



RETAIL SPACE FOR LEASE

STAMPEDE STATION

1331 Macleod Trail SE, Calgary, Alberta

Retail Availability:

Unit 102 - 4,982 SF (C/L)

Unit 104 - 3,237 SF

HEATHER WIETZEL

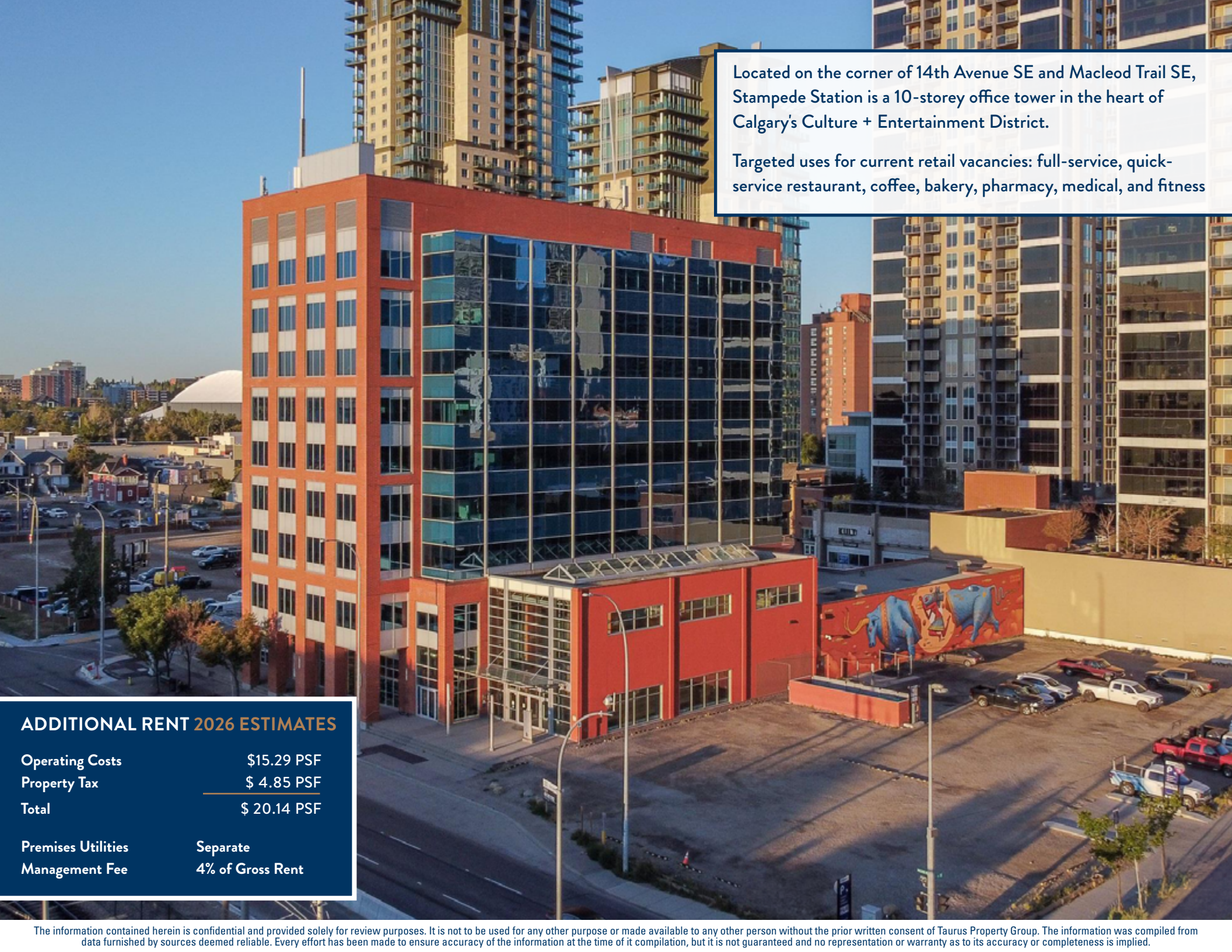
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PROPERTY GROUP



Located on the corner of 14th Avenue SE and Macleod Trail SE, Stampede Station is a 10-storey office tower in the heart of Calgary's Culture + Entertainment District.

