



RETAIL EXCLUSIVE  
**LISTINGS & MANDATES**

**SUMMER 2025**








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FEATURED LISTING - RICHMOND GREEN












## LISTINGS FOR LEASE









LISTING STREET VIEW	BUILDING NAME / ADDRESS	DETAILS	AVAILABLE AREAS	NET RENT	EST. OP. & TAX COSTS	COMMENTS	ASSOCIATE
<b>FOR LEASE</b> 	<b>1400 10TH AVENUE SW</b> CALGARY, ALBERTA	  	MULTIPLE OPTIONS FROM 1,226 - 5,290 SQ.FT. +/-  CRU'S 1-3 - <b>LEASED</b> CRU 4 - <b>LEASED</b>	MARKET	<b>OP. COSTS</b> \$16.00 / SQ.FT. +/-  <b>TAXES</b> <i>INCLUDED IN OPERATING COSTS</i>	7 STORY MIXED USE INCLUDES 105 RESIDENTIAL UNITS MAIN FLOOR RETAIL SPACE SHOWCASING FLOOR TO CEILING GLAZING IMPECCABLE EXPOSURE TO 10TH AVENUE SW AND 14TH STREET SW WITH 40+ CUSTOMER STALLS	JEFF ROBSON ALEX MORRISON
<b>COND LEASED</b> 	<b>507 17TH AVENUE SW</b> CALGARY, ALBERTA		<b>SECOND FLOOR</b> 2,056 SQ. FT. +/-	MARKET	<b>OP. COSTS</b> \$3.80 SQ. FT.  <b>TAXES</b> \$7.76 SQ. FT.	WELL-LOCATED WALK-UP SPACE IN THE HEART OF 17TH AVENUE WAREHOUSE STYLE GLAZING DRAWS IN NATURAL LIGHT IN A SPACE IDEAL FOR A HAIR SALON OR A FASHION BOUTIQUE	JEFF ROBSON ALEX MORRISON
<b>FOR LEASE</b> 	<b>TWO PARK CENTRAL</b> <b>1111 4TH STREET SW</b> CALGARY, ALBERTA	  	<b>FINAL UNIT:</b> 2,088 SQ.FT. +/-  <b>WITH DEMISING</b> SUITE 1A 970 SQ.FT. +/- SUITE 1B 1,105 SQ.FT. +/-	MARKET	<b>OP. COSTS</b> \$18.00 / SQ.FT. +/-  <b>TAXES</b> <i>INCLUDED IN OPERATING COSTS</i>	40-STOREY MULTIFAMILY RENTAL TOWER WITH 531 LUXURY RENTAL UNITS FEATURING RETAIL SPACES RANGING FROM 810 TO 1,044 SQUARE FEET TO 2,088 SQUARE FEET RUNNING UP 4TH STREET AND WRAPPING THE CORNER ONTO 11TH AVENUE SW TARGETED USES INCLUDE PERSONAL SERVICES	JEFF ROBSON ALEX MORRISON

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<b>FOR LEASE</b> 	<b>STAMPEDE STATION</b> <b>1331 MACLEOD TRAIL SE</b> CALGARY, ALBERTA	 	CRU #104 <b>3,431 SQ. FT. +/-</b>  CRU #102 <b>5,489 SQ. FT. +/-</b>	MARKET	<b>OP. COSTS</b> \$11.82 SQ. FT.  <b>TAXES</b> \$7.29 SQ. FT.	FLOOR RETAIL AVAILABLE WITH VARIOUS DEMISING OPTIONS, 12 FREE SHORT TERM STALLS FOR CLIENTS  IDEAL USES INCLUDE PROFESSIONAL SERVICES SUCH AS DENTIST, DOCTORS, PHYSIO AND SIMILAR CONSUMER SERVICE  102 - FORMER RESTAURANT SPACE AVAILABLE IMMEDIATELY	JEFF ROBSON · GRACE ROBSON
<b>FOR LEASE</b> 	<b>EV606</b> <b>606 CONFLUENCE WAY SE</b> CALGARY, ALBERTA		NORTH CRU #109 <b>LEASED</b>  SOUTH CRU #103 <b>2,350 SQ. FT. +/-</b>	MARKET	<b>OP. COSTS AND TAXES</b> \$15 PER SQ.FT. +/-	<b>SOUTH CRU 103:</b> · WELL POSITIONED STREET FRONT RETAIL SPACE · SOUTHWEST FACING PATIO OPPORTUNITIES	JEFF ROBSON · ALEX MORRISON
<b>LEASED</b> 	<b>708 11TH AVENUE SW</b> CALGARY, ALBERTA		<b>UNIT:</b> <b>LEASED</b>	MARKET	<b>OP. COSTS &amp; TAXES</b> TBD	OFFICE CONVERSION TO RESIDENTIAL BY ALSTON PROPERTIES EXPECTED COMPLETION SUMMER 2026	JEFF ROBSON · ANDRÉE ROBERTS

