

PRIME RETAIL OPPORTUNITY ON STEPHEN AVENUE



Plains Midstream Plaza

607 - 8th Avenue SW
Calgary, AB

CBRE

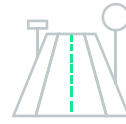
Demographics



92,178
Population Within 2 KM
225,762
Daytime Population
Within 2 KM



\$167,481
Average Household Income
Within 3 KM



4,995
VPD along 8th Avenue SW
11,565
VPD along 5th Street SW

Prime retail opportunity in the heart of downtown Calgary

- Entrance from Plains Midstream lobby and street entrance
- Plus 15 access
- Walking distance to East and West bound LRT Stations
- Exposure to busy 8th Avenue and 5th Street intersection
- Close access to public parking enclosure (Centennial Parkade) and paid street parking along 8th Avenue

Space Available

Unit 615 - 2,285 sq. ft.

BASIC RENT - Market

OP COSTS & TAXES - \$15.75 (2026)

(includes mgmt fee)

SIGNAGE - Fascia

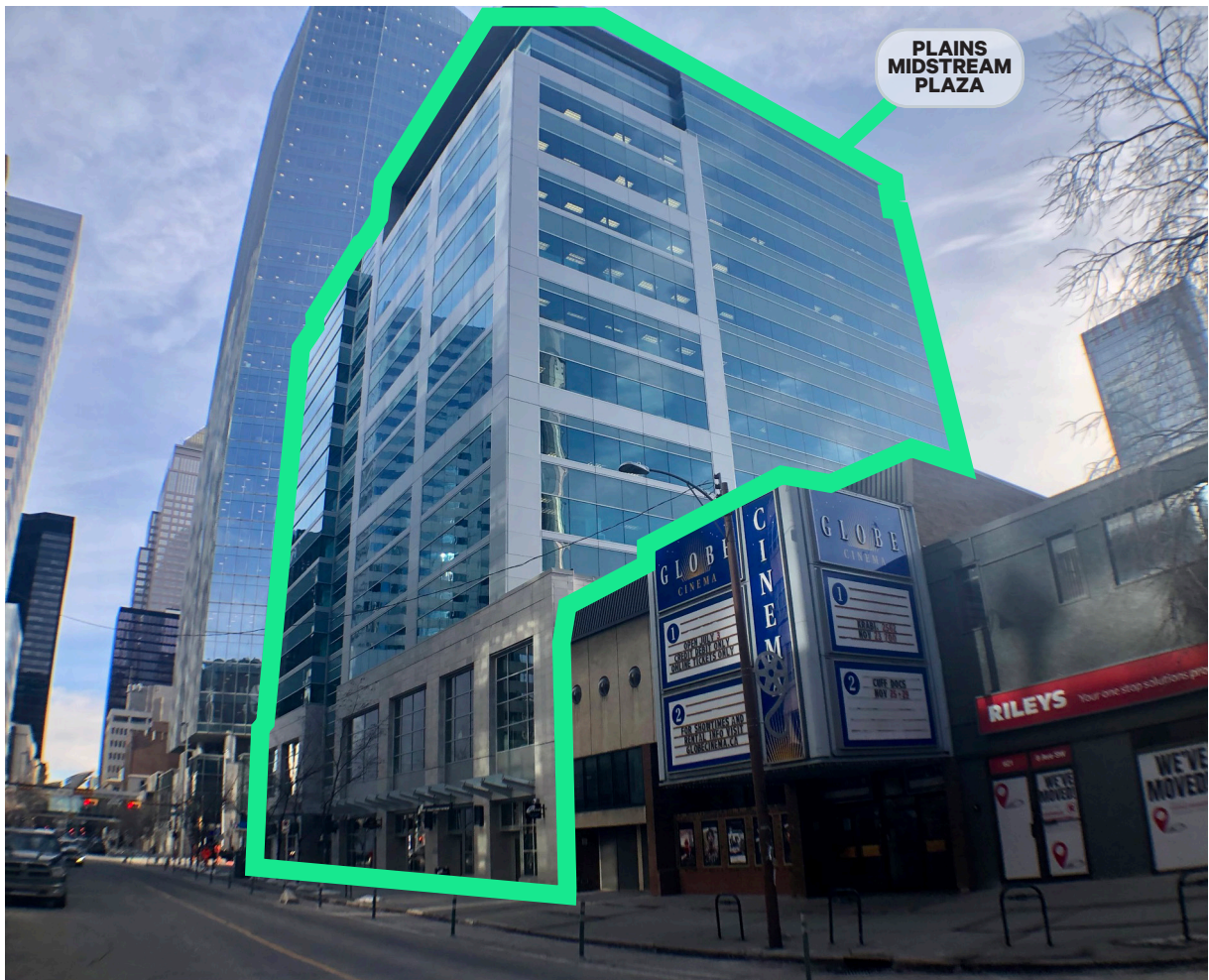
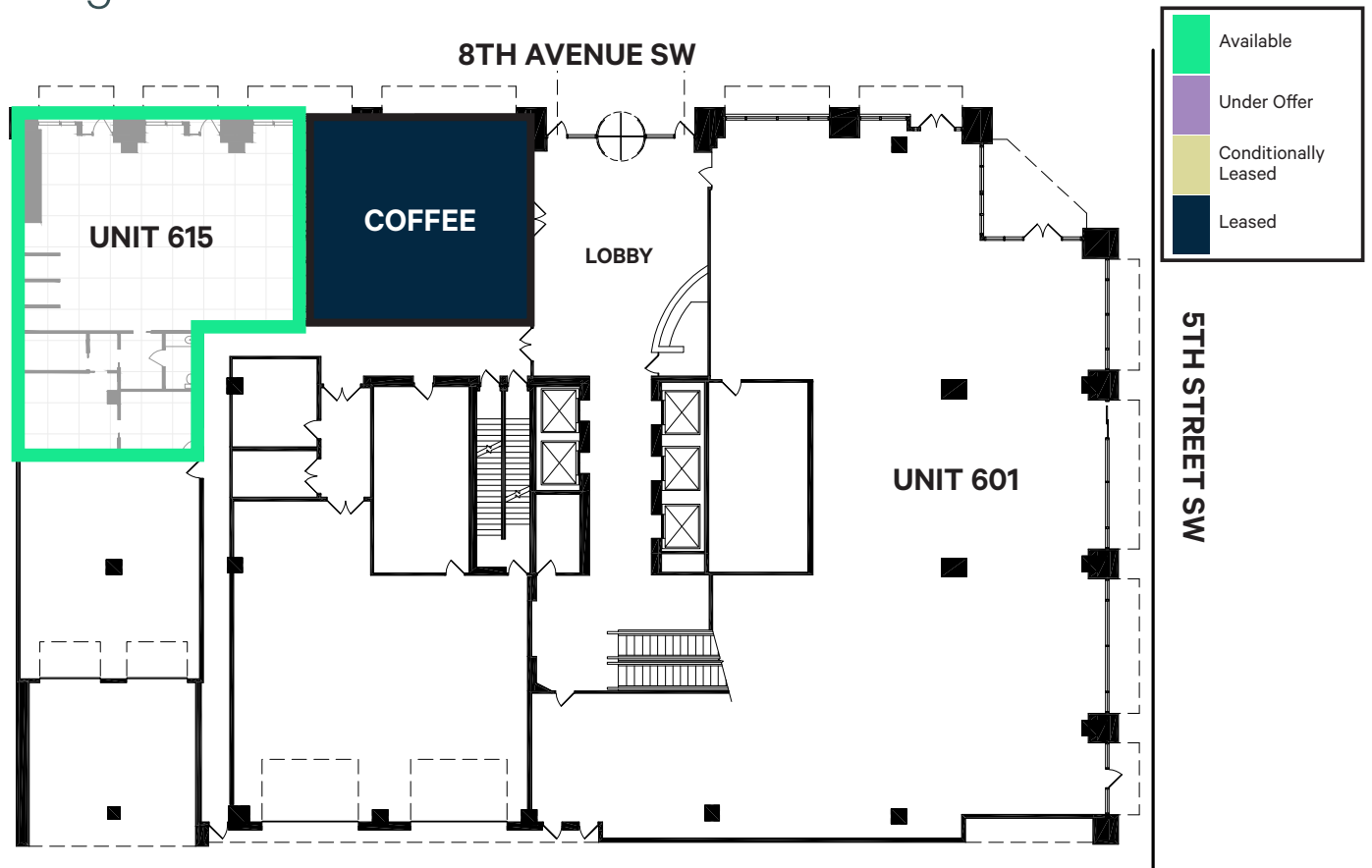
AVAILABLE - Immediately