Targeted uses for current retail vacancies: full-service, quick-service restaurant, coffee, bakery, pharmacy, medical, and fitness

ADDITIONAL RENT 2026 ESTIMATES

Operating Costs	\$15.29 PSF
Property Tax	\$ 4.85 PSF
Total	\$ 20.14 PSF
Premises Utilities	Separate
Management Fee	4% of Gross Rent

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- > Between downtown commercial core and Victoria Park
- > Directly adjacent to the recently renovated Victoria Park/ Stampede LRT station, new BMO Centre, future Scotia Place Event Centre and Stampede Grounds
- > Over 24,000 vehicles passing site daily

DOWNTOWN
COMMERCIAL
CORE

VICTORIA
PARK

EAST
VILLAGE

SHOPPERS
DRUG MART

ELBOW RIVER
CASINO

14 AVE SE

MACLEOD TRAIL SE

24,200

NEW BMO CENTRE

COWBOYS
CASINO

FUTURE
SCOTIA PLACE
EVENT CENTRE

FUTURE
AUTOGRAPH HOTEL

FUTURE LIVE
EVENTS DISTRICT

STAMPEDE
GROUNDS

CURRENT SURROUNDING AREA



BMO Centre



Victoria Park/Stampede LRT Station





W Hotels & JW Marriott



FUTURE SURROUNDING AREA

Scotia Place Event Centre



Scotia Place Event Centre



Autograph Collection Hotel

PARKING

Surface Parking Lot

Surface Lot

Surface Parking Lot

12 AVENUE SE

12 AVENUE SE

Surface Lot

Surface Parking Lot

13 AVENUE SE

13 AVENUE SE

Surface Parking Lot

Surface Parking Lot

Surface Parking Lot

Surface Parking Lot

1ST STREET SE

MACLEOD TRAIL SE

14 AVENUE SE

Surface Parking Lot

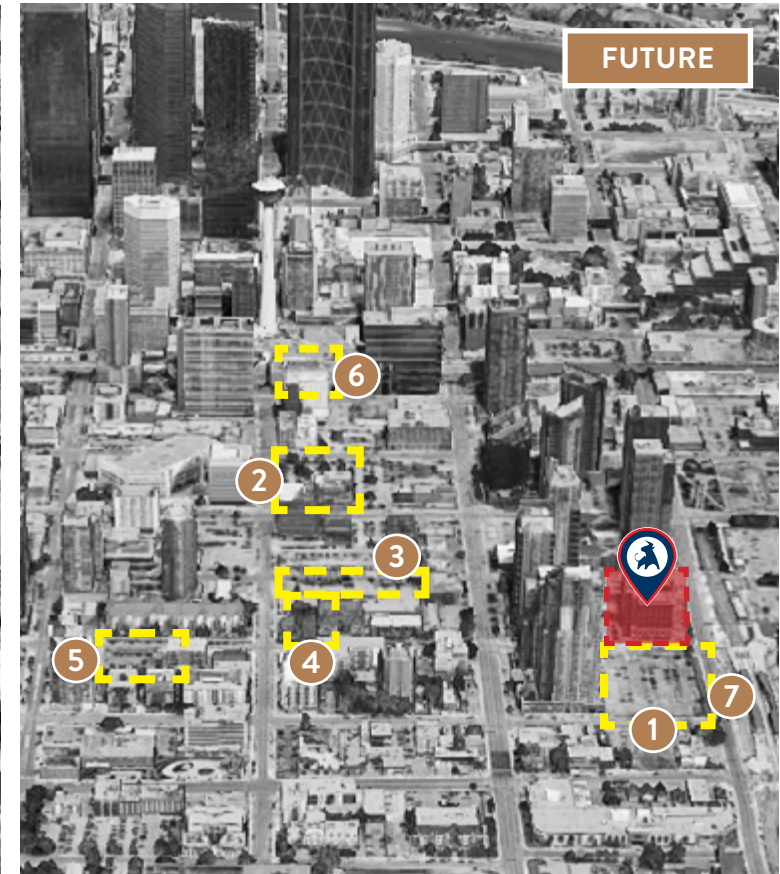
15 AVENUE SE

1 HOUR PARKING

2 HOUR PARKING

3 HOUR PARKING

SURROUNDING RESIDENTIAL



1. BLVD Beltline - 429 units
2. Keynote Complex - 462 units
3. Vetro - 302 units
4. Alura Apartments - 281 units
5. Nuera - 220 units