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<b>FOR LEASE</b> 	<b>MONTGOMERY</b> <b>4611 BOWNESS ROAD NW</b> CALGARY, ALBERTA	 	<b>UNIT 121 :</b> 1,641 SF +/-	MARKET	<b>OP. COSTS &amp; TAXES</b>  \$20.72	BOUTIQUE STREETFRONT RETAIL OPPORTUNITY IN THE HIGHLY DESIRABLE AREA OF MONTGOMERY  GROUND FLOOR UNIT IN 60 RESIDENTIAL UNIT BUILDING  OPPORTUNITY FOR 3 COMMERCIAL PARKING STALLS	JEFF ROBSON · GRACE ROBSON
<b>FOR LEASE</b> 	<b>630 1st AVENUE NE</b> CALGARY, ALBERTA		<b>CRU #1</b> – 1,505 SQ. FT. +/- <b>CRU #2</b> – 855 SQ. FT. +/- <b>CRU #3</b> – 1,541 SQ. FT. +/- <b>CRU #4</b> – 1,967 SQ. FT. +/- <b>CRU #5</b> – 1,562 SQ. FT. +/- <b>CRU #6</b> – 1,505 SQ. FT. +/- <b>CRU #7</b> – 3,057 SQ. FT. +/- <b>CRU #8</b> – 2,472 SQ. FT. +/- <b>CRU #9</b> – 2,085 SQ. FT. +/-	MARKET	<b>OP. COSTS</b> TBD  <b>TAXES</b> TBD	NEW DEVELOPMENT ON THE CORNER OF EDMONTON TRAIL NE AND FIRST AVENUE NE · MULTIPLE RETAIL SPACES AVAILABLE AT THE BASE OF 128 RESIDENTIAL UNIT DEVELOPMENT · SCHEDULED COMPLETION FALL 2026	JEFF ROBSON · ALEX MORRISON
<b>FOR LEASE</b> 	<b>VISTA ON 36<sup>TH</sup> – 920 36 AVENUE NE</b> CALGARY, ALBERTA	 	<b>UNIT #202</b> 1,078 SQ. FT. +/-	MARKET	<b>OP. COSTS &amp; TAXES</b>  ESTIMATED <b>\$15.69</b> SQ. FT. +/-	WELL ESTABLISHED SHOPPING CENTER (126,000 SQ FT) IN NORTH EAST CALGARY WITH AMPLE PARKING  HIGH TRAFFIC VOLUMES ALONG 36TH STREET	JEFF ROBSON · ALEX MORRISON

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	<b>THE LOFT</b> <b>744 4th AVENUE SW</b> CALGARY, ALBERTA		<b>MAIN FLOOR</b> 937 SQ. FT. +/-	MARKET	<b>OP. COSTS</b> TBD  <b>TAXES</b> TBD	PROMINENT CORNER RETAIL UNIT ON THE GROUND FLOOR OF 56 UNIT RESIDENTIAL BUILDING WITH SOUTHWEST FACING PATIO  SHORT DISTANCE TO RIVER WALKWAY	JEFF ROBSON · ANDRÉE ROBERTS
	<b>FIRST TOWER 411</b> <b>1ST STREET SE</b> CALGARY, ALBERTA		<b>CRU #100</b> MAIN / GROUND FLOOR 5,720 SQ. FT. +/-  <b>CRU #210</b> PLUS 15 / SECOND FLOOR 2,391 SQ. FT. +/-  DEMISING OPTIONS AVAILABLE	MARKET	<b>OP. COSTS</b> \$10.83 SQ. FT. <i>(NOT INCL. MNGT. FEE)</i>  <b>TAXES</b> \$3.49 SQ. FT.	OPPORTUNITY TO COMPLIMENT AN ABUNDANCE OF FIRST-CLASS AMENITIES IN A PROGRESSIVE NEW-AGE OFFICE BUILDING  PLUS 15 CONNECTED TO THE BOW AND DELTA HOTEL  AVAILABLE VENTING OPTIONS FOR A RESTAURANT TENANT ON GROUND FLOOR	JEFF ROBSON

