

RETAIL SPACE FOR LEASE



# FOURTH STREET LOFTS

510 15 Avenue SW, Calgary, Alberta

Retail Availability: Approx 3,869 SF (demisable)

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

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TAURUS  
PROPERTY GROUP

## ABOUT

# BUILDING HIGHLIGHTS

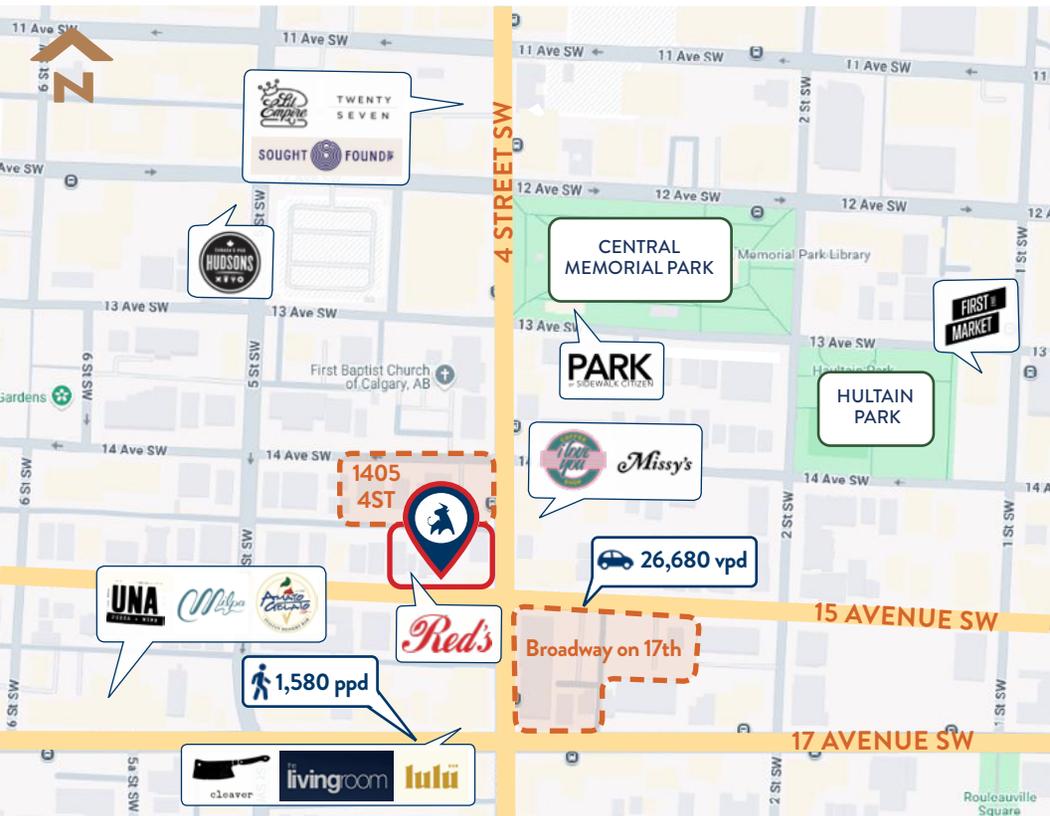
Fourth Street Lofts is a 29-storey, new mixed-use development. This project showcases 272 residential units and approximately 3,869 square feet of main floor retail space.

