



HANSON SQUARE

909 17 Avenue SW, Calgary, Alberta

100% LEASED

[TAURUSGROUP.COM](https://taurusgroup.com)

HEATHER WIETZEL

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hwietzel@taurusgroup.com



ABOUT

BUILDING HIGHLIGHTS

Hanson Square is a mixed-use building on the prominent corner of 17th Avenue and 8th Street SW.

- In the heart of the Retail & Entertainment District, with over 400 shops, services and restaurants
- Across from trendy Mount Royal Village and Urban Fare with high daily vehicle counts and vibrant pedestrian traffic
- Street front and underground public parking available



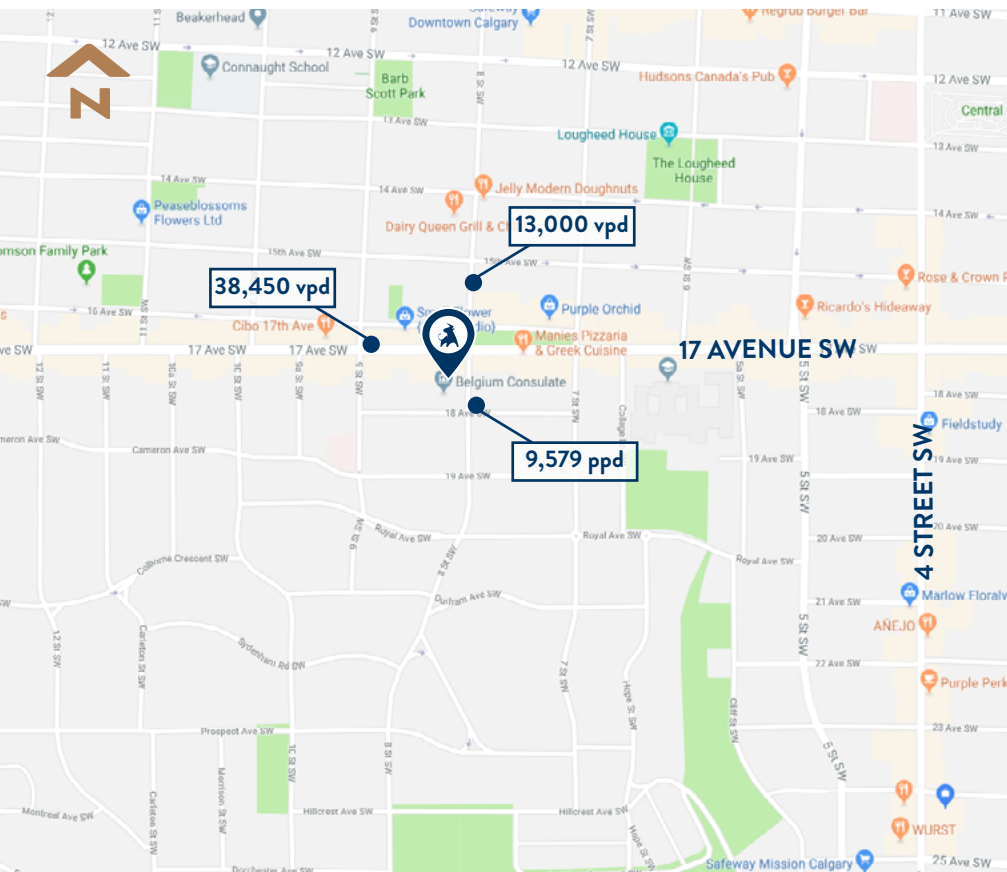
ABOUT

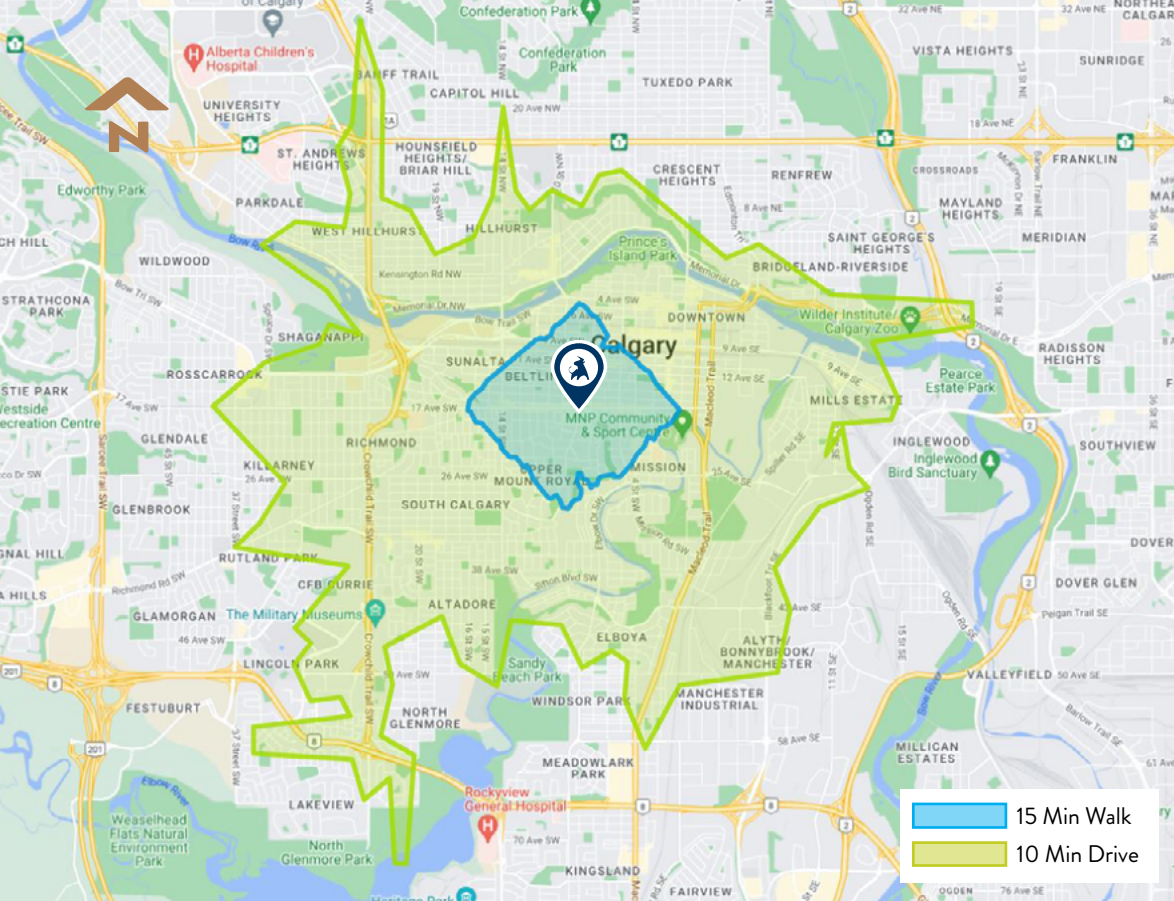
LOCATION HIGHLIGHTS

- Bordering on to Beltline and Lower Mount Royal, two of the city's most high density communities
- Over 9,500 pedestrians a day passing by the site

[VIEW ON GOOGLE MAPS](#)

- Exposure to over 38,000 vehicles per day along 17th Avenue SW and over 13,000 vehicles per day along 8 Street SW





