

RETAIL SPACE FOR LEASE



KENSINGTON GATE

Kensington Rd & 10 Street NW, Calgary AB

Retail Availability:

Unit 1109A - 1,270 SF

Unit 1117A - 1,280 SF

TAURUSGROUP.COM

HEATHER WIETZEL

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Kensington Gate is a high-profile retail opportunity at the convergence of Kensington Road, 10 Street NW and Memorial Drive. Located at the gateway to one of Calgary's most vibrant inner-city districts, the property benefits from prominent street exposure, established daytime and evening activity, convenient access from downtown and direct connections to the Bow River pathway network.





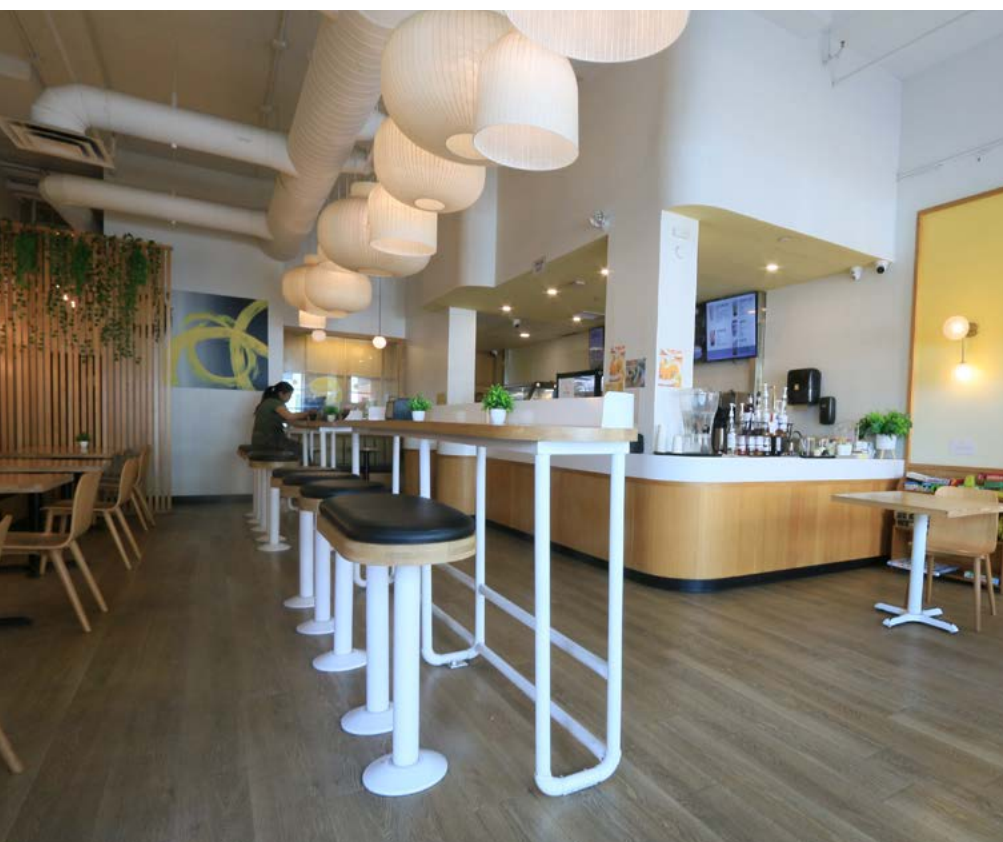
- Positioned at visible intersection of Memorial Drive and 10 Street NW, with additional frontage and access from Kensington Road and 10A Street
- Exposure to tens of thousands of vehicles daily at the primary gateway between downtown Calgary and northwest inner city

- > Complementary mix of fitness, food, pet and service has established this property as a neighbourhood destination
- > Over 50 shared parking stalls in the underground parkade
- > Zoning: Direct Control
- > Targeted uses: unvented quick service food, coffee, specialty food, specialty retail, home goods, and boutique fitness