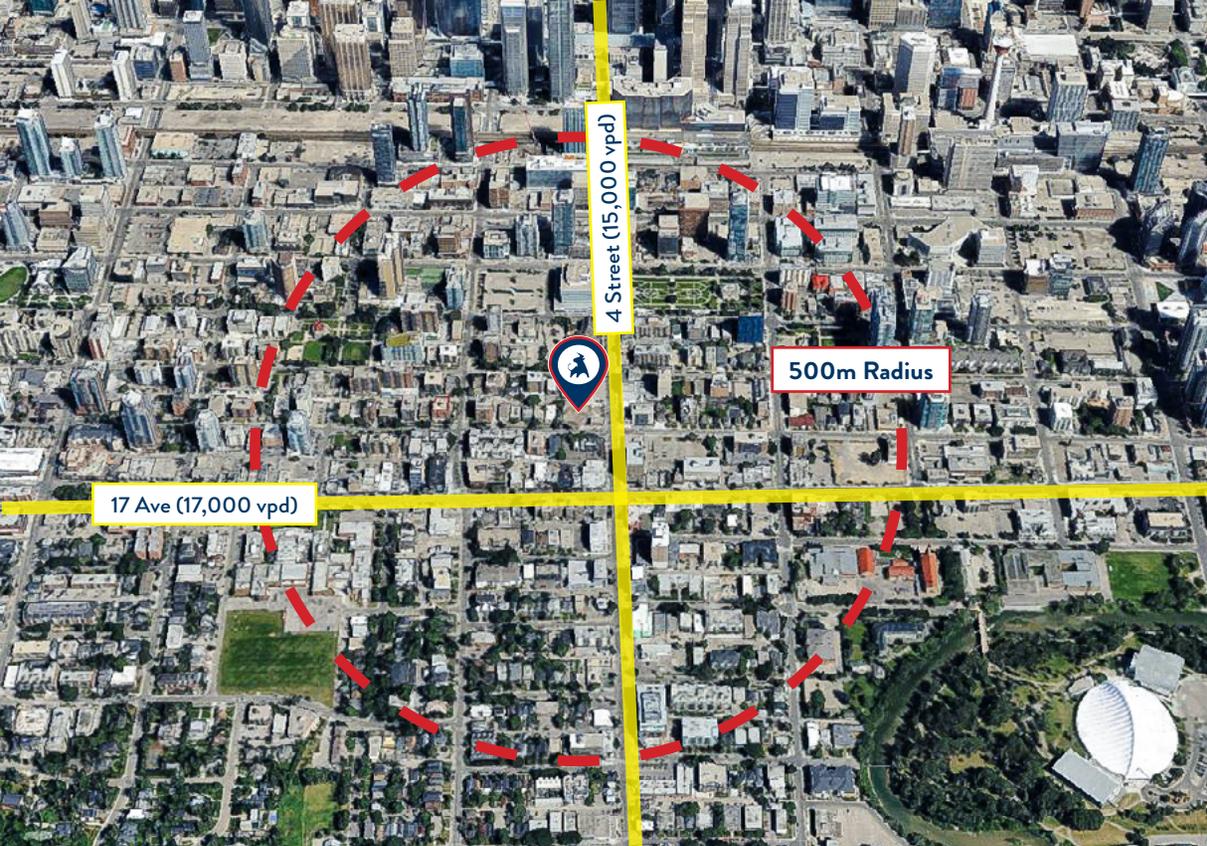
- On the corner of 4th Street SW and 15th Avenue SW, with over 10,000 vehicles passing the site daily
- Within close proximity to convenient quick service restaurants, trendy eateries and local boutique shops
- Targeted uses: full service restaurants, coffee, wine bar, bakery, dessert, spa, salon and 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 (2025): 1,688,000



