



RETAIL SPACE FOR LEASE

FOURTH STREET LOFTS

1409 4 Street SW, Calgary, Alberta

Retail Availability: Approx 3,494 SF (demisable)

HEATHER WIETZEL

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TAURUSGROUP.COM



ABOUT

BUILDING HIGHLIGHTS

Fourth Street Lofts is a 29-storey, new mixed-use development. This project showcases 272 residential units and 3,494 square feet of main floor retail space.

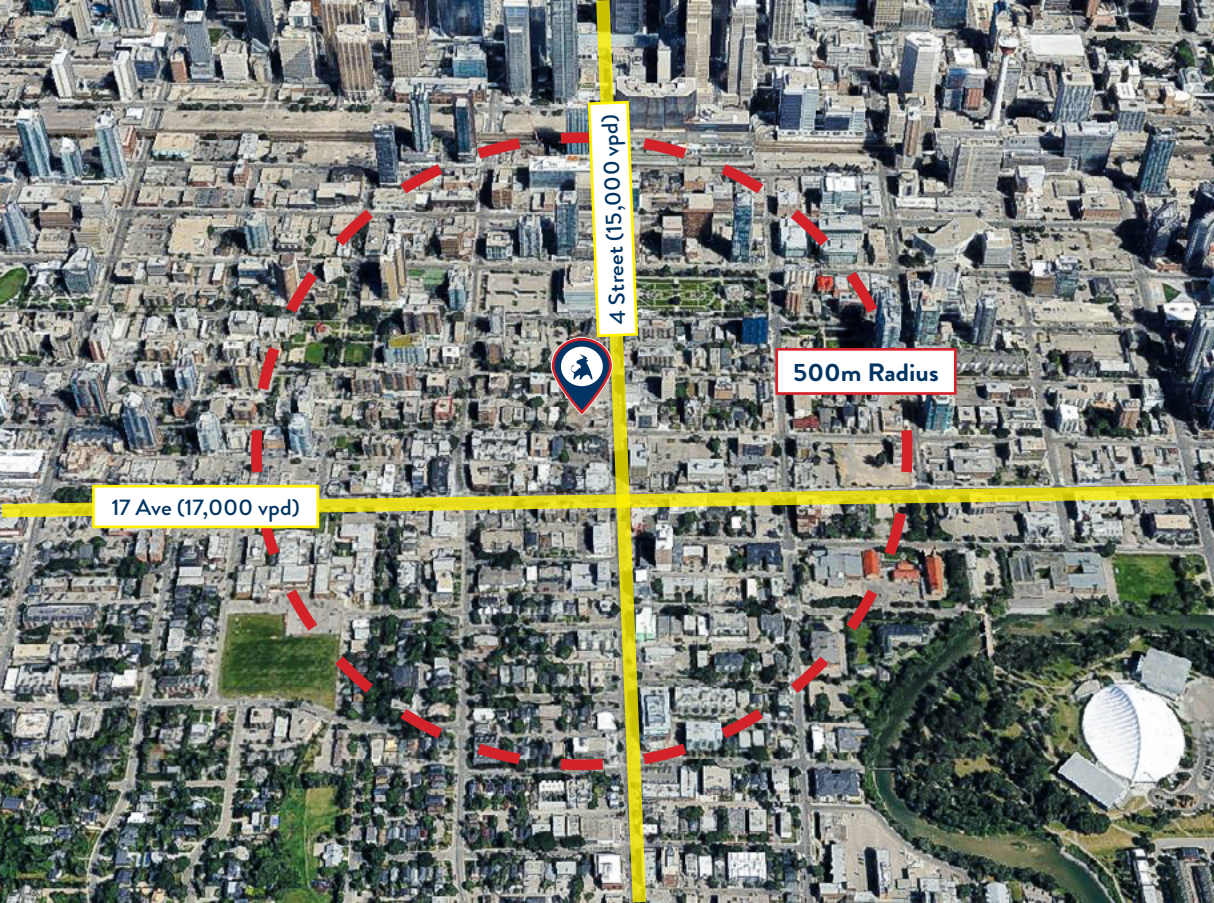
- On the corner of 4th Street SW and 14th Avenue SW, with over 10,000 vehicles passing the site daily
- Within close proximity to convenient quick service restaurants, trendy eateries and local boutique shops
- Targeted uses: full service restaurants, coffee, wine bar, bakery, dessert, spa, salon and aesthetics



ABOUT LOCATION HIGHLIGHTS

- Less than a 10 minute walk from the Downtown Commercial Core, Victoria Park and Mission, offering exposure to a lively daytime and nightlife scene
- Convenient proximity to LRT, Calgary Stampede, MNP Community & Sport Centre and future Scotia Place Event Centre
- Strong vehicle and pedestrian counts with development fronting onto 4th Street and situated steps away from 17th Avenue SW
- Daytime population of 30,430 within a 10 minute walking radius of the site