ADDITIONAL RENT 2026 ESTIMATES

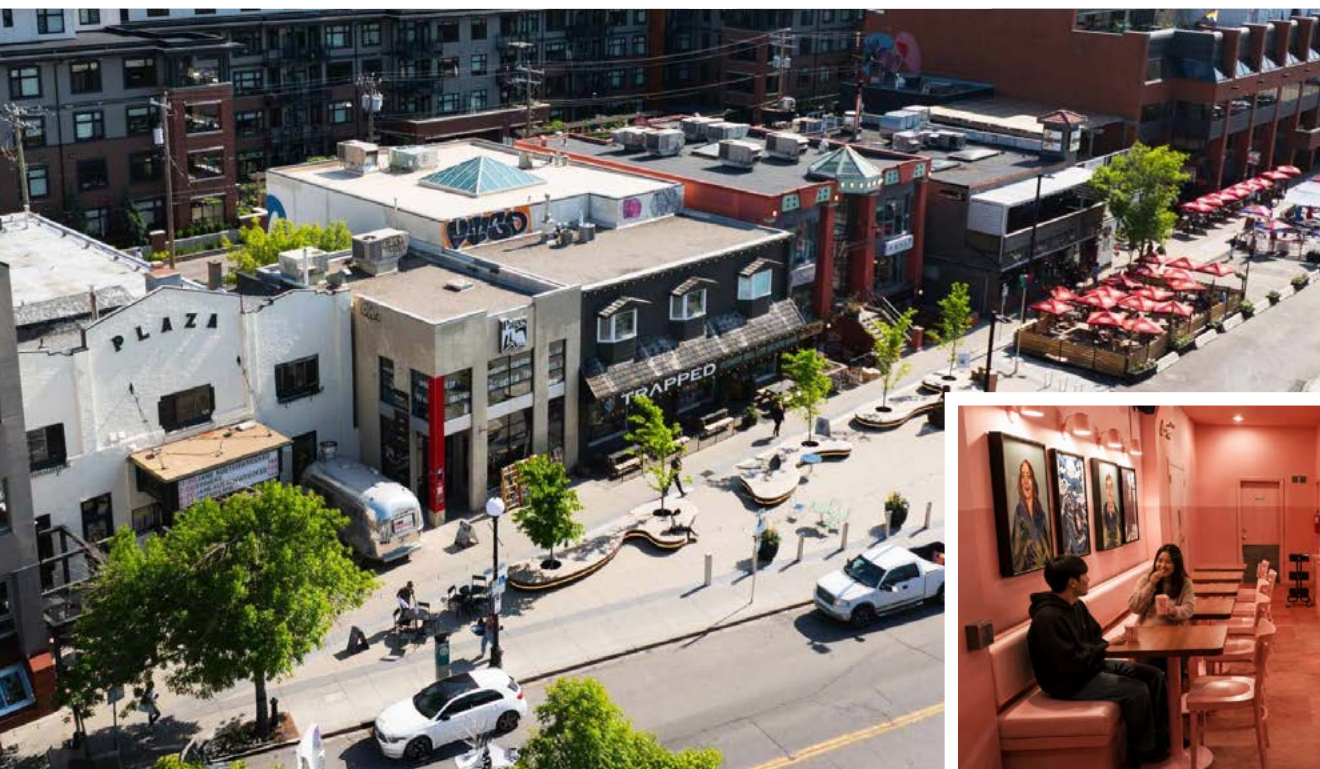
Operating Costs	\$ 9.30 PSF
Property Tax	\$ 9.04 PSF
Total	\$ 18.34 PSF
Premises Utilities	Included (excludes electrical)
Management Fee	Included