ZONING - CR20-C20/R20

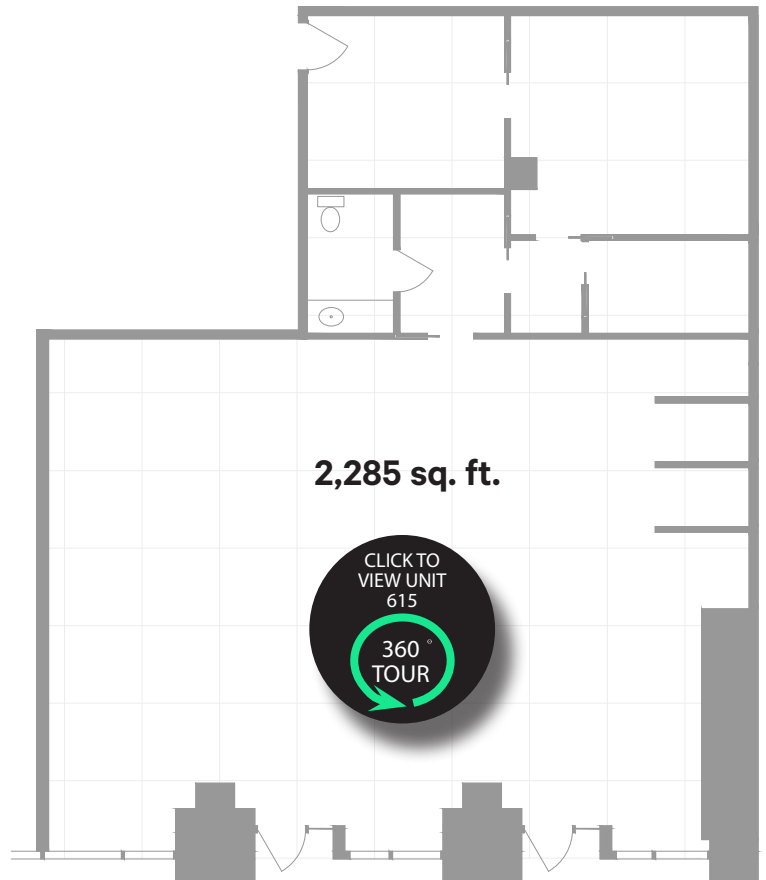