### DAYTIME POPULATION

500m Radius: 14,060



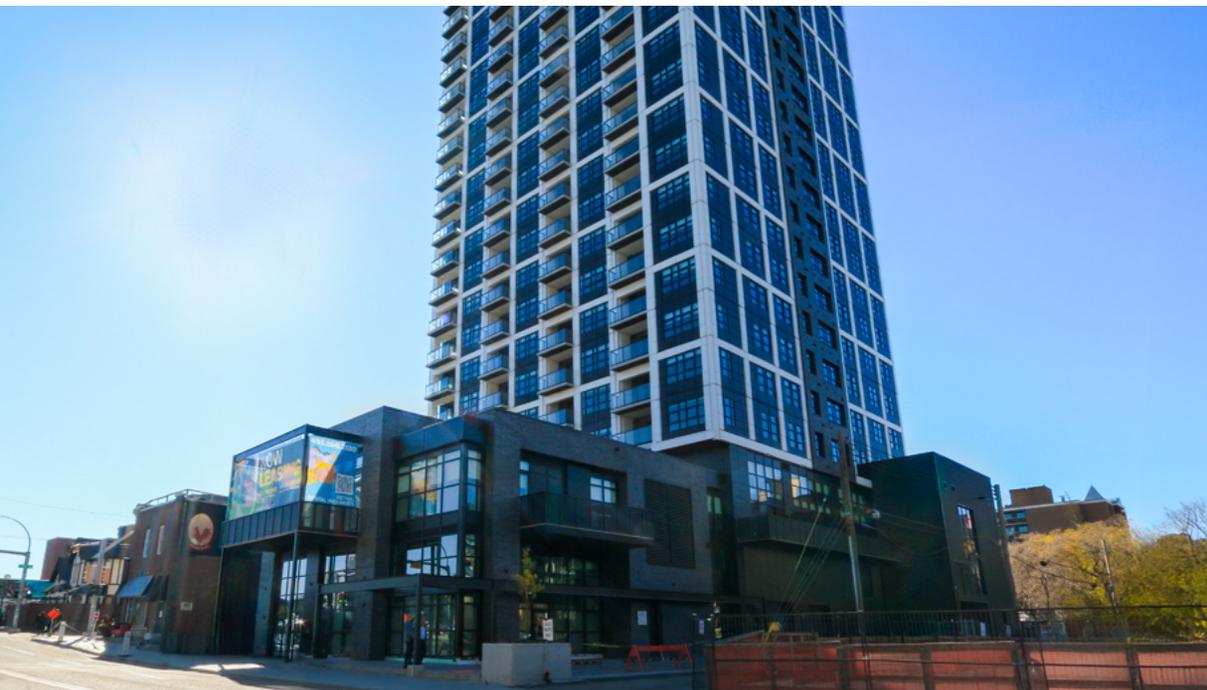
### EDUCATION

500m Radius: 77.7%  
 Calgary: 71.0%



### AVERAGE AGE

500m Radius: 36.9  
 Calgary (2025): 38.9



## BUILDING

# PROPERTY DETAILS

## CENTRE SQUARE FOOTAGE

Building Size: 282,015 square feet  
Retail Size: approx. 3,869 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

510 15 Avenue SW, Calgary, AB

## COMPLETION DATE

Q3 2025

## LEGAL DESCRIPTION

Plan: SA1  
Block: 106  
Lot: 24-30



## ADDITIONAL RENT 2026 ESTIMATES

Operating Costs	\$ 5.05 PSF
Property Tax	\$ 12.45 PSF
<b>Total</b>	<b>\$ 17.50 PSF</b>
Premises Utilities Management Fee	Seperately Metered Included

