



~1,500 sf

160/168 2 Avenue SW

~900 sf

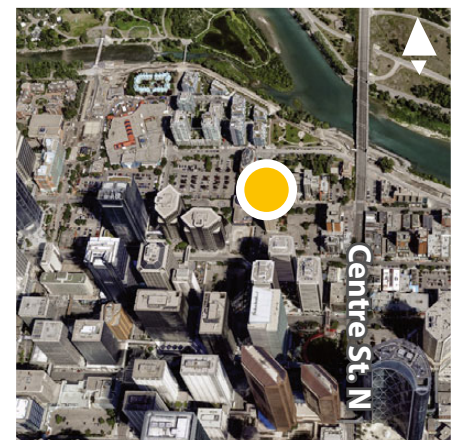
110 1 Street SW

RETAIL SPACE FOR LEASE

Retail Podium in Riverpark 88

160/168 2 Avenue SW and 110 1 Street SW, Calgary

- » Brand-new development in Chinatown.
- » Prominent location directly across from the Chinese Cultural Centre.



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TCN
WORLDWIDE
REAL ESTATE SERVICES

LOCAL
EXPERTISE
MATTERS

AREA DEMOGRAPHICS

(1 km radius)



Population
17,821



Median Age
37.2



Average Household Income **\$149,562**

Current Consumption / Household



\$14,966
FOOD



\$5,757
HEALTH CARE



\$4,934
RECREATION



\$2,246
PERSONAL CARE



\$5,176
LIQUOR/TOBACCO



\$3,747
CLOTHING



Daytime Employment

101,924
EMPLOYEES

3,441
BUSINESSES



Traffic Count
2018

5,000 VPD ON 1 STREET SW

6,000 VPD ON 2 AVENUE SW

Sources: Statistics Canada, City of Calgary, CoStar

- » Easily accessible from 1st Street SW and Centre Street, with direct routes to downtown and the Beltline.
- » Surrounded by numerous residential towers.
- » Steady foot traffic from river paths and the downtown core.
- » Strong daytime population of residents, office workers, and Chinatown visitors.

LEASE INFORMATION

ADDRESS: 168 2 Avenue SW, Calgary

AVAILABLE FOR LEASE:

~1,500 sq. ft. – 160/168 2 Avenue SW (corner unit)

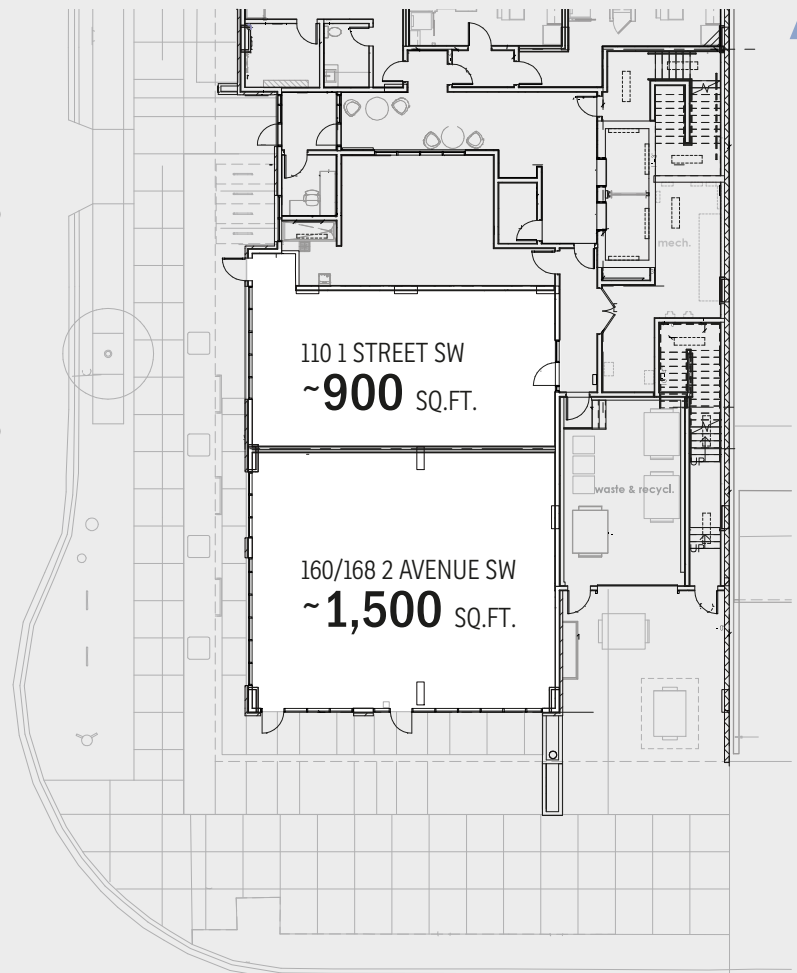
~900 sq. ft. – 110 1 Street SW

AVAILABILITY: Available immediately for fixturing

OP. COSTS AND TAXES: \$15.00 per sq. ft. (est.)

NET RENT: Market rates

1 S T R E E T S W



2 N D A V E N U E S W

160/168 2 AVENUE SW
~**1,500** SQ.FT.



110 1 STREET SW
~900 SQ.FT.



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