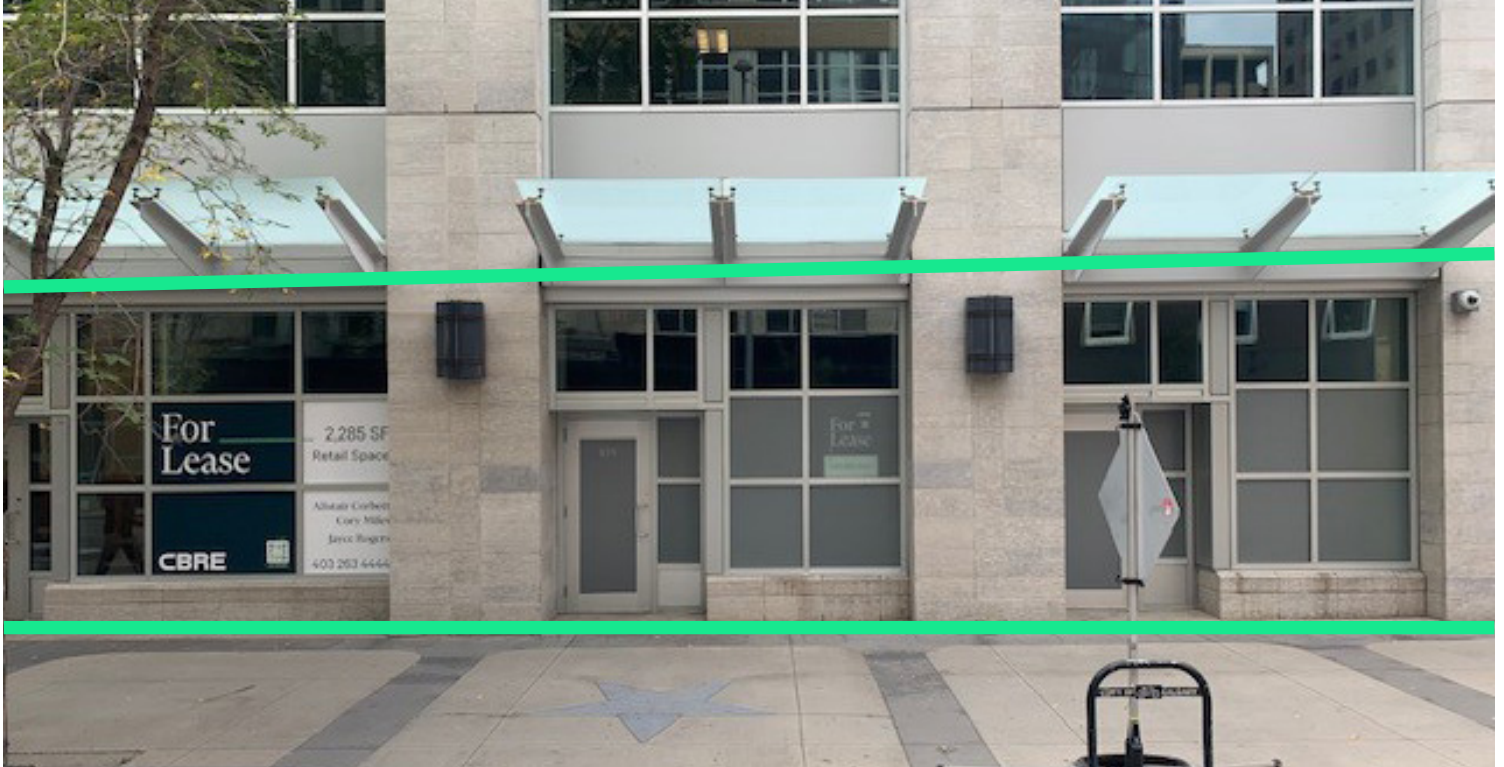
TERM - 5 - 10 years