6. The Guardian Towers - 624 units
7. Arriva - 250 units
8. First on Tenth - 410 units
9. Mount Royal House - 202 units
10. Polo Terrace Condos - 199 units

11. Portfolio - 218 units
12. Colours by Battistella - 209 units
13. The Underwood - 225 units
14. UPTEN Apartment - 379 units

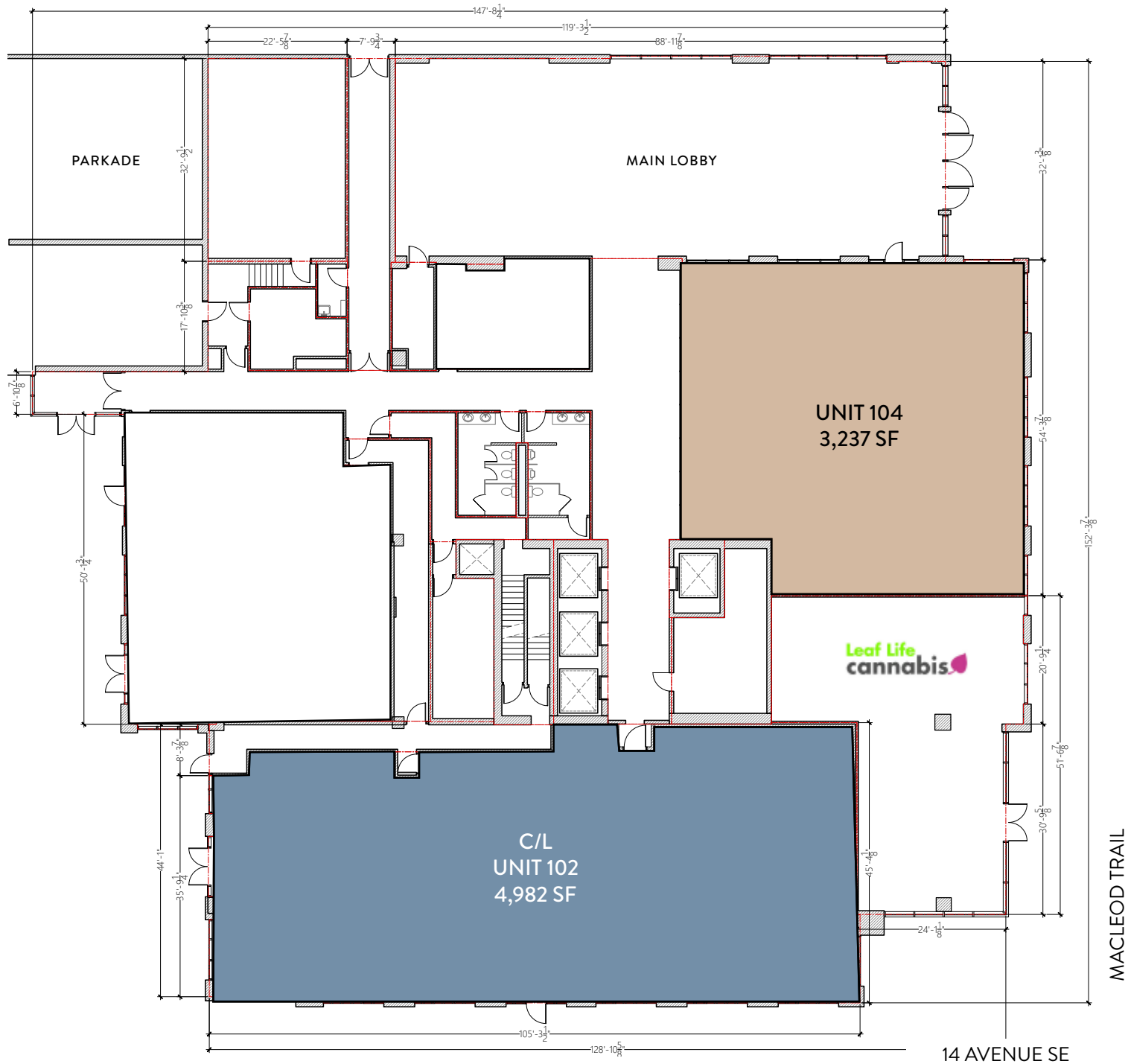
1. 232 15 Ave SE - 418 units
2. 1150 Centre St SE - 591 units
3. 104 13 Ave SE - 323 units
4. 106 14 AV SE- 90 units

