

RETAIL SPACE FOR LEASE



FIRST STREET MARKET

1321 1 Street SW, Calgary, Alberta

Retail Availability: Unit 10

TAURUSGROUP.COM

BRITTANY BAKER

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ABOUT

BUILDING HIGHLIGHTS

First Street Market is a licensed food hall located at the base of a 225 unit, residential tower in Victoria Park.

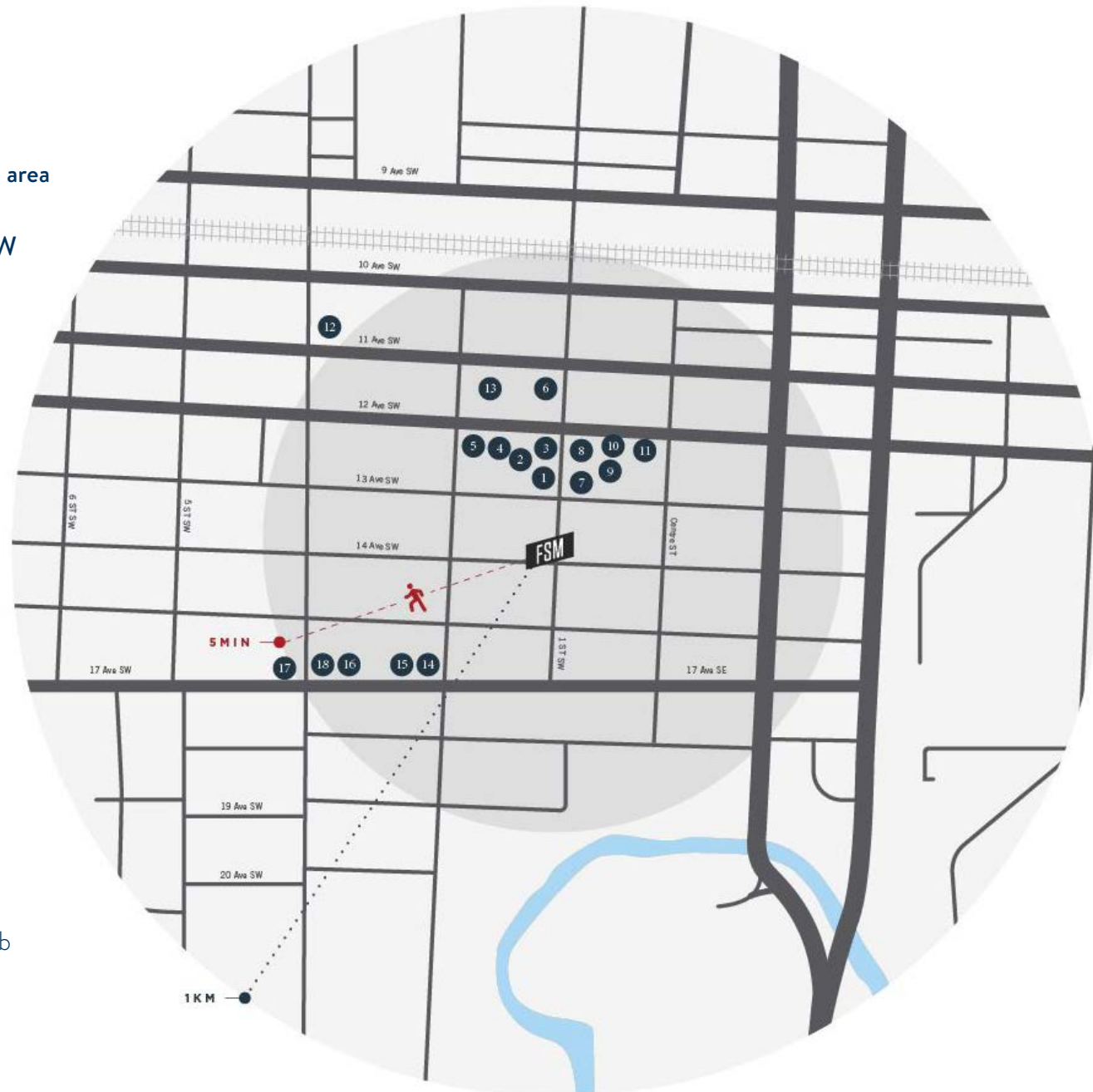
- This food hall features 10 vendors that offer chef-inspired cuisines - the first concept of its kind in Calgary
- Opens up to a 50-seat patio backing onto Hultain Park
- Situated in Victoria Park, an up-and-coming area with unique shopping experiences, distinctive architecture and world-class restaurants



