

FIRST ST MARKET



TURNKEY FOOD AND BEVERAGE OPPORTUNITIES

ABOUT

BUILDING HIGHLIGHTS

First Street Market is a licensed food hall located at the base of a 225 unit, residential tower in Victoria Park.

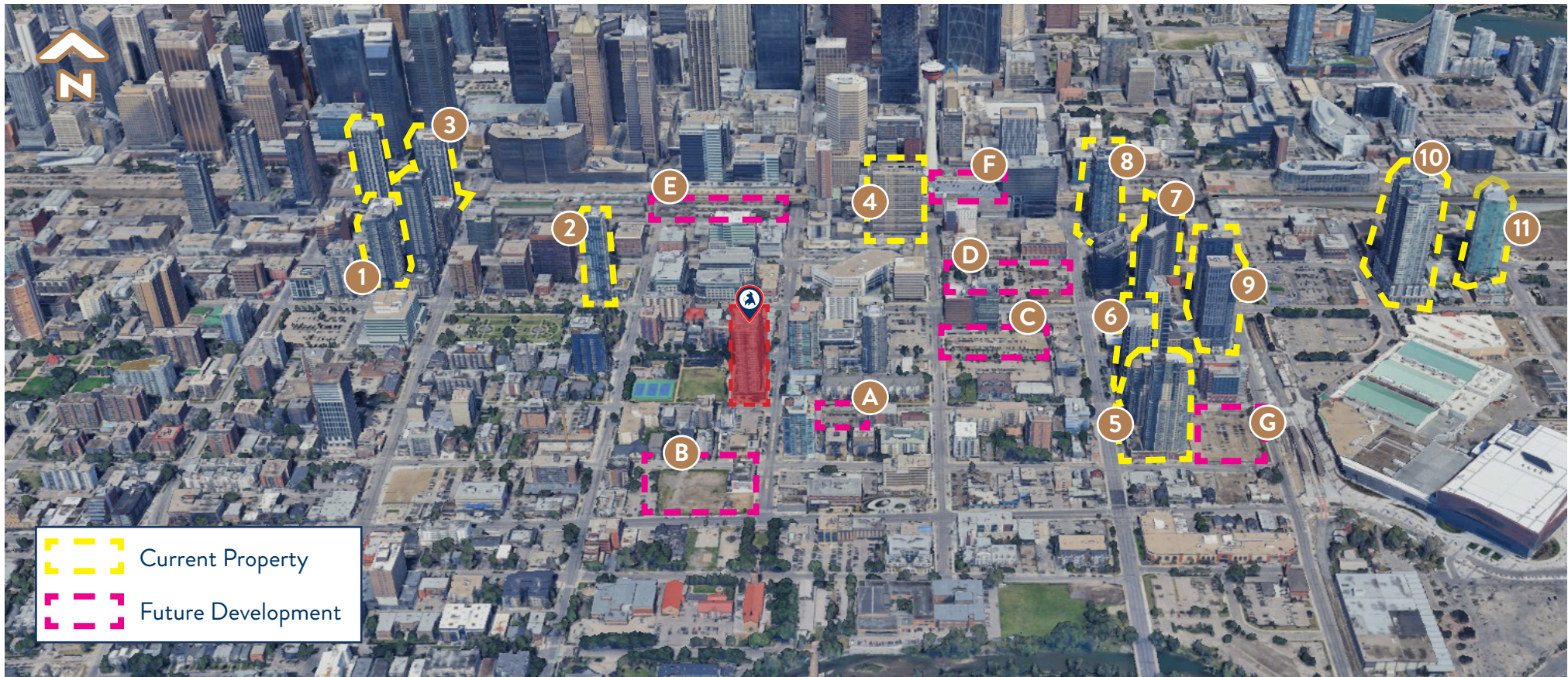
- This food hall features vendors that offer chef-inspired cuisines - the first concept of its kind in Calgary
- Opens up to a 50-seat patio backing onto Haultain Park
- Situated in Victoria Park, one of Calgary's most historic inner-city communities, with unique shopping experiences, distinctive architecture and world-class restaurants





> Daytime population over 79,000 in 1 km site radius

SURROUNDING RESIDENTIAL



The Underwood - 225 units

1. One Park Central - 462 units

2. Park Point - 289 units

3. The Oliver - 862 units

4. First on Tenth- 410 units

5. Vetro- 302 units

6. Alura Condos - 281 units

7. Keynote Complex- 429 units

8. Upten - 379 units

9. BLVD Beltline - 651 units

10. The Guardian Towers - 624 units

11. Arriva - 250 units

A. 133 14 Ave SW- 322 units

B. 17 Ave & 1 St SW - 730 units

C. 104 13 Ave SE- 323 units

D. 1150 Centre St SE- 591 units

E. 224 10 Ave SW- 120 units

F. 125 9 Ave SE - 424 units

G. 232 15 Ave SE - 418 units

Beyond what is listed above, there are **~7,973 CURRENT** and **~3,443 FUTURE RESIDENTIAL UNITS** within a 1 km radius, bringing the total residential density to over **11,400 UNITS**.