CO-TENANCIES



THE COVETED KENSINGTON COMMUNITY



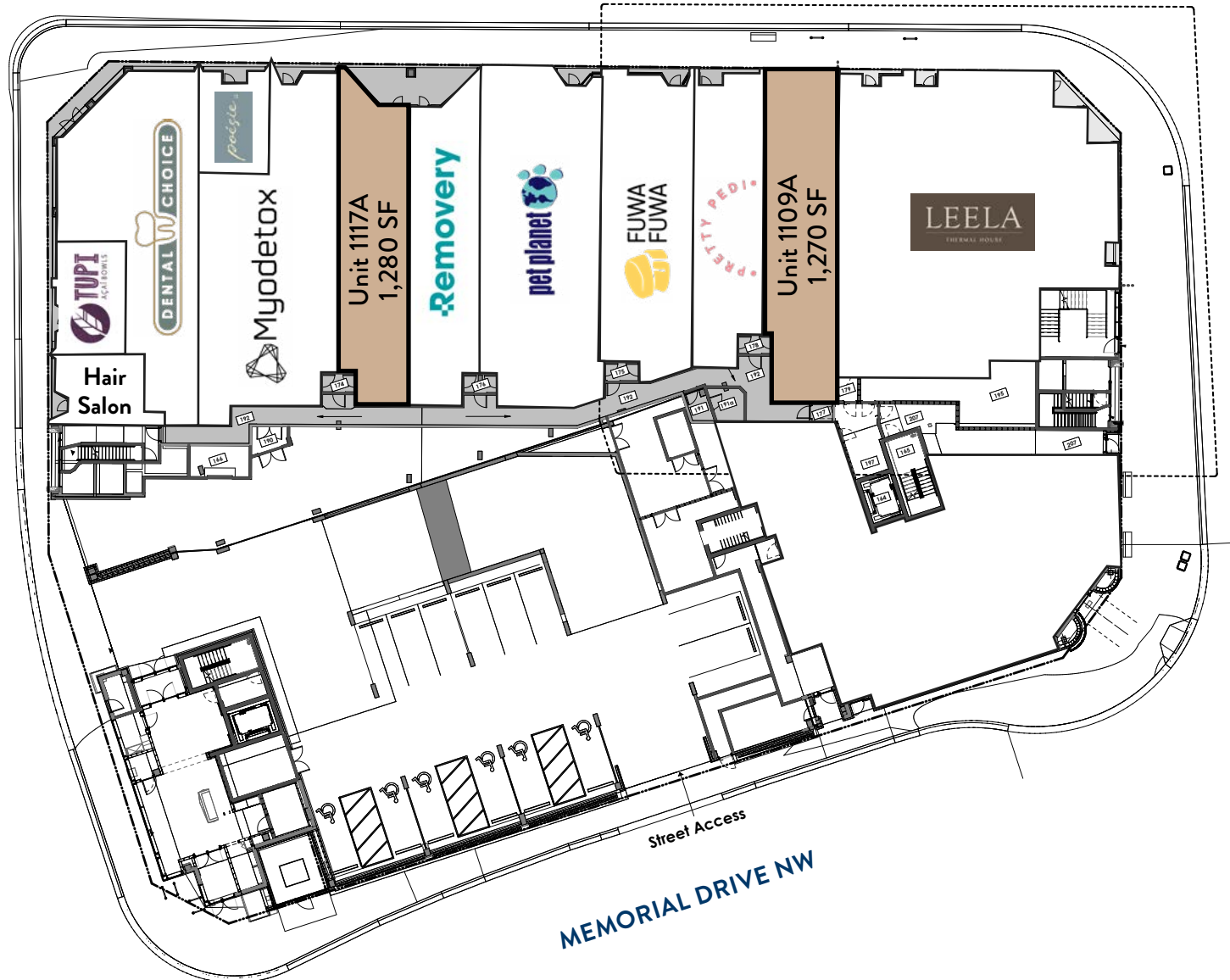
MAIN FLOOR



10A STREET SW

KENSINGTON ROAD NW

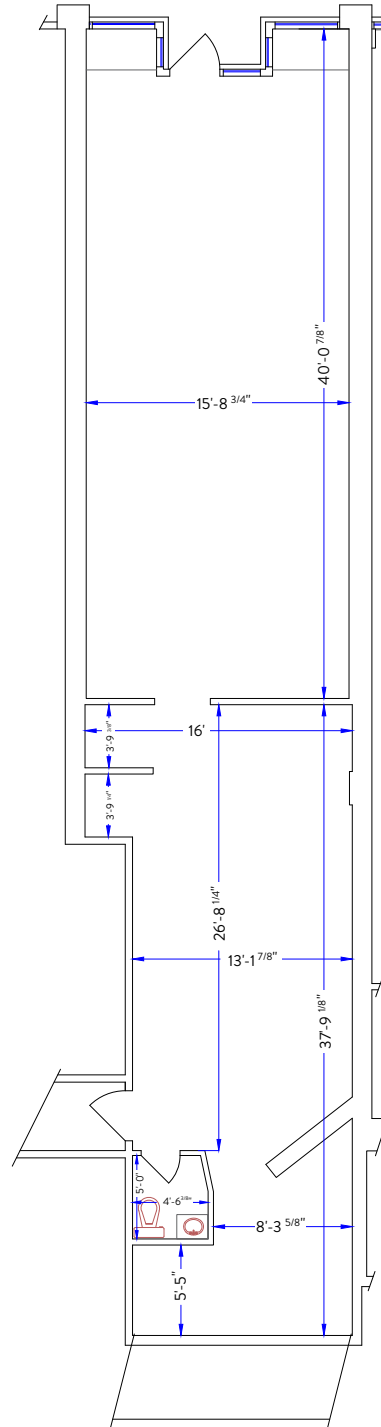
10 STREET SW



MEMORIAL DRIVE NW

UNIT PLAN

UNIT #1109A



UNIT

1109A

RETAIL AREA

1,270 Square Feet

CEILING HEIGHT

14' -1.75"

POWER

60A / 208V

HVAC

2.5 Ton Unit

WATER

3/4" line

SEWER

4" line

GAS

No

LOADING

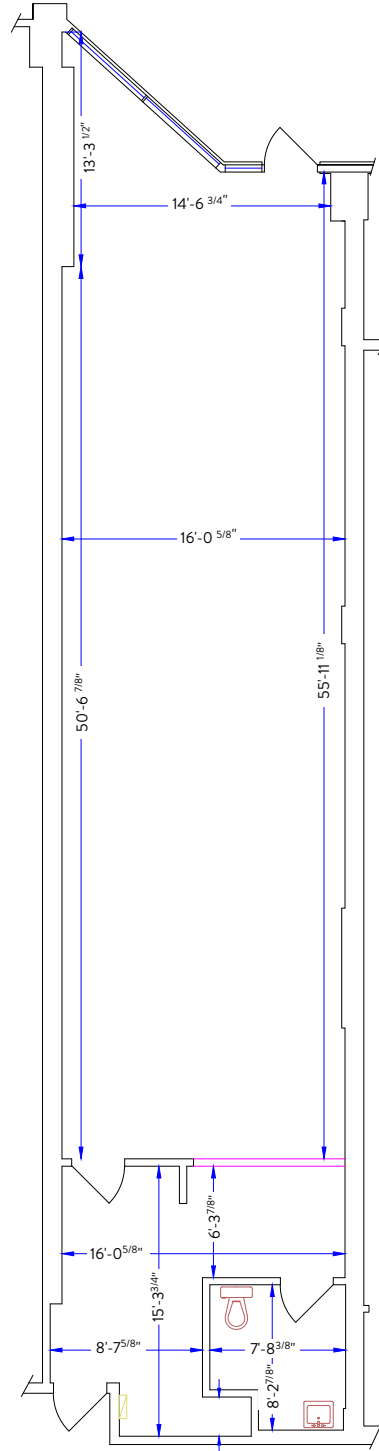
Access from CRU Hallway

GARBAGE

Access from CRU Hallway

UNIT PLAN

UNIT #1117A



UNIT

1117A

RETAIL AREA

1,280 Square Feet

CEILING HEIGHT

14' -2.5"

POWER

100A / 208V

HVAC

5 Ton Unit

WATER

3/4" line

SEWER

4" line

GAS

No

LOADING

Access from CRU Hallway

GARBAGE

Access from CRU Hallway

CONNECT WITH US

CONTACT

GENERAL



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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.