COMMUNITY

DEMOGRAPHIC DATA



POPULATION

15 Min Walk:	31,933
10 Min Drive:	135,361
Calgary (2025):	1,688,000



DAYTIME POPULATION

15 Min Walk:	51,757
10 Min Drive:	262,636



AVERAGE AGE

15 Min Walk:	37.3
10 Min Drive:	39.2
Calgary (2025):	38.9



HOUSEHOLD INCOME

15 Min Walk:	\$ 99,621
10 Min Drive:	\$130,945
Calgary (2025):	\$131,600



POST-SECONDARY EDUCATION

15 Min Walk:	78.1%
10 Min Drive:	80.6%
Calgary:	71.0%

BUILDING

PROPERTY DETAILS

CENTRE SQUARE FOOTAGE

Retail Size: 46,626 sq ft

LANDLORD

Western Securities Limited

ZONING

C-COR1

PARKING

154 public underground stalls
Street front parking available

MUNICIPAL ADDRESS

909 17 Avenue SW, Calgary, Alberta

YEAR BUILT

2012

LEGAL DESCRIPTION

Lot: 21
Block: 15
Plan: 081 5752



ADDITIONAL RENT 2025 ESTIMATES

Operating Costs	\$ 10.29 PSF
Property Tax	\$ 8.22 PSF
Total	\$ 18.51 PSF

Premises Utilities	Seperately Metered
Management Fee	Included

TENANTS

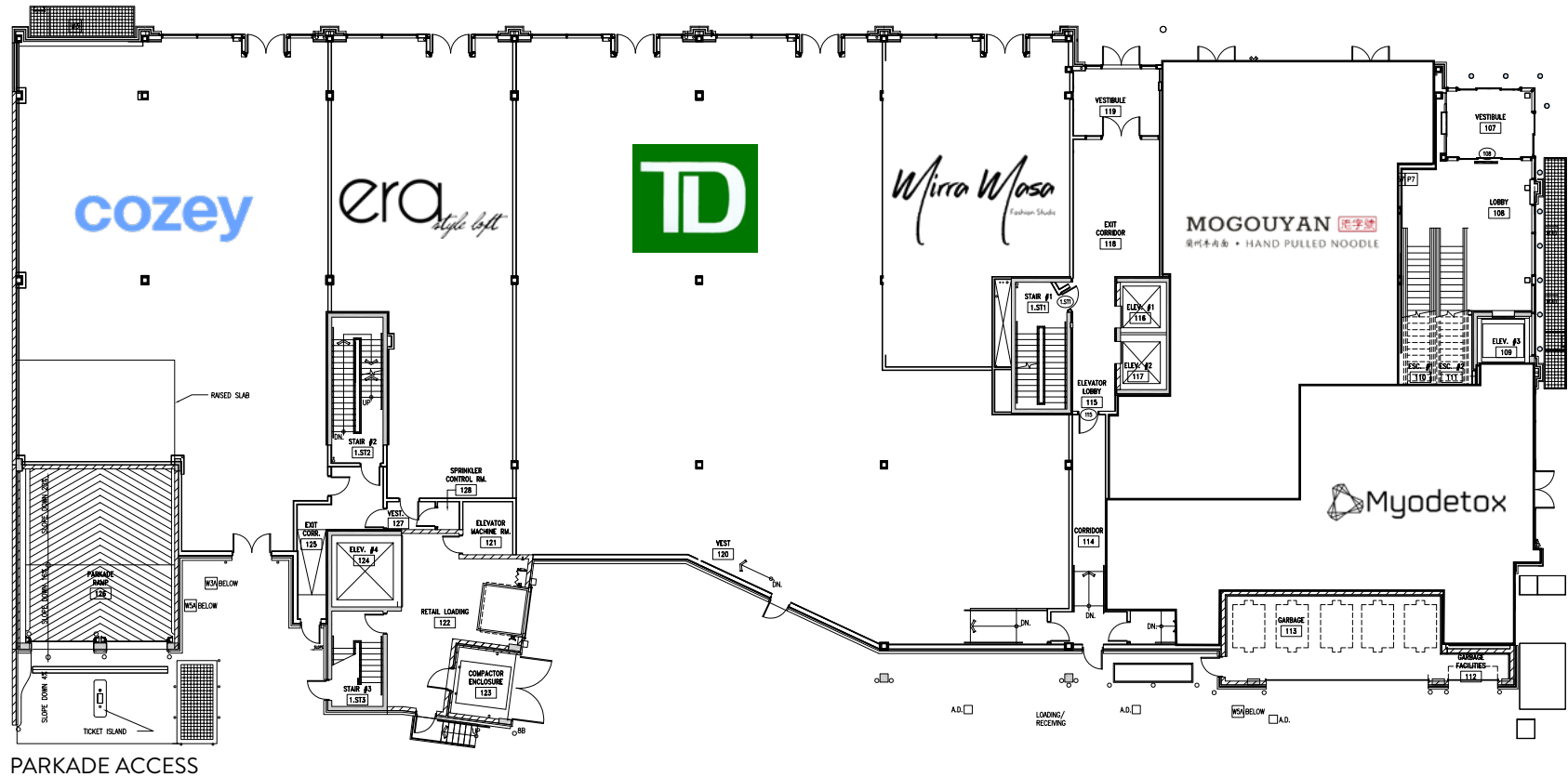


FLOORPLAN



17 AVENUE SW

8 STREET SW



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.