5. 133 14 Ave SW - 322 units
6. 125 9 Ave SE - 424 units
7. 232 15 Ave SE - 413 hotel rooms

Beyond what is listed above, there are **~6,161 CURRENT** and **~2,816 FUTURE RESIDENTIAL UNITS** within a 1 km radius, bringing the total residential density to over **8,900 UNITS**.

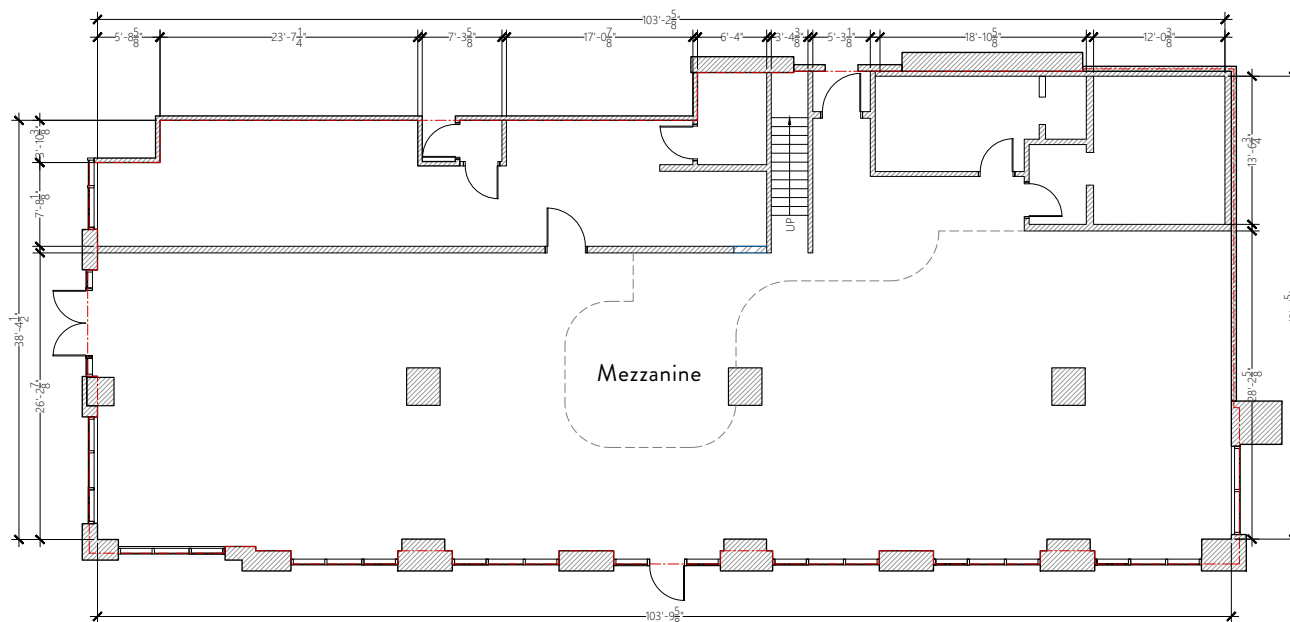


SITE PLAN



UNIT PLAN

UNIT #102



UNIT

102

RETAIL AREA

4,982 Square Feet

CEILING HEIGHT

~ 19'

POWER

600A, 208Y/120V VAC

HVAC

Heating and cooling coil
supplied to 3 fan coil unit
(2,000 CFM)

MUA

3,500-8,000 CFM Range

KITCHEN EXHAUST

8,000 CFM

ECOLOGY UNIT

Yes

WATER

1" Line

GAS

2" Line

SEWER

4" Line

LOADING

Ground Level

GARBAGE

Loading Dock

UNIT 102



UNIT 104



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.