## SURROUNDING RETAILERS



**NATIONAL**

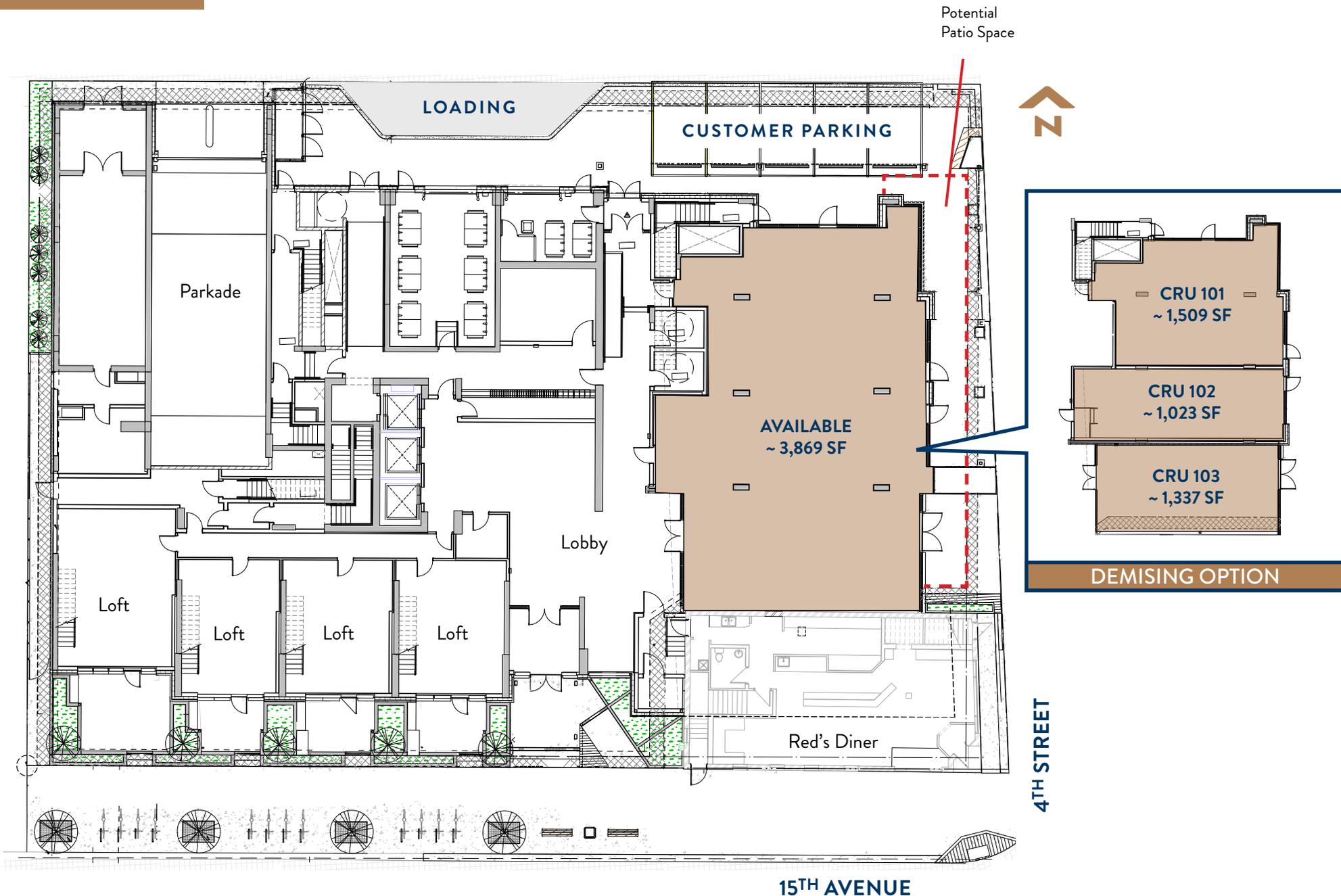


MODEL MILK

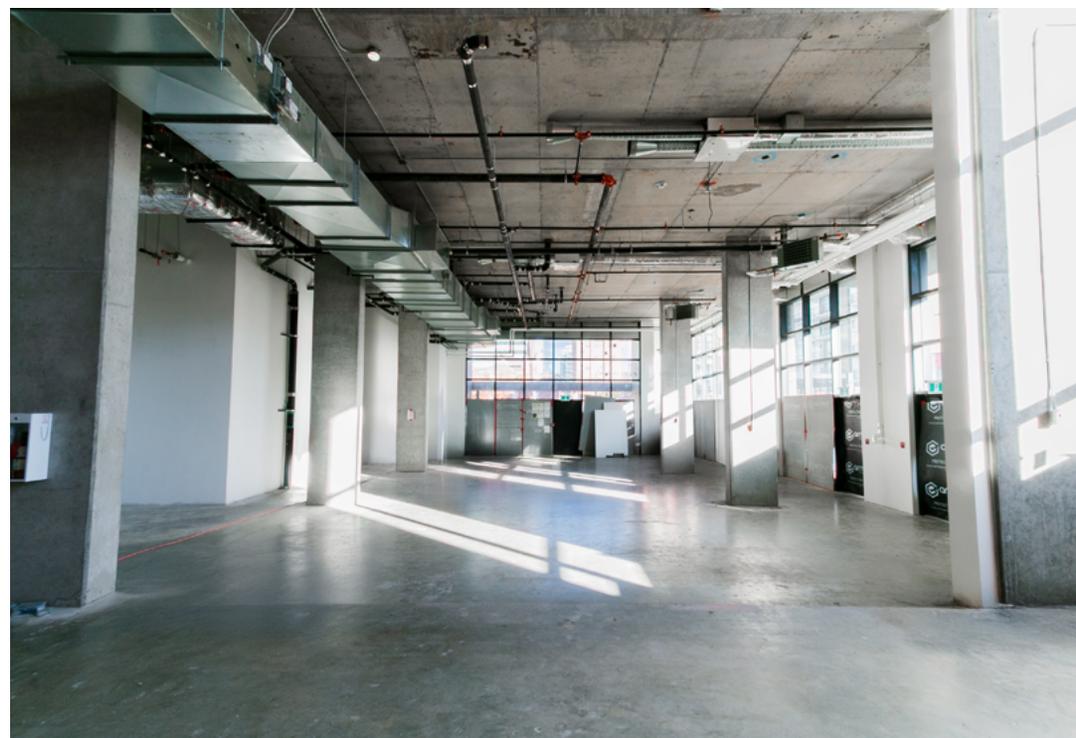


ELEPHANT & CASTLE  
PUB AND RESTAURANT

# SITE PLAN



# ADDITIONAL PHOTOS



CONNECT WITH US  
**CONTACT**

GENERAL



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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.

