



RETAIL SPACE FOR LEASE

TRANSALTA PLACE

1100 1 Street SE, Calgary, Alberta

Suite 120 - 2,968 SF

[VIEW VIRTUAL TOUR](#)

HEATHER WIETZEL

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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

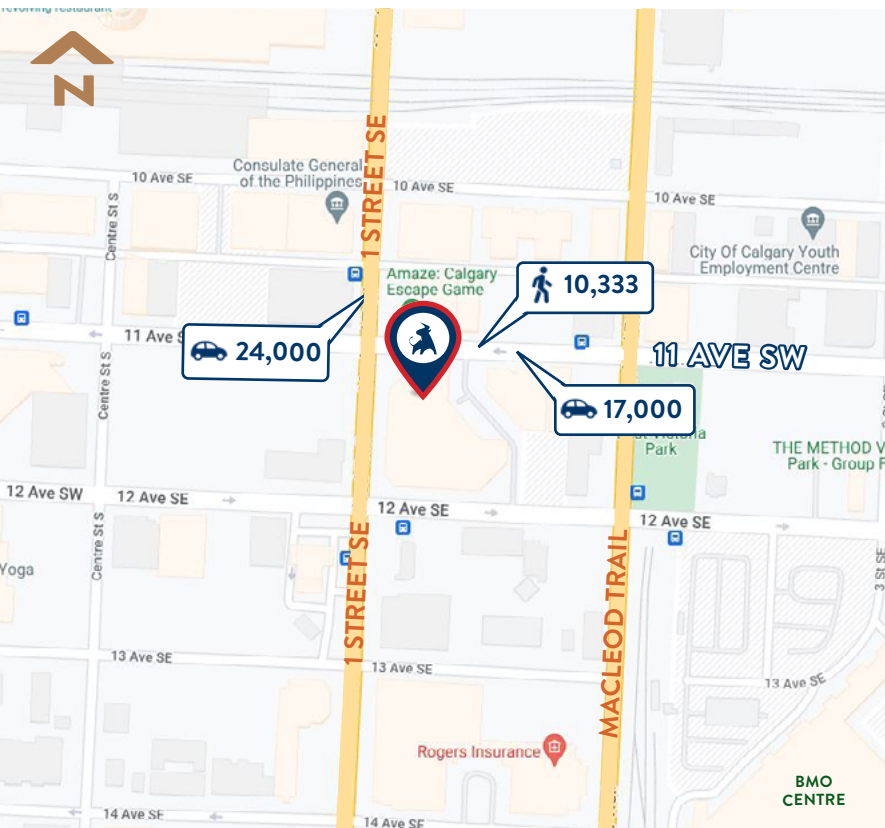


ABOUT

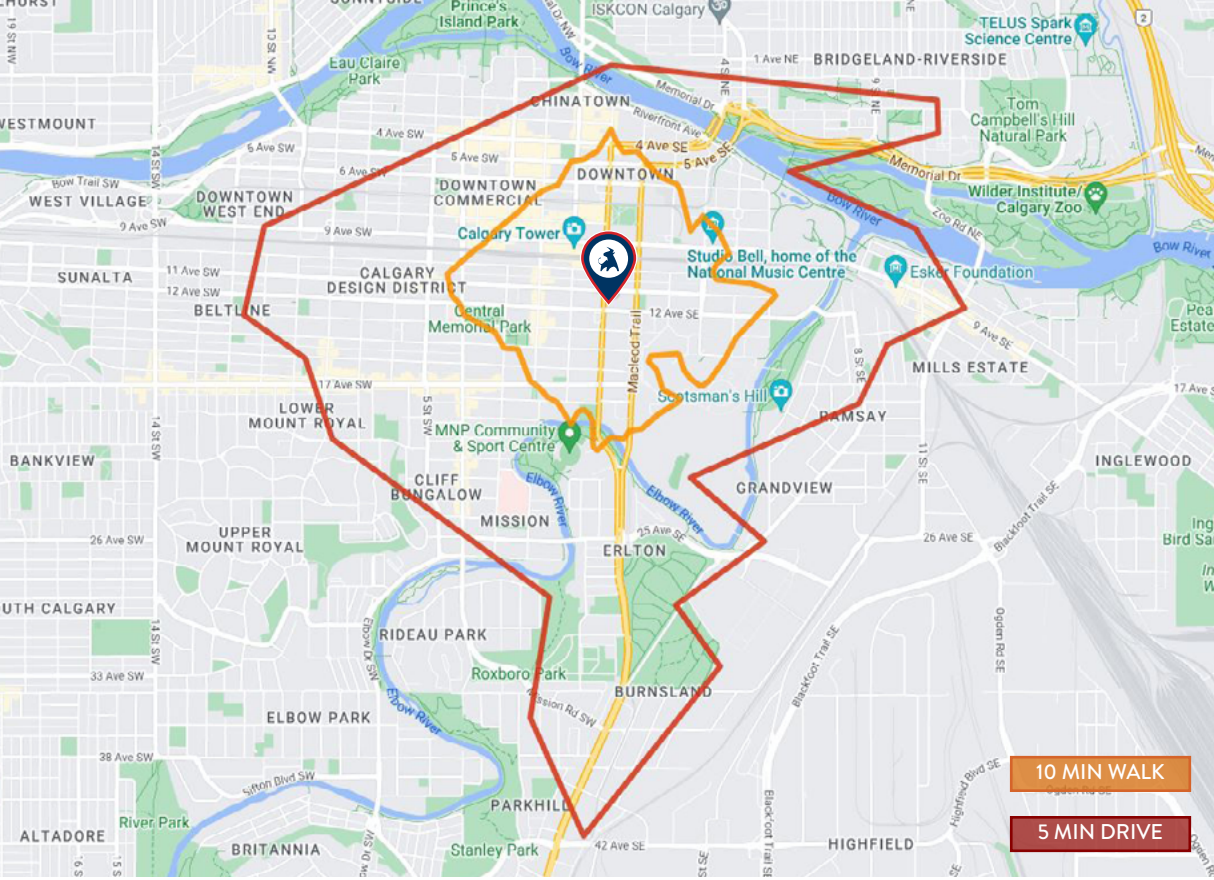
LOCATION HIGHLIGHTS

[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

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 2025 ESTIMATES

| | |
|-----------------|---------------------|
| Operating Costs | \$ 9.93 PSF |
| Property Tax | \$ 5.68 PSF |
| Total | \$ 15.61 PSF |

| | |
|--------------------|--------------------|
| Premises Utilities | Separately Metered |
| Management Fee | Included |

