

Welcome to Highstreet House

933 - 17 AVENUE SW, CALGARY, AB



*Join 17th Avenue:
Calgary's Retail and Entertainment District*

Partnership. Performance.



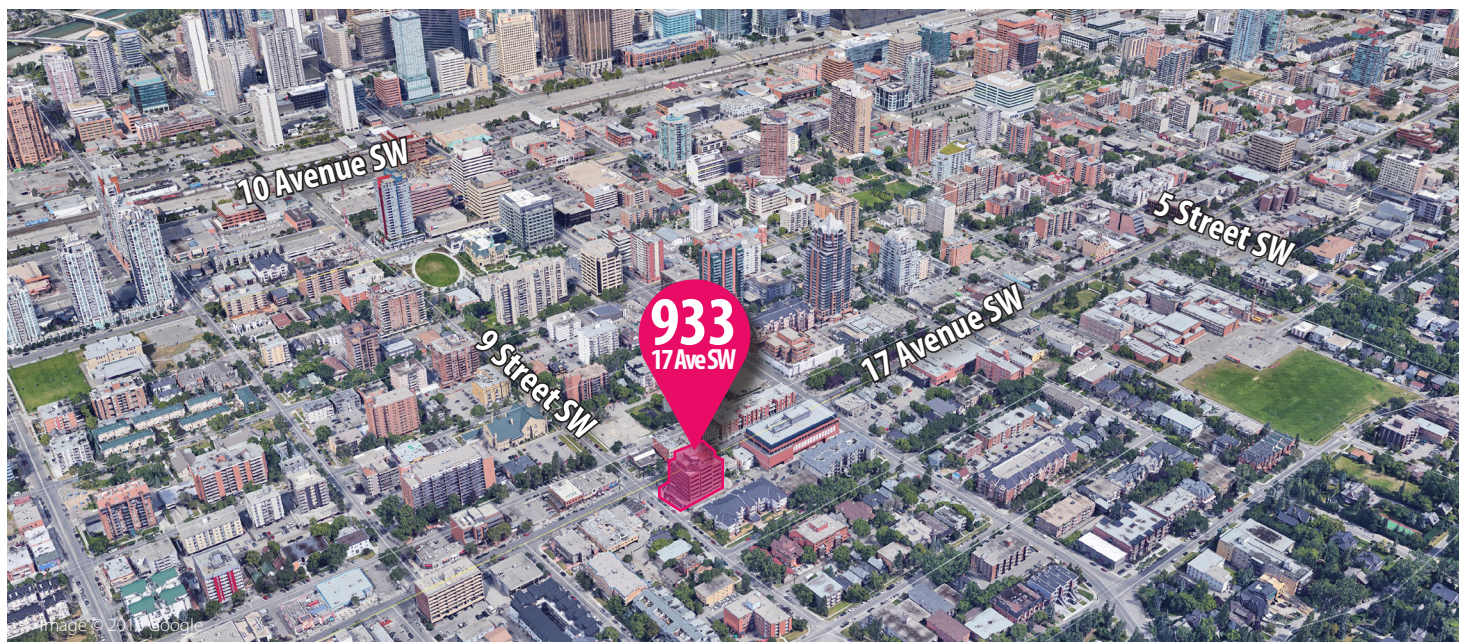
Intelligent
Real Estate
Solutions

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17th Avenue | Neighbourhood Profile



Dining

FARM
Cibo Calgary
Golden Bell Saigon
Boston Pizza
80th & Ivy
Kuzina Greek
Jameson's
Los Chilitos
Home & Away
1410 World Bier Haus

Coffee Shop/ Eaterie

The Coup
Freshii
Caffe Beano
Analog Coffee
David's Tea
Tim Hortons's
Starbucks

Public Transit Accessibility

Served by Bus Routes:
2, 6, 7, 13, 698



Quick access to
walking/bike trails

Services

| | |
|-------------------------|------------|
| Rexall | Best Buy |
| Shoppers Drug Mart | Pet Planet |
| Purolator | HSBC |
| Fishman's Personal Care | CIBC |
| Cleaners | Scotiabank |
| Servus Credit Union | |
| ATB Financial | |
| TD Canada Trust | |

17th Avenue

17th Avenue is a pedestrian friendly retail and shopping district in the Calgary Beltline. This vibrant retail corridor spans from 14th street to 4th street. 17th Avenue is a perfect mix of boutique shopping, and everyday services and necessities. It is also home to many of Calgary's dining hot spots, including fine dining restaurants, casual cuisine, lively lounges, and inspirational cafés.

Become a part of 17th Avenue, Calgary's Retail & Entertainment District!