Leasing Plan



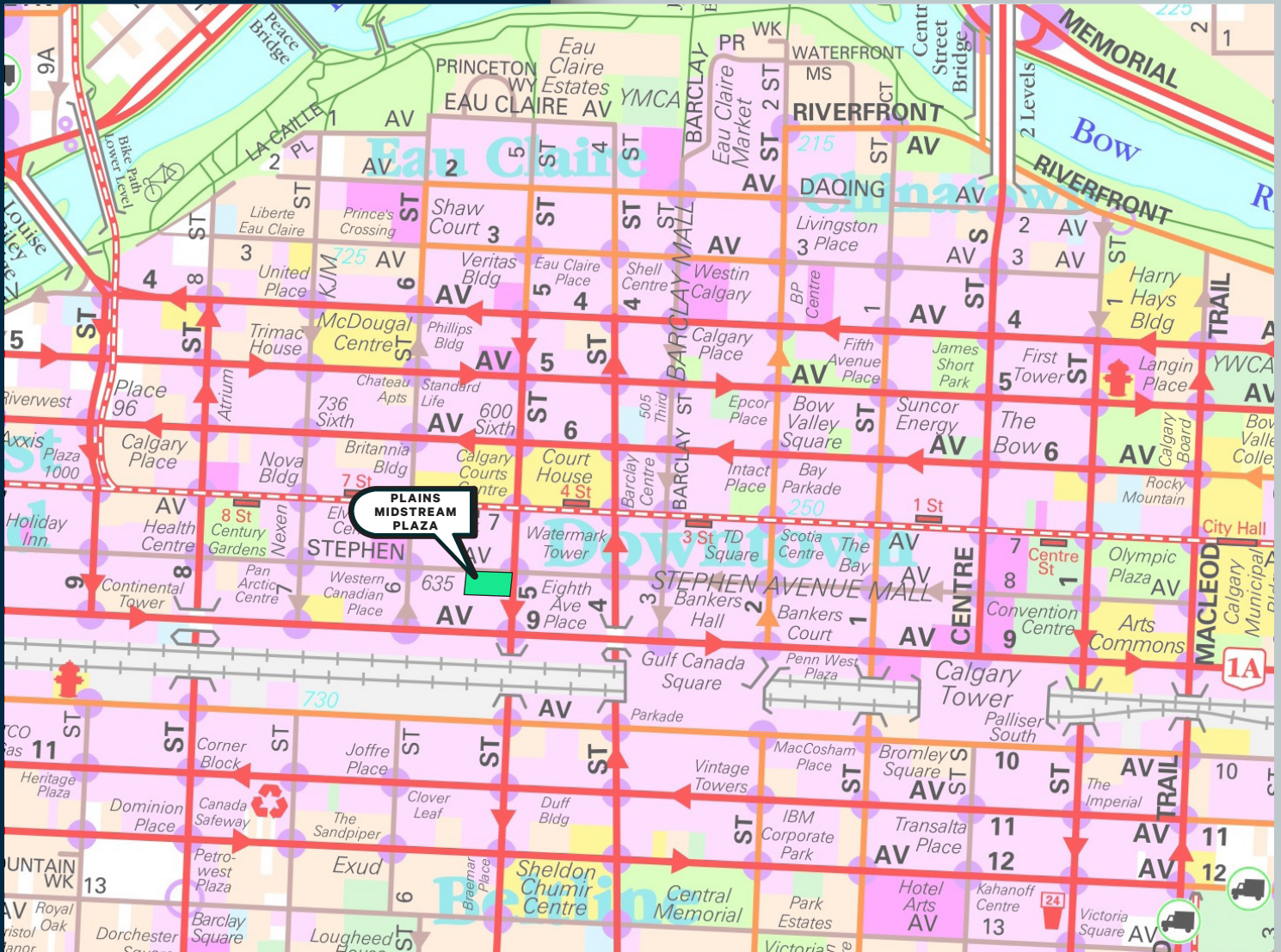
Unit 615



Unit 615



Area & Nearby



For More Information Please Contact

Alistair Corbett

Senior Vice President
403.294.5709
alistair.corbett@cbre.com

Cory Miles

Senior Sales Associate
403.750.0523
cory.miles@cbre.com

Mac Marcinew

Sales Associate
587.583.7197
mac.marcinew@cbre.com

Jayne Rogers

Transaction Manager
403.750.0535
jayne.rogers@cbre.com

Brandy Chorney

Marketing Specialist
403.303.3609
brandy.chorney@cbre.com

CBRE Calgary

Eighth Avenue Place

East Tower 525 8 Avenue SW Suite 3200

Calgary, Alberta T2P 1G1

This disclaimer shall apply to CBRE Limited, and to all divisions of the Corporation ("CBRE"). The information set out herein (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DMTISpatial, Environics Analytics, Microsoft Bing, Google Earth. Map© 2024 Sherlock Publishing Ltd.