



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
FOR LEASE 	1400 10TH AVENUE SW CALGARY, ALBERTA	 	MULTIPLE OPTIONS FROM 1,226 - 5,290 SQ.FT. +/- CRU'S 1-3 - LEASED CRU 4 - LEASED	MARKET	OP. COSTS \$16.00 / SQ.FT. +/- TAXES <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
COND LEASED 	507 17TH AVENUE SW CALGARY, ALBERTA		SECOND FLOOR 2,056 SQ. FT. +/-	MARKET	OP. COSTS \$3.80 SQ. FT. TAXES \$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
FOR LEASE 	TWO PARK CENTRAL 1111 4TH STREET SW CALGARY, ALBERTA	 	FINAL UNIT: 2,088 SQ.FT. +/- WITH DEMISING SUITE 1A 970 SQ.FT. +/- SUITE 1B 1,105 SQ.FT. +/-	MARKET	OP. COSTS \$18.00 / SQ.FT. +/- TAXES <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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FOR LEASE 	STAMPEDE STATION 1331 MACLEOD TRAIL SE CALGARY, ALBERTA	 	CRU #104 3,431 SQ. FT. +/- CRU #102 5,489 SQ. FT. +/-	MARKET	OP. COSTS \$11.82 SQ. FT. TAXES \$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
FOR LEASE 	EV606 606 CONFLUENCE WAY SE CALGARY, ALBERTA		NORTH CRU #109 LEASED SOUTH CRU #103 2,350 SQ. FT. +/-	MARKET	OP. COSTS AND TAXES \$15 PER SQ.FT. +/-	SOUTH CRU 103: · WELL POSITIONED STREET FRONT RETAIL SPACE · SOUTHWEST FACING PATIO OPPORTUNITIES	JEFF ROBSON · ALEX MORRISON
LEASED 	708 11TH AVENUE SW CALGARY, ALBERTA		UNIT: LEASED	MARKET	OP. COSTS & TAXES TBD	OFFICE CONVERSION TO RESIDENTIAL BY ALSTON PROPERTIES EXPECTED COMPLETION SUMMER 2026	JEFF ROBSON · ANDRÉE ROBERTS

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FOR LEASE 	MONTGOMERY 4611 BOWNESS ROAD NW CALGARY, ALBERTA	 	UNIT 121 : 1,641 SF +/-	MARKET	OP. COSTS & TAXES \$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
FOR LEASE 	630 1st AVENUE NE CALGARY, ALBERTA		CRU #1 – 1,505 SQ. FT. +/- CRU #2 – 855 SQ. FT. +/- CRU #3 – 1,541 SQ. FT. +/- CRU #4 – 1,967 SQ. FT. +/- CRU #5 – 1,562 SQ. FT. +/- CRU #6 – 1,505 SQ. FT. +/- CRU #7 – 3,057 SQ. FT. +/- CRU #8 – 2,472 SQ. FT. +/- CRU #9 – 2,085 SQ. FT. +/-	MARKET	OP. COSTS TBD TAXES 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
FOR LEASE 	VISTA ON 36TH – 920 36 AVENUE NE CALGARY, ALBERTA	 	UNIT #202 1,078 SQ. FT. +/-	MARKET	OP. COSTS & TAXES ESTIMATED \$15.69 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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	THE LOFT 744 4th AVENUE SW CALGARY, ALBERTA		MAIN FLOOR 937 SQ. FT. +/-	MARKET	OP. COSTS TBD TAXES 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
	FIRST TOWER 411 1ST STREET SE CALGARY, ALBERTA		CRU #100 MAIN / GROUND FLOOR 5,720 SQ. FT. +/- CRU #210 PLUS 15 / SECOND FLOOR 2,391 SQ. FT. +/- DEMISING OPTIONS AVAILABLE	MARKET	OP. COSTS \$10.83 SQ. FT. <i>(NOT INCL. MNGT. FEE)</i> TAXES \$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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FOR LEASE 	WOLFBERRY 2026 81 St SW CALGARY, ALBERTA	COMING SOON	UP TO 30,000 SQUARE FEET OF COMMERCIAL SPACE	MARKET	OP. COSTS & TAXES: TBD	NOW LEASING FIRST PHASE EXPECTED COMPLETION 2027 1,000 TO 12,500 SQUARE FEET	JEFF ROBSON · ALEX MORRISON
FOR LEASE 	DOUGLASDALE PROFESSIONAL CENTRE 11420 27 STREET SE CALGARY, ALBERTA	 	UNIT #206 1,335 SQ.FT +/-	MARKET	OP. COSTS & TAXES: ESTIMATED AT \$17.67 / SQ.FT.	TURN-KEY UNIT WITH FIVE PRIVATE EXAM ROOMS, RECEPTION AREA, NURSING STATION, KITCHENETTE, PRIVATE WASHROOM, AND STORAGE ROOM ALREADY BUILT OUT. · IDEAL FOR FAMILY PHYSICIANS, GENERAL PRACTITIONERS, PHYSIOTHERAPISTS, PSYCHOLOGISTS, CHIROPRACTORS, MASSAGE THERAPISTS, MEDICAL AESTHETICS, OR ACUPUNCTURISTS.	ANDRÉE ROBERTS · JEFF ROBSON
FOR LEASE 	FAIRMOUNT 8318 FAIRMOUNT DRIVE SE CALGARY, ALBERTA	 	UNIT #20 1,596 SQ.FT +/-	MARKET	OP. COSTS & TAXES: \$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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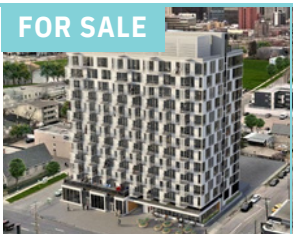