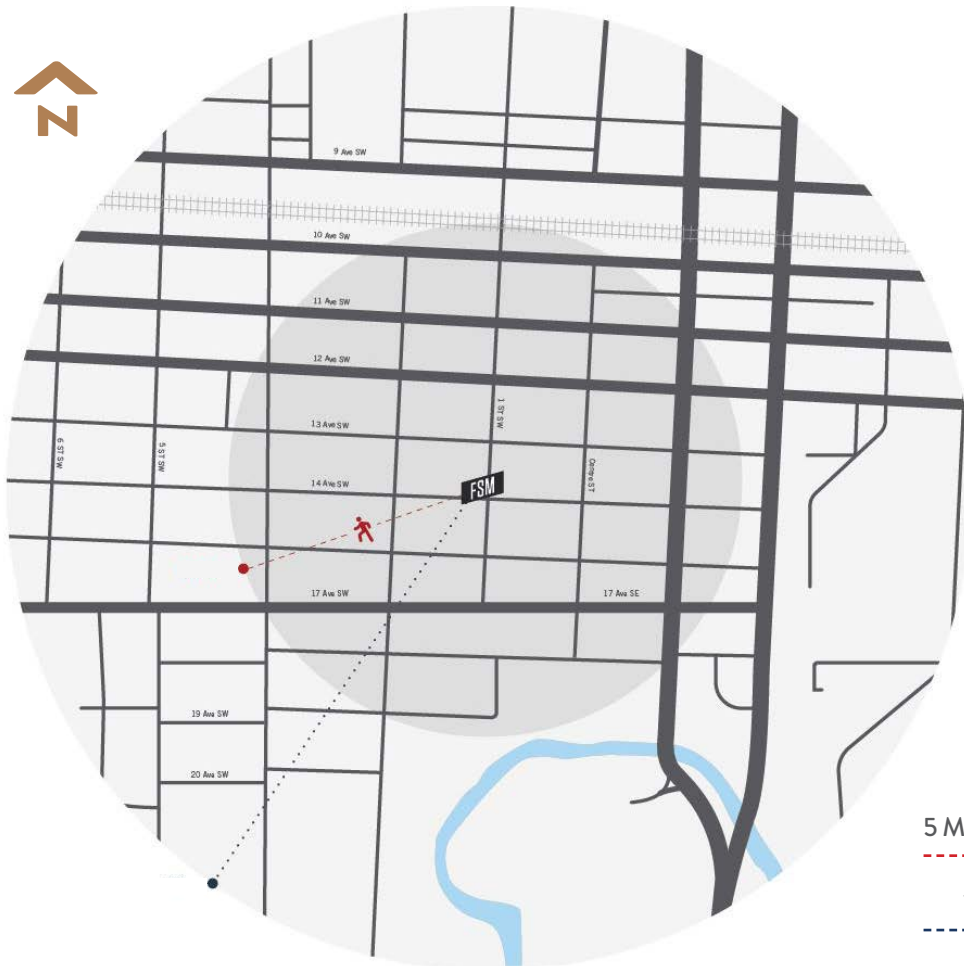
ABOUT

LOCATION HIGHLIGHTS

- > Over 4,000 condo units in the immediate trade area
- > Over 9,500 pedestrians daily along 1st Street SW
- > 15,736 Households in a 1km Radius



- | | |
|--------------------|--------------------------|
| 1 St. James Corner | 10 Raw Bar |
| 2 Pat and Betty | 11 Yellow Door |
| 3 Ten Foot Henry | 12 Vintage Chophouse |
| 4 Native Tongues | 13 Central Taps + Food |
| 5 The Beltliner | 14 Pigenhole |
| 6 D.O.P | 15 Model Milk |
| 7 Starbucks | 16 Calcutta Cricket Club |
| 8 Shelter | 17 Lulu Bar |
| 9 Proof | |