TENANTS WITHIN KEYNOTE COMPLEX



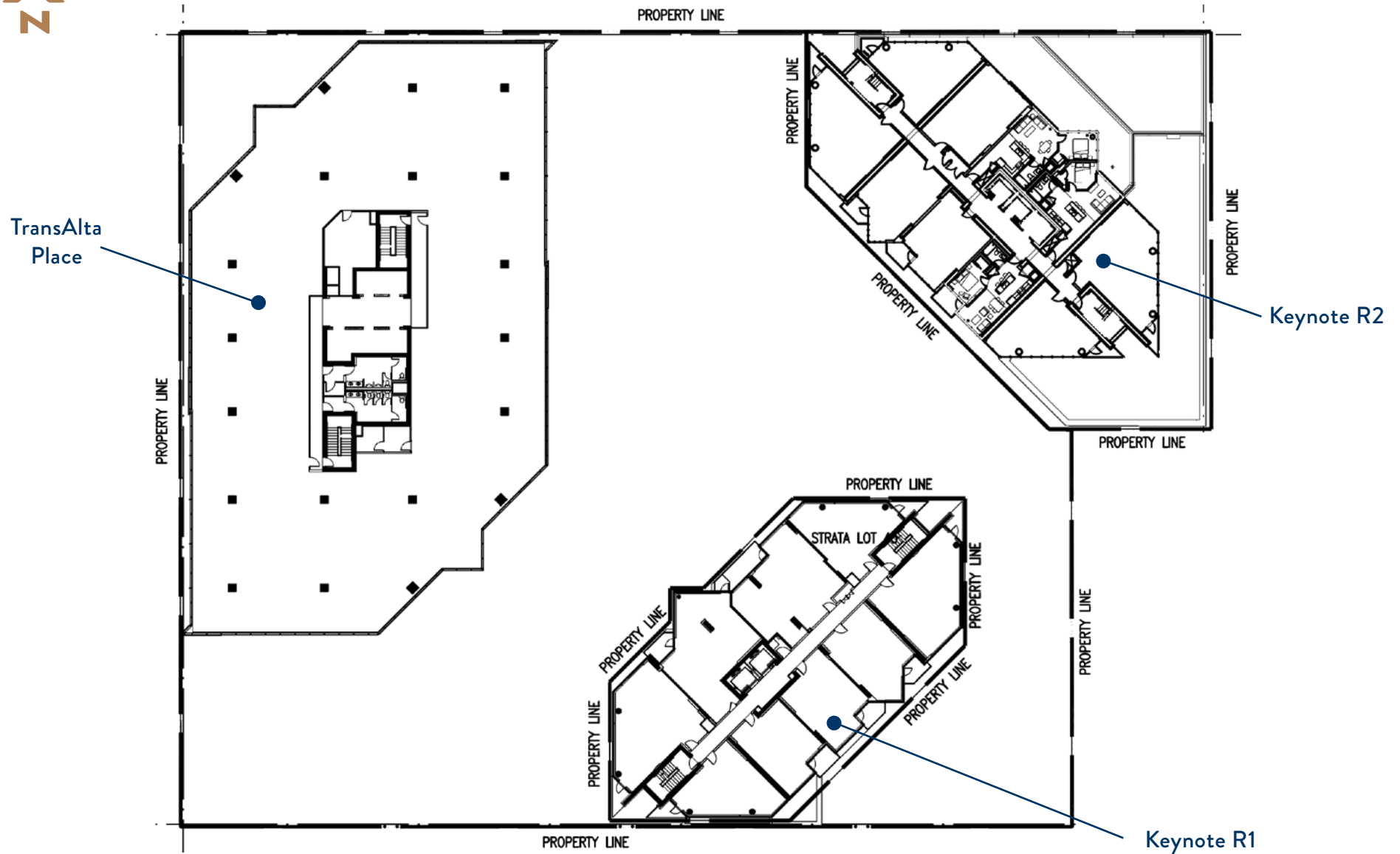
SUNTERRA
market



MUSE
aesthetics



SITE PLAN - KEYNOTE URBAN VILLAGE