LISTING STREET VIEW	BUILDING NAME / ADDRESS	DETAILS	AVAILABLE AREAS	NET RENT	EST. OP. & TAX COSTS	COMMENTS	ASSOCIATE
FOR LEASE 	RICHMOND GREEN 3420 SARCEE ROAD SW CALGARY, ALBERTA		CRU 1: 1,191 SQ.FT. +/- CRU 2: 1,431 SQ.FT. +/- CRU 3: 1,052 SQ.FT. +/-	MARKET	OP. COSTS TBD TAXES TBD	DYNAMIC GATHERING SPACE WHERE BUSINESS, LEISURE, AND COMMUNITY INTERSECT IDEAL FOR BOUTIQUE FOOD CONCEPTS, COFFEE SHOPS, ICECREAM, ETC. ESTIMATED COMPLETION Q4 2026	JEFF ROBSON · ALEX MORRISON
FOR LEASE 	MADISON 1918 – 1940 33 AVENUE SW CALGARY, ALBERTA		CRU #1: 1,894 SQ. FT. +/- CRU #2: LEASED CRU #3: 1,065 SQ.FT. +/- CRU #4: LEASED CRU #5: 1,297 SQ.FT. +/- CRU #6: LEASED CRU #7: LEASED	MARKET	OP. COSTS TBD TAXES 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
FOR LEASE 	THE HARRISON 1841 33RD AVENUE SW CALGARY, ALBERTA	 	CRU 114 - 784 SQ.FT. CRU #101 - LEASED CRU 101A, 111, 112 - LEASED CRU 104 - LEASED CRU 105 - LEASED CRU 110 - LEASED CRU 112 - LEASED CRU 114 - LEASED	MARKET	OP. COSTS & TAXES \$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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FOR LEASE 	GREYSTONE 422 GREYSTONE BLVD COCHRANE, ALBERTA		UNIT 1003: 2,000 SQ.FT. +/- <i>(INCLUDES EXCLUSIVITY CLAUSE FOR DENTAL SERVICES).</i> UNIT 1004: 2,000 SQ.FT. +/- <i>(INCLUDES EXCLUSIVITY CLAUSE FOR CHIROPRACTIC SERVICES).</i>	MARKET	OP COSTS + TAXES 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
FOR LEASE 	MOUNTAIN RIDGE PLAZA 100 HORSE CREEK ROAD COCHRANE, ALBERTA	 	UNIT 3102 - 1,019 SQ.FT. UNIT 3103 - 1,209 SQ.FT. UNIT 3106 - 1,209 SQ.FT. UNIT 3107 - 1,209 SQ.FT. UNIT 3108 - 949 SQ.FT. UNIT 2102 - 1,969 SQ.FT. UNIT #3101 - LEASED TO PIZZA 73	MARKET	OP. COSTS \$7.99 SQ.FT. TAXES \$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

LISTINGS FOR SALE

LISTING STREET VIEW	BUILDING NAME / ADDRESS	DETAILS	AVAILABLE AREAS	OFFERED AT	EST. OP. & TAX COSTS	COMMENTS	ASSOCIATE
	ERA 123 4TH STREET NE CALGARY, ALBERTA	 	MAIN FLOOR STRATA CRU #2 1,420 SQ. FT. +/- CRU #1 - SOLD 1,894 SQ. FT. +/- CRU #3 - SOLD 1,356 SQ. FT. +/-	\$500.00 / SQ. FT.	CONDO FEES \$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 PRICE REDUCED BY \$100 / SQ.FT.	JEFF ROBSON · ALEX MORRISON
	THE LENNON 1861 17TH AVENUE SW CALGARY, ALBERTA		UNIT 1861: SOLD	\$874,900 + GST	CONDO FEES \$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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