BUILDING

PROPERTY DETAILS

BUILDING SQUARE FOOTAGE

Retail Size: 46,626 sq ft

LANDLORD

Underwood G.P. Ltd., by
its authorized manager
Western Securities Limited

ZONING

Direct Control

PARKING

Adjacent Indigo Lot for visitors
Street parking available

MUNICIPAL ADDRESS

1321 1 Street SW, Calgary, Alberta

YEAR BUILT

2020

LEGAL DESCRIPTION

Lot: 7

Block: 101

Plan: 1411776



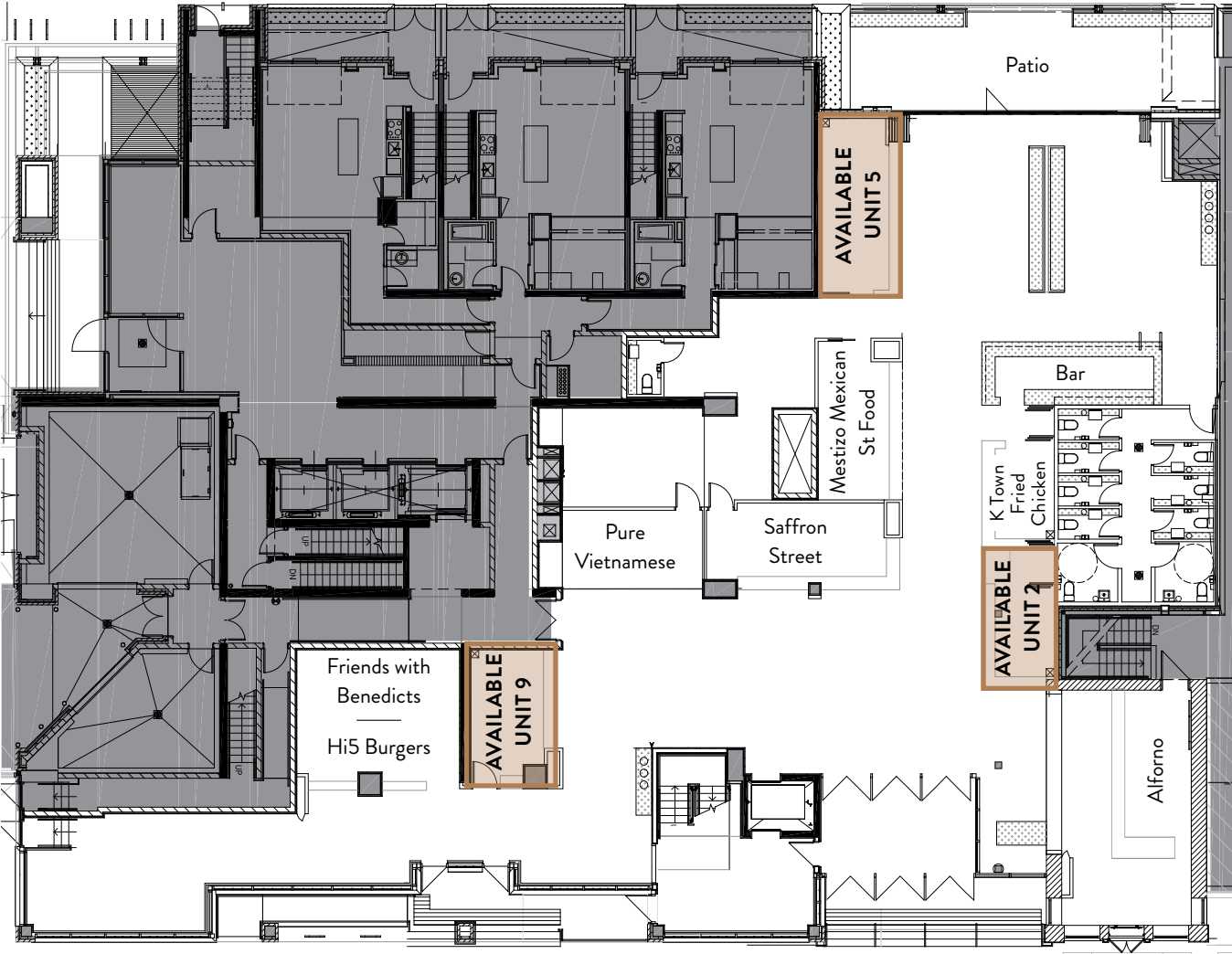
TENANTS



FLOORPLAN



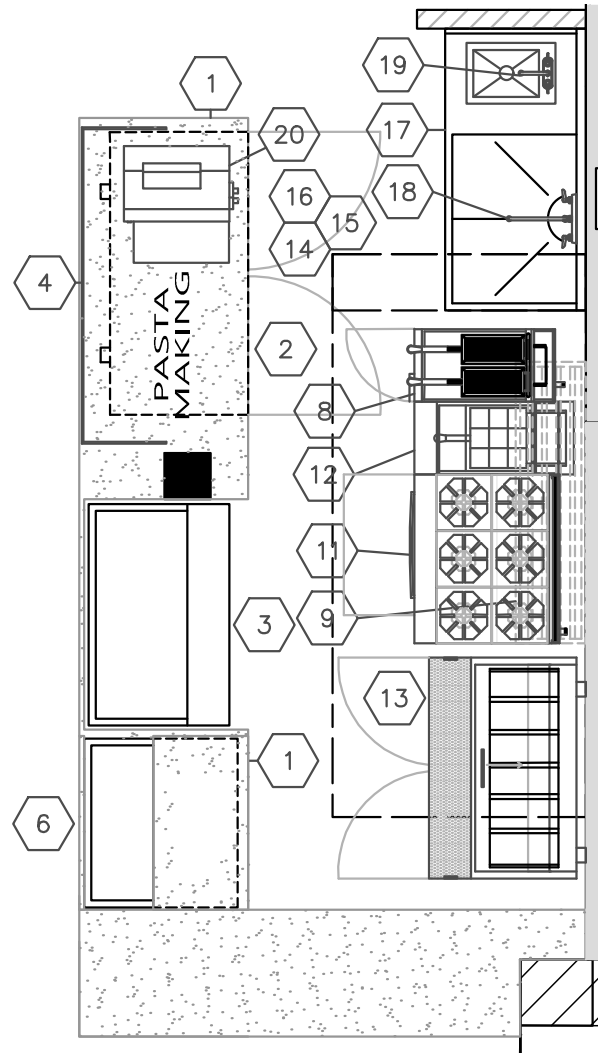
14 AVENUE SW



1 STREET SW

UNIT PLAN

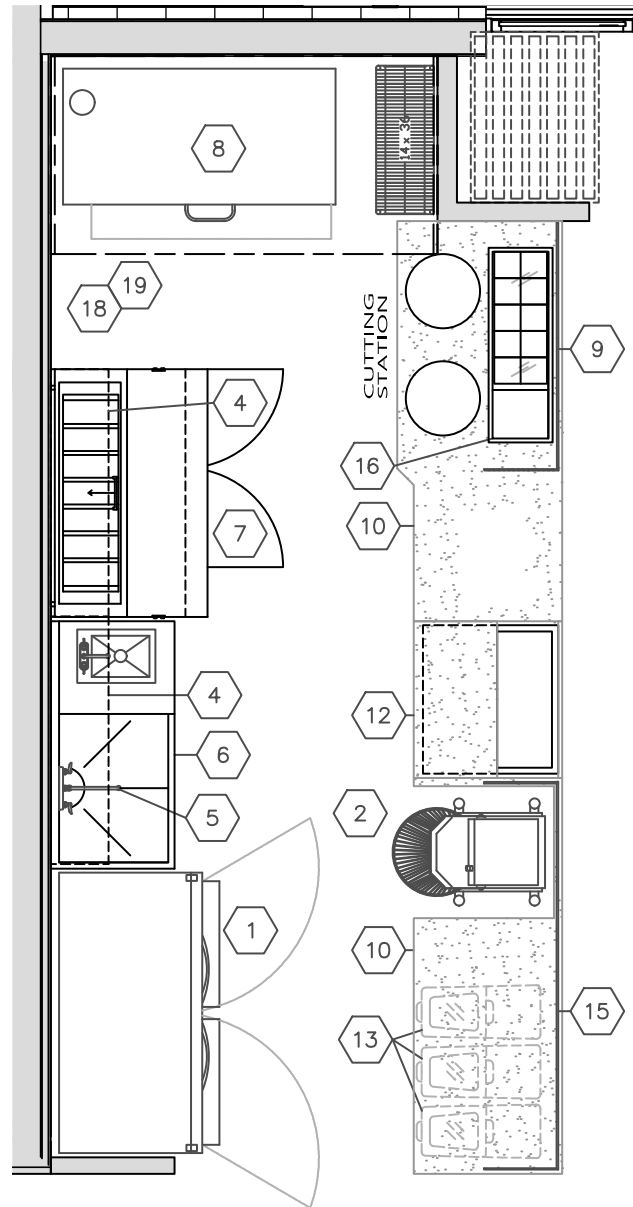
UNIT #2



1. Millwork counters / tops
2. 5' Under counter cooler
3. 48" Refrigerated grab n go cooler
