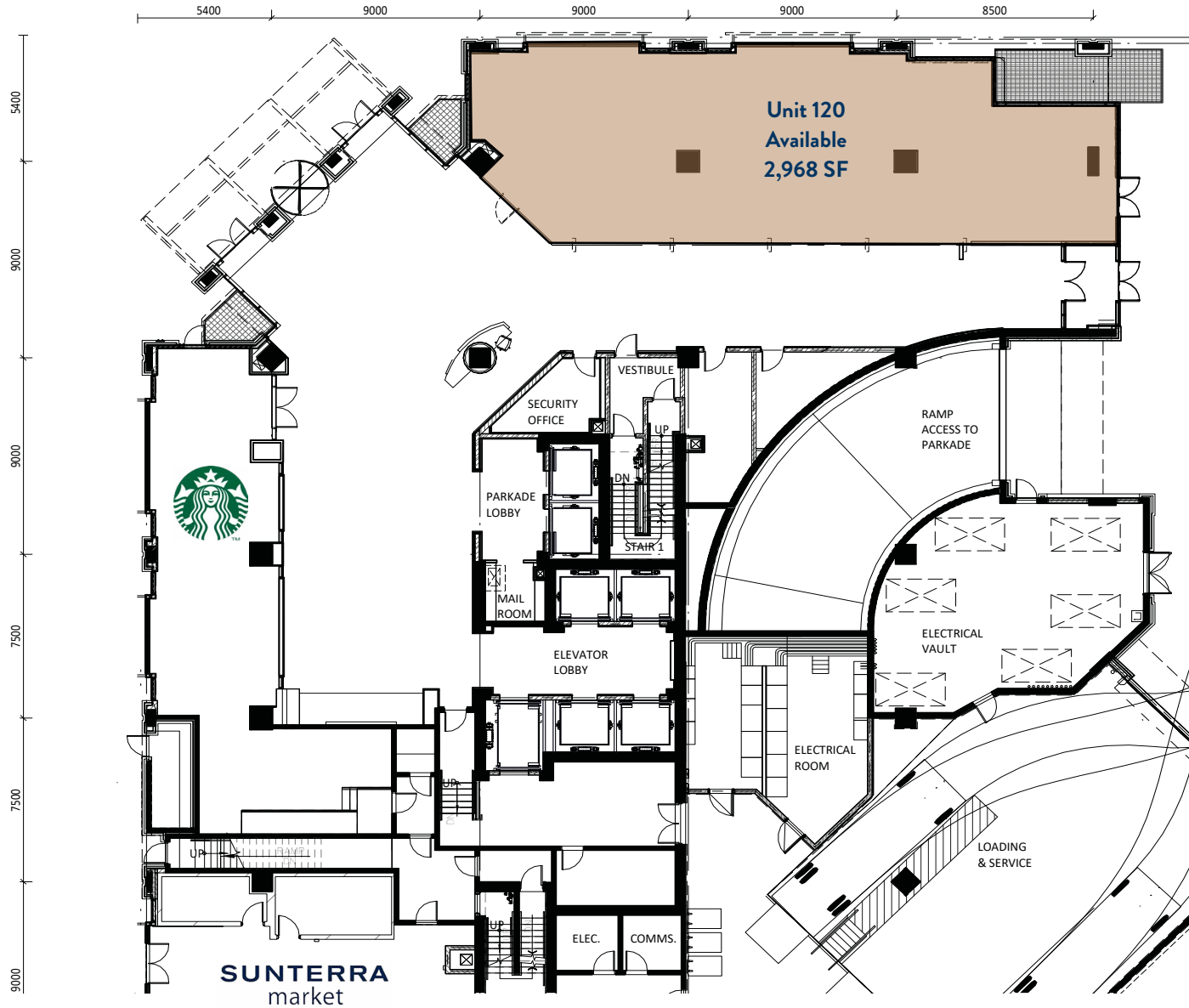


MAIN FLOOR



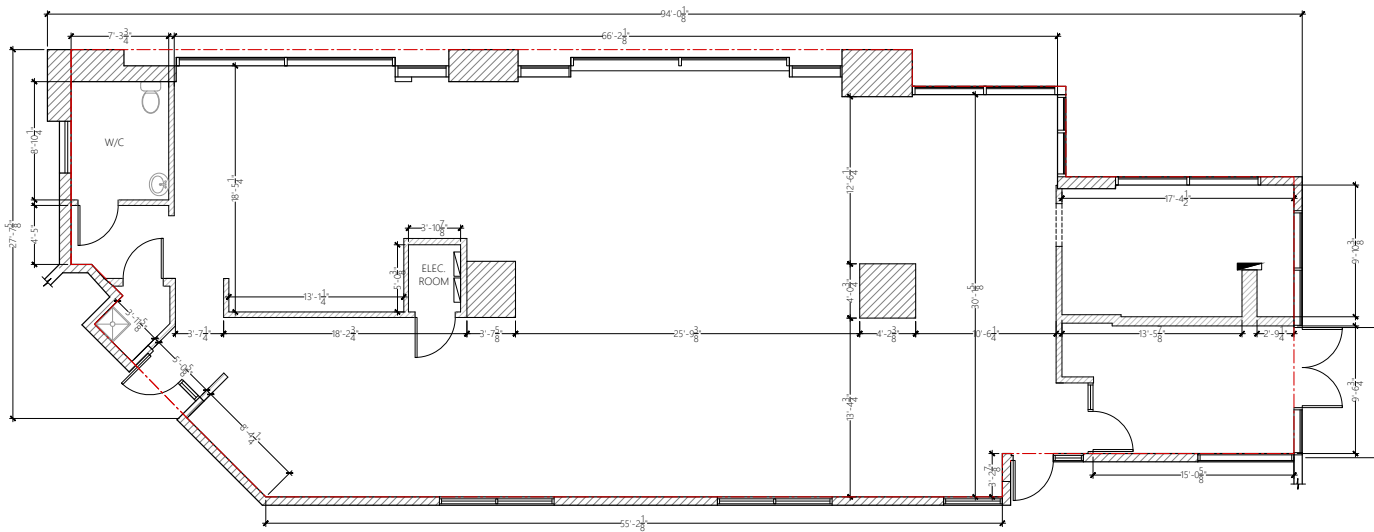
11 AVENUE SE

1 STREET SE



UNIT PLAN

UNIT #120



UNIT

120

RETAIL AREA

2,930 Square Feet

CEILING HEIGHT

19'

POWER

Two Panels - 120A, 208V

HVAC

4 Units - 3 Ton ea.

KITCHEN EXHAUST

No

WATER

1/2" Line

SEWER

Two lines - 2" and 4"

GAS

No

GARBAGE

Loading Dock

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ADDITIONAL PHOTOS



MARKET BAR BY SUNTERRA



STARBUCKS

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.