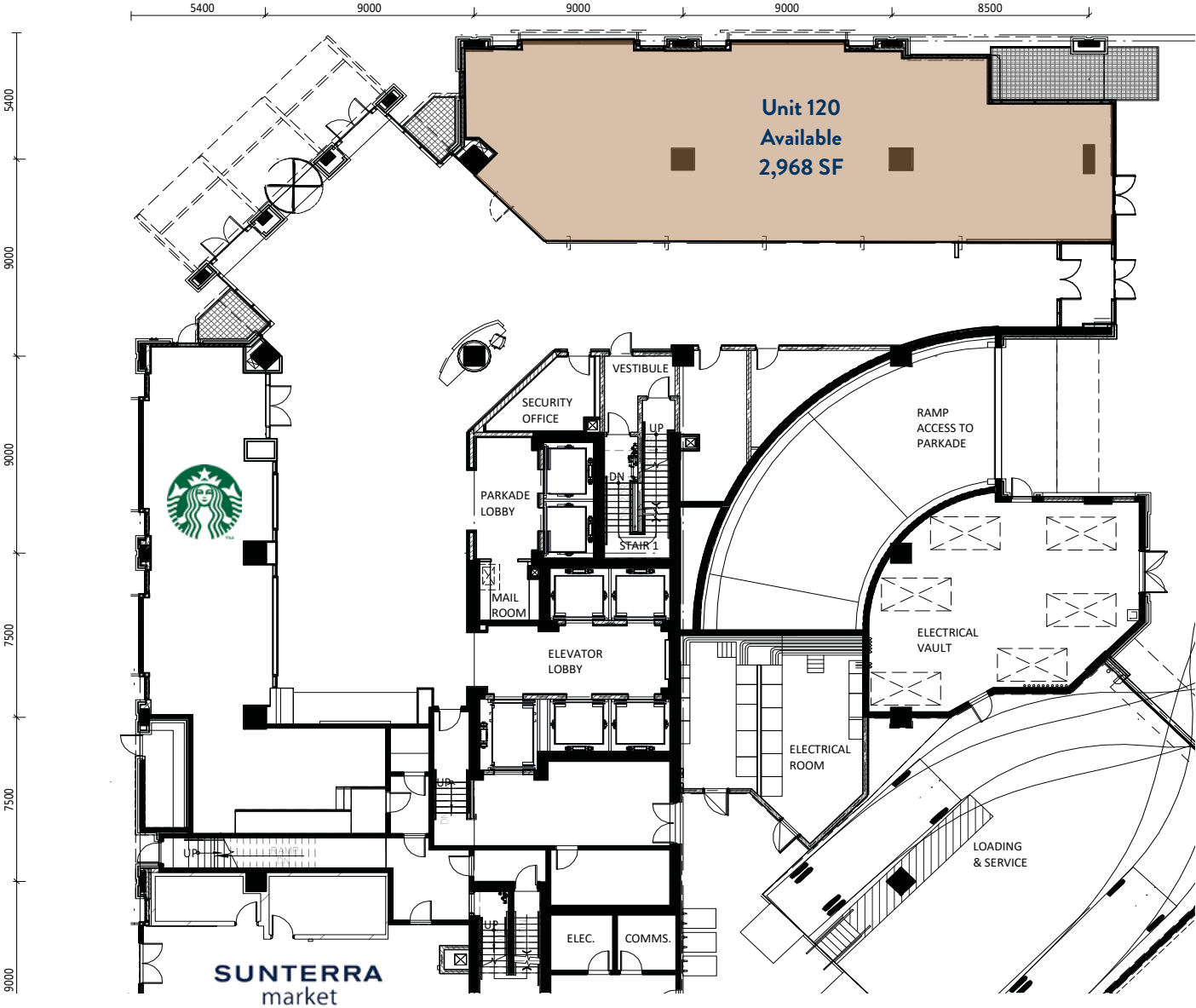


MAIN FLOOR



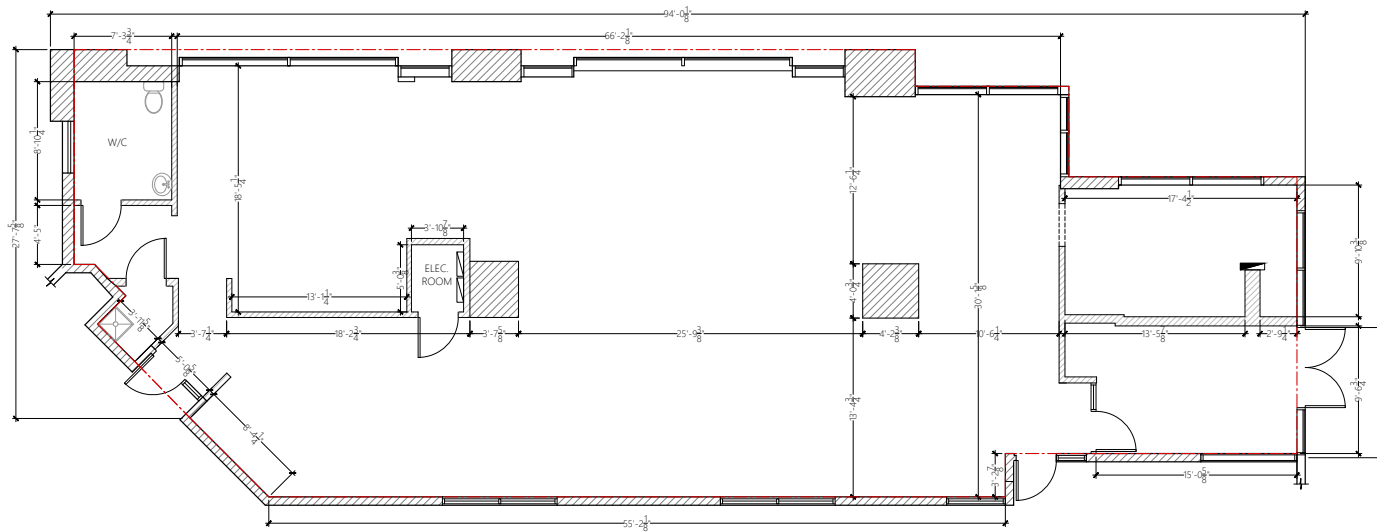
1 STREET SE

11 AVENUE 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.