4. Glass breath / sneeze guard
6. 36" Self serve merchandiser cooler
8. Deep fryer
9. S/s wall mount tube shelf
11. 6 Open burner range c/w standard oven base
12. Pasta cooker
13. 48" Salad / sandwich prep. Cooler
14. 9' S/s exhaust canopy / hood
15. Ventilation system
16. Fire suppression system
17. S/S cabinet c/w double compartment sink
c/w hand sink
18. Faucet
19. Faucet
20. Dough sheeter

UNIT PLAN

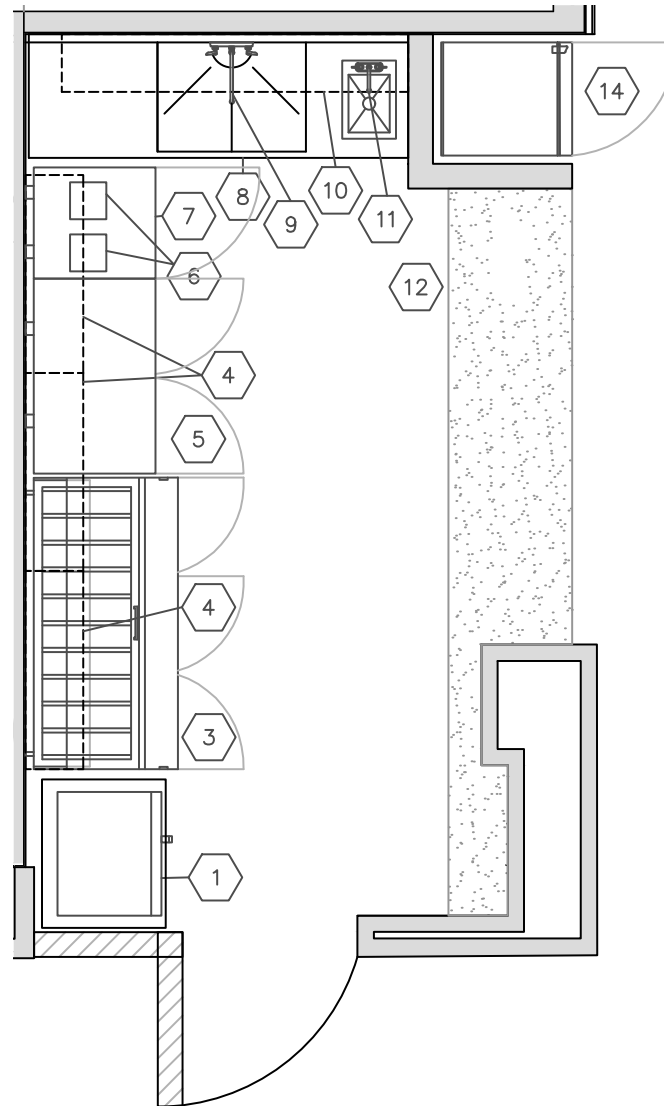
UNIT #5



1. Upright roll in 2 door cooler
2. 55 Kg spiral dough mixer
4. S/S wall mount shelf (x2) 1@5', 1@6'
5. Faucet
6. 6' S/S double compartment sink unit c/w hand sink and faucet
7. 60" Pizza prep. Table
8. Pizza oven
9. Glass breath / sneeze guard
10. Millwork counters / tops
12. 36" Self serve merchandiser cooler
13. Mobile ingredient bin (x3)
15. Glass breath / sneeze guard
16. 4' Counter top ref. Topping well
18. 7' S/s exhaust canopy / hood
19. Ventilation system

UNIT PLAN

UNIT #9



1. Small air fryer oven
3. 72" Mega top salad prep. Table
4. 4' S/s wall mount shelf (x3)
5. 48" Work top cooler
6. Smoothie blender (x2)
7. 27" Work top freezer
8. S/S cabinet c/w double comp. sink and hand sink
9. Faucet
10. 7' S/s wall mount shelf
11. Faucet
12. Millwork counters / tops
14. Single glass door cooler

Note: Space is Unvented

ADDITIONAL PHOTOS





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