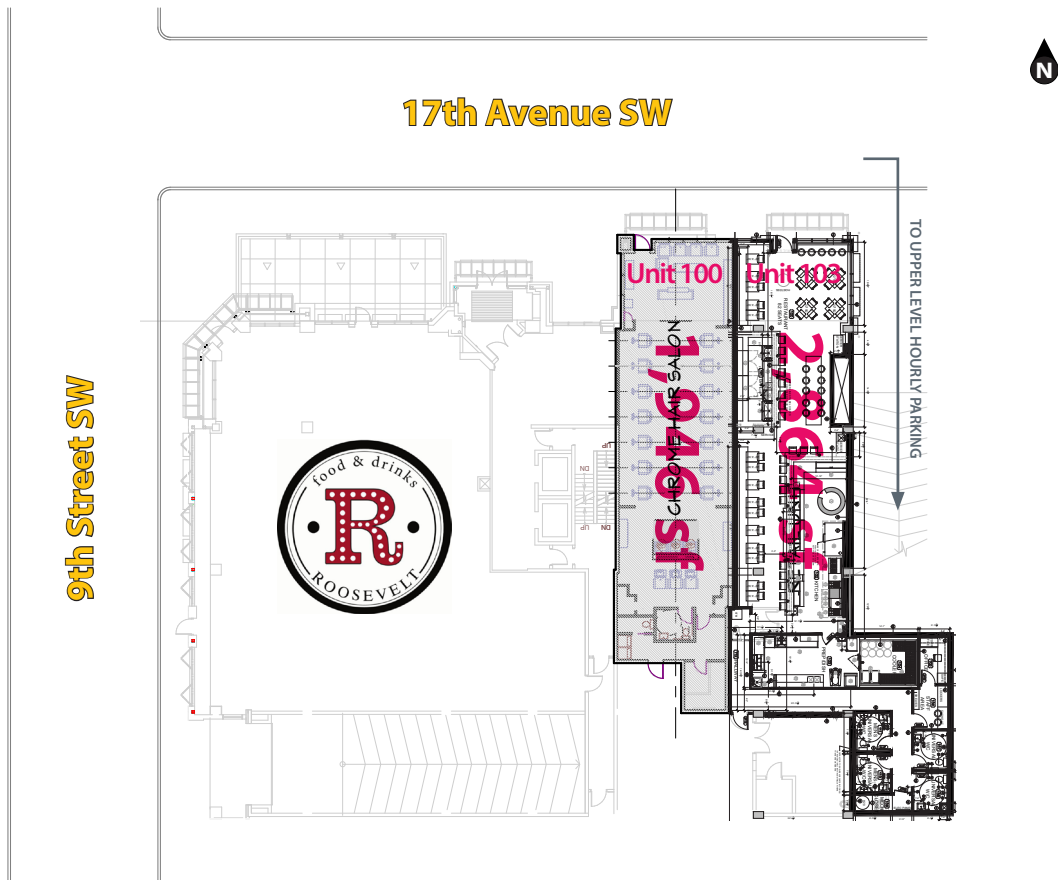
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For Lease | 933 - 17TH AVENUE SW, CALGARY, AB



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17TH AVENUE RETAIL SPACE FOR LEASE

933 - 17TH AVENUE SW, CALGARY, AB

Particulars

| | |
|---------------|------------------------------------|
| Available: | Unit 100: 2,864 SF |
| | Unit 103: 1,946 SF |
| | Contiguous: 4,810 SF |
| Zoning: | C-COR1 |
| Op. Costs: | \$10.10 PSF |
| Property Tax: | \$7.55 PSF |
| Mgmt Fee: | \$2.65 PSF |
| Total: | \$20.30 PSF * |
| | *Premises electricity not included |
| Rental Rates: | Market |
| Timing: | Immediately |



TRADE AREA DEMOGRAPHICS

Within 1 km



29,442
2017 POPULATION



18,712
2017 HOUSEHOLDS



\$111,949
2017 AVG. HOUSEHOLD
INCOME



40,237
2017 DAYTIME
POPULATION



17TH AVENUE SW 19,000 VPD
8TH STREET SW 13,000 VPD



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17th Avenue: Join These Local Tenants

Roosevelt

"Meet us at Roosevelt for outstanding food, drink, and entertainment. We take a fresh and modern approach on traditional, comfort food fare, all made from scratch. Our signature plates deliver a unique twist on old classics that separate us from the average pub or wine bar. Whether you're in for a date night, sporting event, or brunch, Roosevelt has something to offer everyone." www.rooseveltcalgary.com



The COUP

"The COUP is a modern vegetarian restaurant with an intimate atmosphere, serving fresh, whole, organic, local foods and beverages. Our products have been selected based on deep ecological ethics, allowing for a large percentage of our ingredients to be organic, local & made from scratch. Along with our cheeses being rennet-free, all of our soy products & grains are GMO-free. We recycle all that can be and only use paper products that are post-consumer recycled. Our products arrive with minimal packaging & we run on 100% wind-power off-set. To give back to our community we donate a percentage of our income and have partnered with Meal Share." www.thecoup.ca



Row17

"Row17 is excited to bring the first and largest dedicated WaterRower studio to Calgary. With a passion for fitness, fun and the community – we have gathered a strong team of energetic instructors and support staff into a beautiful new space on 17th Avenue SW. Row17 has created an environment and culture that has everyone working together, pulling in the same direction (literally and figuratively). Bringing a higher level of energy and accomplishment to every day is exhilarating." www.row17.com



The George on 17th

"The George is Calgary's only fully furnished boutique rental, located on the legendary Red Mile. Surrounded by shops, dining, and ample green spaces, find yourself in the heart of it all at The George on 17th. Each gorgeous suite of The George has been professionally furnished, accounting for every possible need of its occupant. From Le Creuset pans, to hypo-allergenic duvets, we take move-in seriously. The George offers over 70 restaurants, shopping amenities, spa & salon venues, 8 fitness centres and 12 different transit hubs all within a 10 minute walk. Whether you're looking to take up boxing, join in morning yoga, grab a delicious local coffee or indulge in Calgary's night life, The George is central to all your desires." Georgeon17.com



17th Avenue Retail Opportunity

- This is a rare opportunity in the heart of the Calgary retail and entertainment district
- Excellent exposure to 17th Avenue, which services 19,000 vehicles per day
- Within close proximity to over 400 shops, restaurants and services along 17th Avenue SW
- The numerous shops and amenities generate high foot traffic, with over 3,200 pedestrians passing by 17th Avenue SW daily
- Ample metered street parking and upper level hourly parking



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