



Retail

1,426.3 sf

Unit 1312 • Main Floor

Office

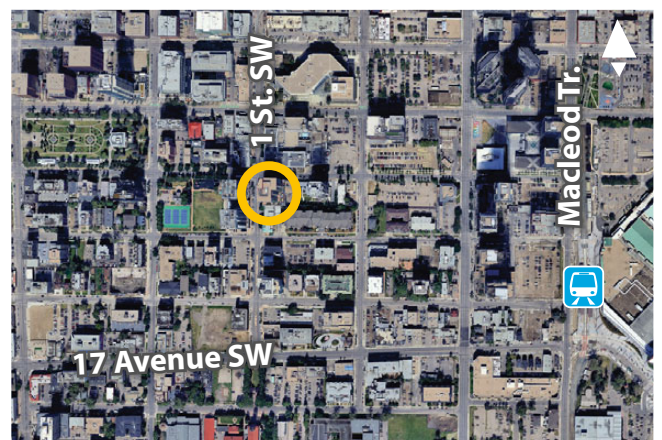
1,600 sf C/L

Unit 200 • 2nd Floor

BELTLINE RETAIL AND OFFICE SPACE FOR LEASE

1316 1st Street SW
Calgary

» Excellent street front and signage
exposure along 1 Street SW



Andrew Sherbut, VICE PRESIDENT, PARTNER

C: 403-607-1819

O: 403-290-0178

asherbut@barclaystreet.com

Myles Scheske, SR. ASSOCIATE

C: 403-968-9859

O: 403-290-0178

mscheske@barclaystreet.com




LOCAL
EXPERTISE
MATTERS

» Building is currently undergoing full exterior upgrade




AREA DEMOGRAPHICS (1 km radius)

 Population **12,212**  Median Age **38.3**

 Average Household Income **\$166,004**

Current Consumption / Household


 **\$17,461**
FOOD

 **\$5,910**
HEALTH CARE

 **\$5,777**
RECREATION

 **\$2,508**
PERSONAL CARE

 **\$6,149**
LIQUOR/TOBACCO

 **\$4,050**
CLOTHING

 Traffic Count **5,000** VEHICLES DAILY ON 1 STREET SW

LEASE INFORMATION

RETAIL – MAIN FLOOR

MUNICIPAL ADDRESS:
1316 1st Street SW

ZONING:
Centre City Commercial Corridor
District

YEAR OF CONSTRUCTION:
1914 with multiple upgrades

AVAILABLE FOR LEASE:

RETAIL:

1,426.3 sq. ft. – Unit 1312 (main fl.)
» End-cap unit.
» Available immediately

OFFICE:

1,600 sq. ft. – Unit 200 (2nd fl.)
» Character space.
» Private washroom.
» Available Nov. 1 2025

C/L

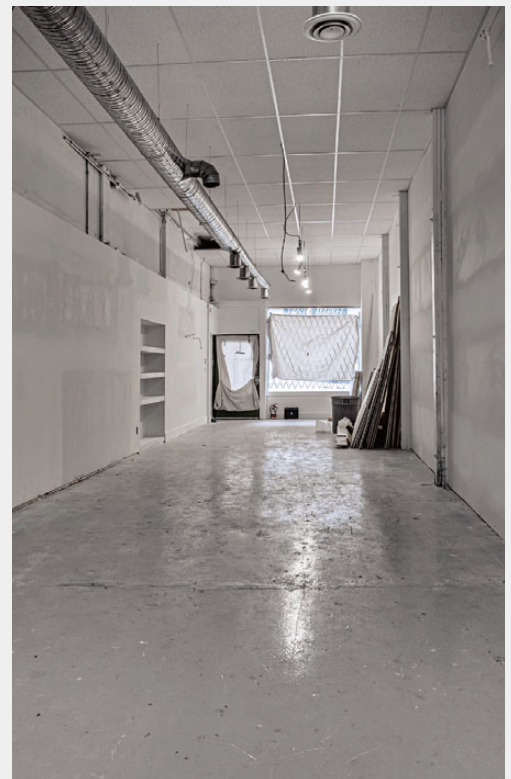
PARKING:

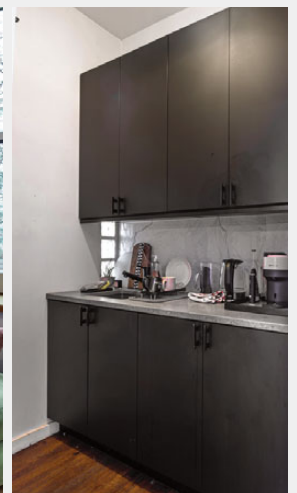
Paid and street parking in the
vicinity.

OP. COSTS AND TAXES:

\$16.00 per sq. ft.

NET RENT: Market





The information contained herein has been gathered from sources deemed reliable, but is not warranted as such and does not form any part of any future contract. This offering may be altered or withdrawn at any time without notice.

Copyright © 2025 Barclay Street Real Estate Ltd. All rights reserved.