COMMUNITY

DEMOGRAPHIC DATA



POPULATION

500m Radius: 9,560
 Calgary: 1,306,784



DAYTIME POPULATION

500m Radius: 14,060



EDUCATION

500m Radius: 77.7%
 Calgary: 71.0%



AVERAGE AGE

500m Radius: 36.9
 Calgary: 38.8



BUILDING

PROPERTY DETAILS

CENTRE SQUARE FOOTAGE

Building Size: 282,015 square feet
Retail Size: approx. 3,494 square feet

LANDLORD

Fourth Street Lofts LP, by its authorized manager, Western Securities Limited

ZONING

CC-COR

PARKING

5 dedicated surface stalls for customers;
street parking also available

MUNICIPAL ADDRESS

1409 4 Street SW, Calgary, AB

COMPLETION DATE

Q3 2025

LEGAL DESCRIPTION

Plan: SA1
Block: 106
Lot: 24-30

ADDITIONAL RENT 2025 ESTIMATES

Total (CAM + Tax)	\$ 22.00 PSF
Premises Utilities Management Fee	Separately Metered Included



SURROUNDING RETAILERS



NATIONAL

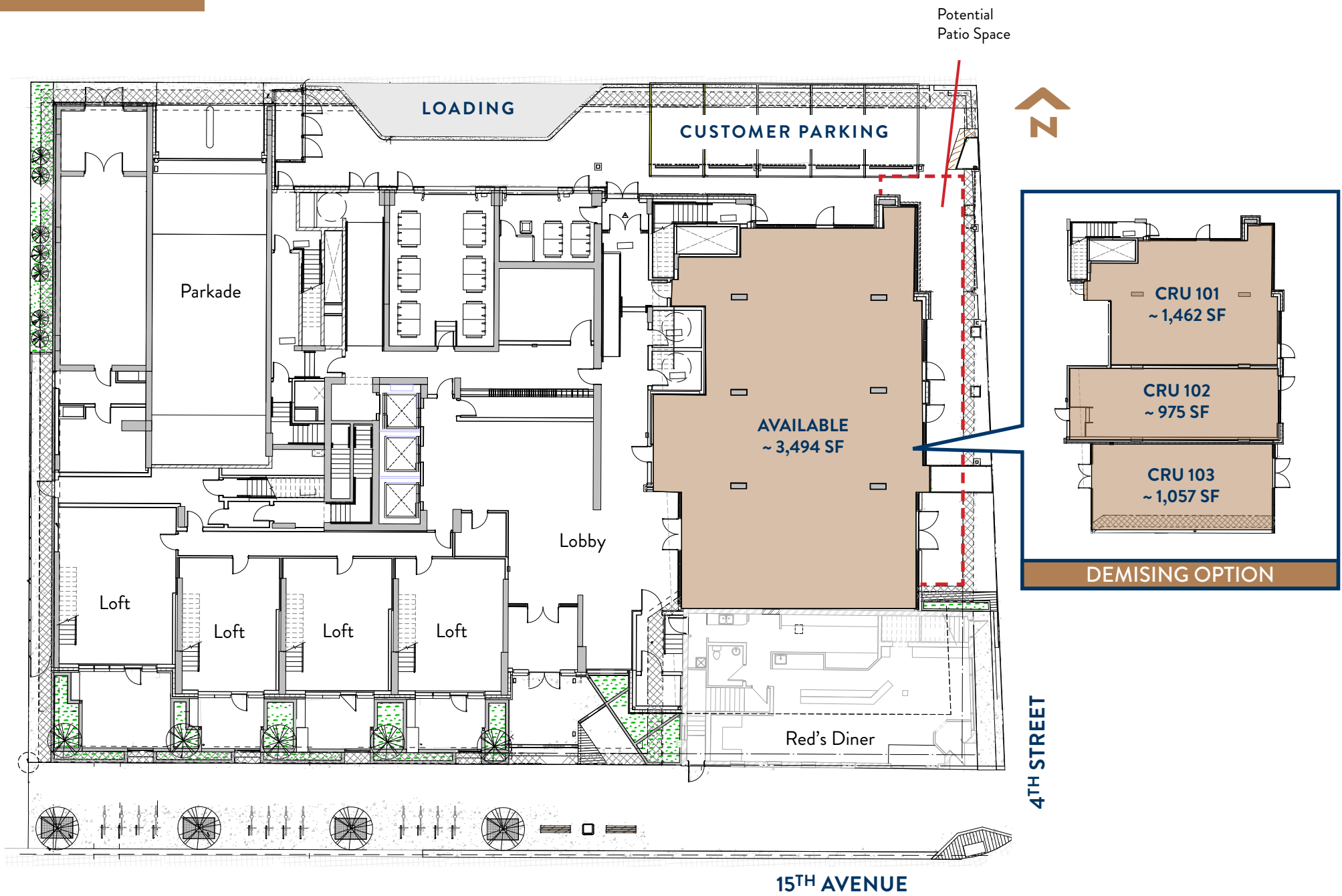


MODEL MILK



ELEPHANT & CASTLE
PUB AND RESTAURANT

SITE PLAN



CONNECT WITH US
CONTACT

GENERAL



Corporate: (403) 206-2131
Leasing: (403) 206-2130



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Calgary, Alberta, T2R 1L9



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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.