5 Min Walk Radius

1KM Radius

COMMUNITY

DEMOGRAPHIC DATA



POPULATION

5 Min Walk:	5,510
1KM Radius:	20,458
Calgary:	1,306,784



DAYTIME POPULATION

5 Min Walk:	8,537
1KM Radius:	77,181



AVERAGE AGE

5 Min Walk:	37.0
1KM Radius:	37.6
Calgary:	38.8



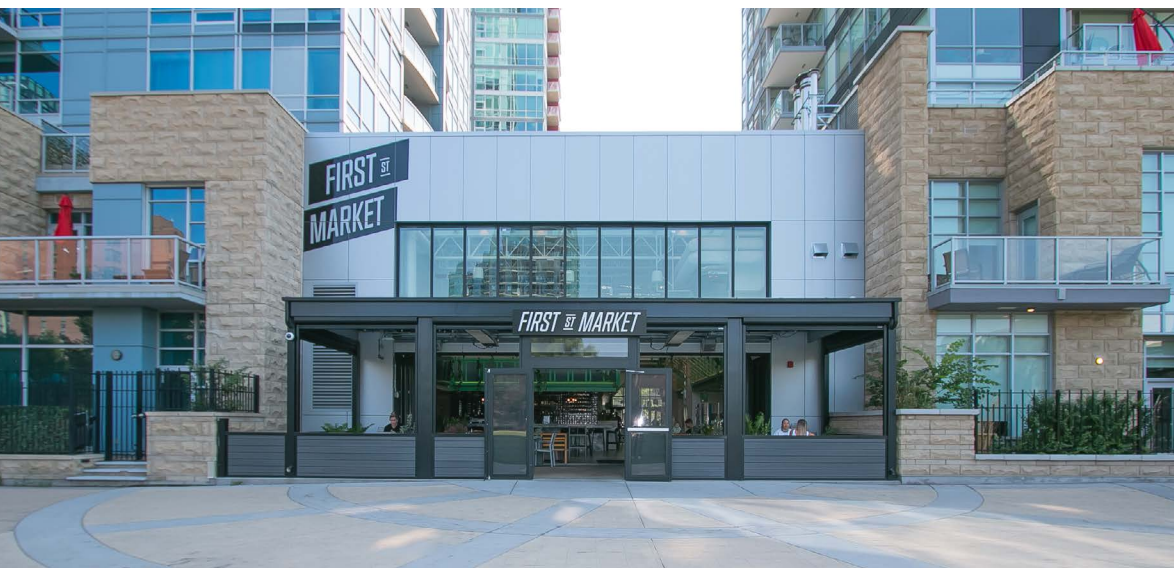
HOUSEHOLD INCOME

5 Min Walk:	\$ 86,943
1KM Radius:	\$ 86,463
Calgary:	\$ 129,000



POST-SECONDARY EDUCATION

5 Min Walk:	82.0%
1KM Radius:	79.3%
Calgary:	71.0%



BUILDING

PROPERTY DETAILS

BUILDING SQUARE FOOTAGE

Retail Size: 46,626 sq ft

LANDLORD

Underwood G.P. Ltd., by
its authorized manager
Western Securities Limited

ZONING

Direct Control

PARKING

Adjacent Indigo Lot for visitors
Street parking available

MUNICIPAL ADDRESS

13211 Street SW, Calgary, Alberta