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<b>FOR LEASE</b> 	<b>WOLFBERRY</b> <b>2026 81 St SW</b> CALGARY, ALBERTA	<b>COMING SOON</b>	<b>UP TO 30,000 SQUARE FEET OF COMMERCIAL SPACE</b>	MARKET	<b>OP. COSTS &amp; TAXES:</b> TBD	NOW LEASING FIRST PHASE EXPECTED COMPLETION 2027 1,000 TO 12,500 SQUARE FEET	JEFF ROBSON · ALEX MORRISON
<b>FOR LEASE</b> 	<b>FAIRMOUNT</b> <b>8318 FAIRMOUNT DRIVE SE</b> CALGARY, ALBERTA	 	<b>UNIT #20</b> 1,596 SQ.FT +/-	MARKET	<b>OP. COSTS &amp; TAXES:</b> \$10.55 / SQ.FT.	ON-SITE PARKING, HIGH VISIBILITY AND TRAFFIC PRESENCE IDEAL USES INCLUDE TAKEOUT RESTAURANT, MEDI SPA, VET CLINIC OR RETAIL STORE FORMERLY A PIZZA TAKEOUT RESTAURANT (DOES NOT HAVE PRE-EXISTING VENTING)	JEFF ROBSON · GRACE ROBSON

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<b>FOR LEASE</b> 	<b>RICHMOND GREEN</b> <b>3420 SARCEE ROAD SW</b> CALGARY, ALBERTA		<b>CRU 1:</b> 1,191 SQ.FT. +/- <b>CRU 2:</b> 1,431 SQ.FT. +/- <b>CRU 3:</b> 1,052 SQ.FT. +/-	MARKET	<b>OP. COSTS</b> TBD  <b>TAXES</b> TBD	DYNAMIC GATHERING SPACE WHERE BUSINESS, LEISURE, AND COMMUNITY INTERSECT  IDEAL FOR BOUTIQUE FOOD CONCEPTS, COFFEE SHOPS, ICECREAM, ETC.  ESTIMATED COMPLETION Q4 2026	JEFF ROBSON · ALEX MORRISON
<b>FOR LEASE</b> 	<b>MADISON</b> <b>1918 – 1940 33 AVENUE SW</b> CALGARY, ALBERTA		<b>CRU #1 :</b> 1,894 SQ. FT. +/- <b>CRU #2 :</b> LEASED <b>CRU #3 :</b> 1,065 SQ.FT. +/- <b>CRU #4 :</b> LEASED <b>CRU #5 :</b> 1,297 SQ.FT. +/- <b>CRU #6 :</b> LEASED <b>CRU #7 :</b> LEASED	MARKET	<b>OP. COSTS</b> TBD  <b>TAXES</b> TBD	MADISON IS A 6 STOREY MIXED USE BUILDING INCLUDING 129 RESIDENTIAL UNITS  CRU 1 INCLUDES A PATIO AT THE CORNER OF 33RD AVENUE SW AND 19TH ST SW  MADISON IS BEING BROUGHT TO YOU BY THE PARTNERSHIP OF SARINA HOMES AND PORTE COMMUNITIES	JEFF ROBSON · ALEX MORRISON
<b>FOR LEASE</b> 	<b>THE HARRISON</b> <b>1841 33RD AVENUE SW</b> CALGARY, ALBERTA	 	<b>CRU 114 -</b> 784 SQ.FT. <b>CRU #101 - LEASED</b> <b>CRU 101A, 111, 112 - LEASED</b> <b>CRU 104 - LEASED</b> <b>CRU 105 - LEASED</b> <b>CRU 110 - LEASED</b> <b>CRU 112 - LEASED</b> <b>CRU 114 - LEASED</b>	MARKET	<b>OP. COSTS &amp; TAXES</b>  \$21.96 SQ. FT.	MARDA LOOP IS KNOWN FOR ITS MAIN STREET CULTURE THAT ATTRACTS CREATIVES, DIVERSITY AND A LUST FOR LIVING.  THE WALKABLE COMMUNITY IS TEAMING WITH 150+ BUSINESSES, AND THE NEIGHBOURHOOD SET TO BENEFIT FROM THE CITY'S \$31M INVESTMENT IN THE MAIN STREETS REDEVELOPMENT PROGRAM	JEFF ROBSON · ALEX MORRISON