YEAR BUILT

2020

LEGAL DESCRIPTION

Lot: 7
Block: 101
Plan: 1411776



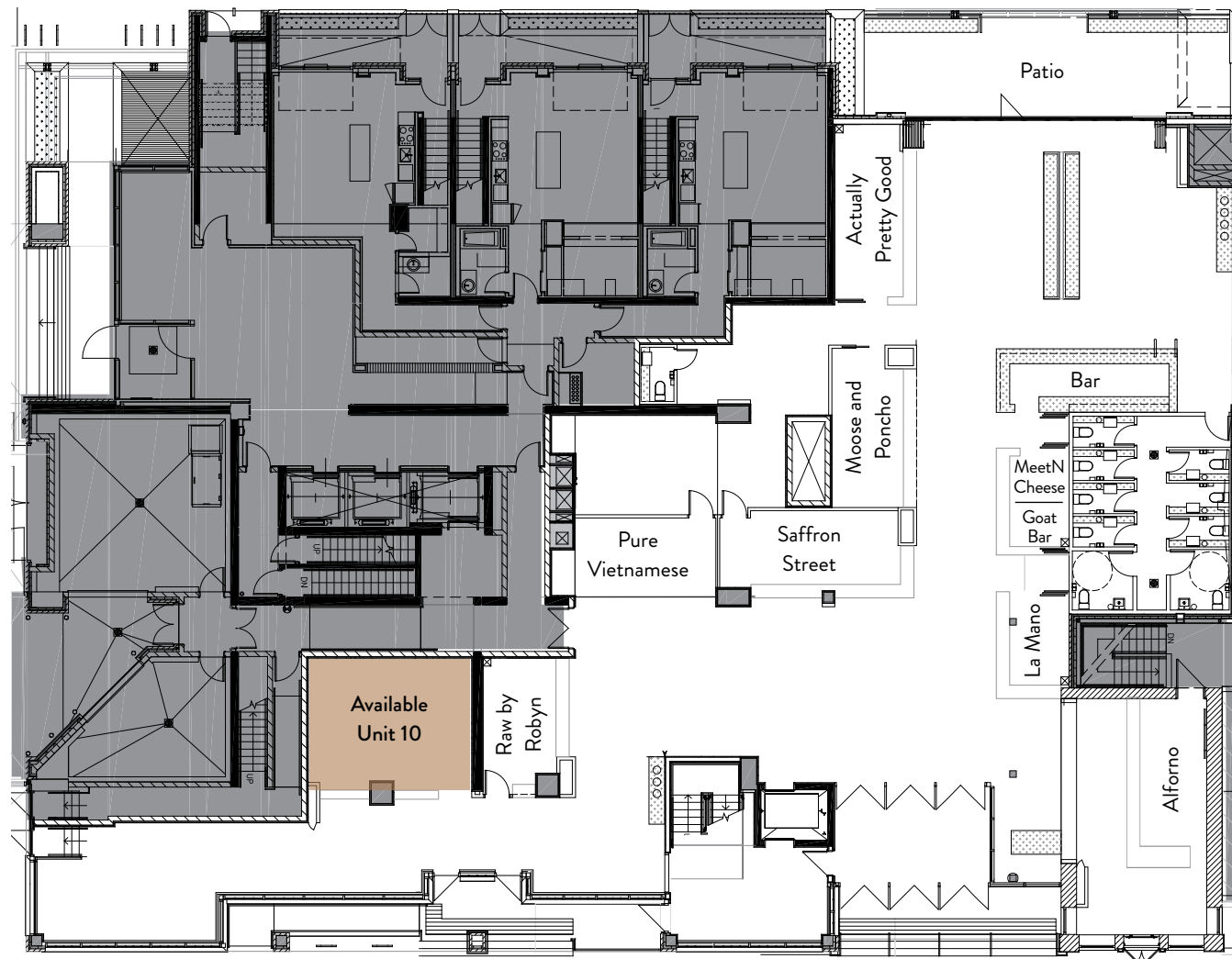
TENANTS



FLOORPLAN



14 AVENUE SW

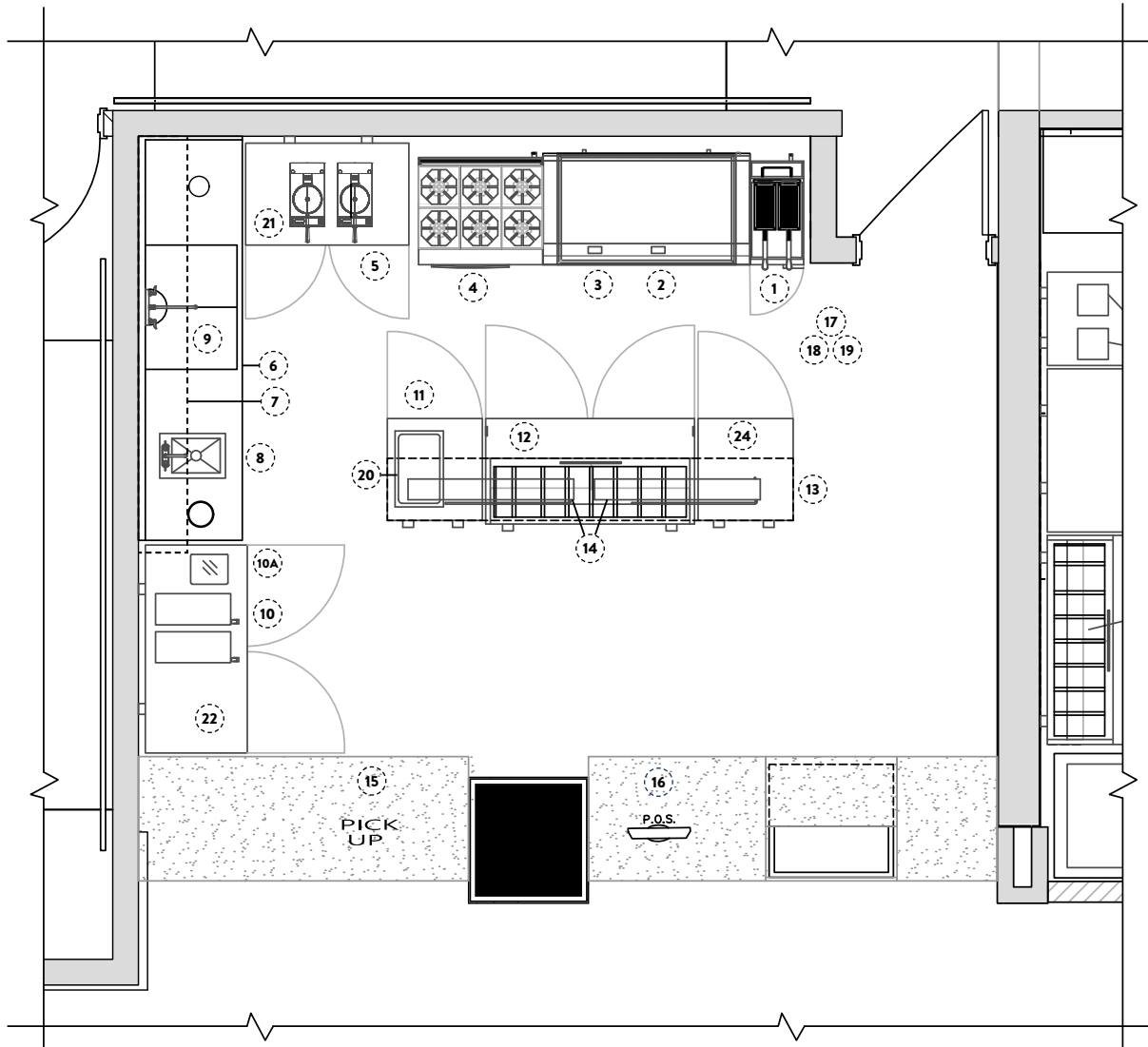


1 STREET SW

HULTAIN PARK

UNIT PLAN

UNIT #10



Dimensions: 20' x 18'

1. Deep Fryer
2. 5' Counter Top Griddle
3. 5' Refrigerated Base c/w Drawers
4. 6 Open Burner Range c/w Standard Oven Base
5. Waffle Baker (x2)
6. S/S Cabinet c/w Double Compartment Sink, Hand Sink and Garbage Chute
7. 5' S/S Wall Mount Shelf (x2)
8. Faucet
9. Faucet
10. Coffee Maker (x2)
- 10a. Coffee Grinder
11. Single Door Work Top Cooler
12. 5' Salad / Sandwich Prep Table
13. S/S Ceiling Mount Double Overshelf
14. 4' Strip Heat Lamp (x2)
15. Millwork Counters / Tops
16. P.O.S Cash System
17. 10' S/S Exhaust Canopy / Hood
18. Ventilation System
19. Fire Supression System
20. Counter Top Hot Food Well
21. 4' Work Top Cooler
22. 5' Work Top Cooler
23. 36" Grab & Go Display Cooler
24. Single Door Work Top Freezer

ADDITIONAL PHOTOS



CONNECT WITH US
CONTACT

GENERAL



Corporate: (403) 206-2131
Leasing: (403) 206-2130



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ABOUT THIS LISTING

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ADVISOR AND ADVOCATE FOR OWNERS AND
DEVELOPERS OF RETAIL AND MIXED USE PROPERTY

We conduct ourselves at all times with integrity, with the objective of building long-term relationships based on trust and positive results; our primary focus is on building and sustaining the value of our clients' assets over time.