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<b>FOR LEASE</b> 	<b>GREYSTONE</b>  <b>422 GREYSTONE BLVD</b> COCHRANE, ALBERTA		<b>UNIT 1003:</b> 2,000 SQ.FT. +/- <i>(INCLUDES EXCLUSIVITY CLAUSE FOR DENTAL SERVICES).</i>  <b>UNIT 1004:</b> 2,000 SQ.FT. +/- <i>(INCLUDES EXCLUSIVITY CLAUSE FOR CHIROPRACTIC SERVICES).</i>	MARKET	<b>OP COSTS + TAXES</b>  ESTIMATED AT \$13.00 PER SQ.FT.	INDIVIDUALLY OWNED CONDOMINIUM UNITS FOR LEASE  LOCATED IN A RAPIDLY GROWING RETAIL AND RESIDENTIAL AREA  SITE IS IDEAL FOR BUSINESSES SUCH AS DENTAL CLINICS, CHIROPRACTORS, AND SELECT RETAILERS (SUBJECT TO EXCLUSIVITY RESTRICTIONS)	JEFF ROBSON · ANDRÉE ROBERTS
<b>FOR LEASE</b> 	<b>MOUNTAIN RIDGE PLAZA</b>  <b>100 HORSE CREEK ROAD</b> COCHRANE, ALBERTA	  	<b>UNIT 3102</b> - 1,019 SQ.FT. <b>UNIT 3103</b> - 1,209 SQ.FT. <b>UNIT 3106</b> - 1,209 SQ.FT. <b>UNIT 3107</b> - 1,209 SQ.FT. <b>UNIT 3108</b> - 949 SQ.FT. <b>UNIT 2102</b> - 1,969 SQ.FT. <b>UNIT #3101 - LEASED TO PIZZA 73</b>	MARKET	<b>OP. COSTS</b> \$7.99 SQ.FT.  <b>TAXES</b> \$2.62 SQ.FT.	LOCATED IN THE HIGHLY SOUGHT-AFTER COMMUNITIES OF HERITAGE HILLS AND HEARTLAND  UNITS RANGING FROM 983 SQ.FT. TO APPROXIMATELY 5,550 SQ.FT. ARE AVAILABLE AND 90 PARKING STALLS  ONCE COMPLETE, THESE NEIGHBOURING COMMUNITIES WILL HAVE ROUGHLY 3,000 NEW HOMES AND 9,500 RESIDENTS	ALEX MORRISON · JEFF ROBSON

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## LISTINGS FOR SALE

LISTING STREET VIEW	BUILDING NAME / ADDRESS	DETAILS	AVAILABLE AREAS	OFFERED AT	EST. OP. & TAX COSTS	COMMENTS	ASSOCIATE
	<b>ERA</b> <b>123 4TH STREET NE</b> CALGARY, ALBERTA	 	<b>MAIN FLOOR STRATA</b> CRU #2 <b>1,420</b> SQ. FT. +/- CRU #1 - <b>SOLD</b> <b>1,894</b> SQ. FT. +/- CRU #3 - <b>SOLD</b> <b>1,356</b> SQ. FT. +/-	<b>\$500.00</b> / SQ. FT.	<b>CONDO FEES</b>  \$11.12 SQ. FT.	SITUATED ON THE BORDER OF THE HIGHLY DESIRABLE COMMUNITIES OF CRESCENT HEIGHTS AND BRIDGELAND POSITIONED AT THE BASE OF COMPLETELY SOLD OUT 220 UNIT RESIDENTIAL CONDOMINIUM PROJECT  PHENOMENAL MAIN FLOOR PRESENCE TO 4TH STREET NE WITH HIGH PROFILE END CAPS  <b>PRICE REDUCED BY \$100 / SQ.FT.</b>	JEFF ROBSON · ALEX MORRISON
	<b>THE LENNON</b> <b>1861 17TH AVENUE SW</b> CALGARY, ALBERTA		<b>UNIT 1861:</b> <b>SOLD</b>	<b>\$874,900</b> + GST	<b>CONDO FEES</b>  \$450 MONTH	ZONING PERMITS FOR A WIDE RANGE OF USES INCLUDING BUT NOT LIMITED TO COUNSELLING SERVICE, MEDICAL CLINIC, OFFICE, MEDICAL SPAS, CHIROPRACTORS AND VARIED LIST OF DISCRETIONARY USES.  FULLY FIXTURED SPACE WITH NEWER IMPROVEMENTS.	JEFF ROBSON · ALEX MORRISON

# TEAM MANDATE



TENANT: **DAISY'S SALOON**  
SIZE: **8,000 SQ. FT.**  
LOCATION: **CALGARY,**  
**BELTLINE & DOWNTOWN**  
**DAISYS.CA**



TENANT: **LAKE CITY CANNABIS**  
SIZE: **1,000 - 1,200 SQ. FT.**  
LOCATION: **CALGARY**  
**LAKECITYCANNABIS.CA**



TENANT: **NEW STAR CAPITAL**  
SIZE: **8,000 - 10,000 SQ. FT.**  
LOCATION: **NE & NORTH**  
**CENTRAL CALGARY**  
**NEWSTARCAPITAL.COM**



TENANT: **LEOPOLD'S TAVERN**  
SIZE: **3,200 - 3,800 SQ. FT.**  
LOCATION: **CALGARY,**  
**AIRDRIE & COCHRANE**  
**LEOPOLDSTAVERN.COM**



TENANT: **ACME PIZZA CO.**  
SIZE: **1,000 - 3,000 SQ. FT.**  
LOCATION: **CALGARY SOUTH**  
**ACMEPIZZA.CA**



TENANT: **RAMEN ARASHI**  
SIZE: **500-1,500 SQ. FT.**  
LOCATION: **CALGARY**  
**RAMENARASHI.CA**

# TEAM



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