

# Calgary UNIVERSITY DISTRICT



**FOR  
LEASE**  
**RETAIL SPACE**

BLOCK 17C & BLOCK 24A

**CBRE**



# UNIVERSITY DISTRICT

— CALGARY —

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BE A PART OF AN AWARD-WINNING URBAN  
COMMUNITY IN NORTHWEST CALGARY

**CBRE**

# UNIVERSITY DISTRICT

## PROPERTY HIGHLIGHTS

- University District is an award-winning urban community combining 200 acres of residential, retail, office, dining and entertainment.
- The Retail Main Street is anchored by retailers such as Save-On-Foods, Staples, Cineplex VIP Cinemas, The Canadian Brewhouse, The Banquet and features many other amazing brands along University Avenue NW.
- Located minutes away from the Alberta Children's Hospital, Foothills Medical Centre and the University of Calgary.
- High volume day time population of approximately 79,000 people and around 35,000 students enrolled at the University of Calgary for 2023.



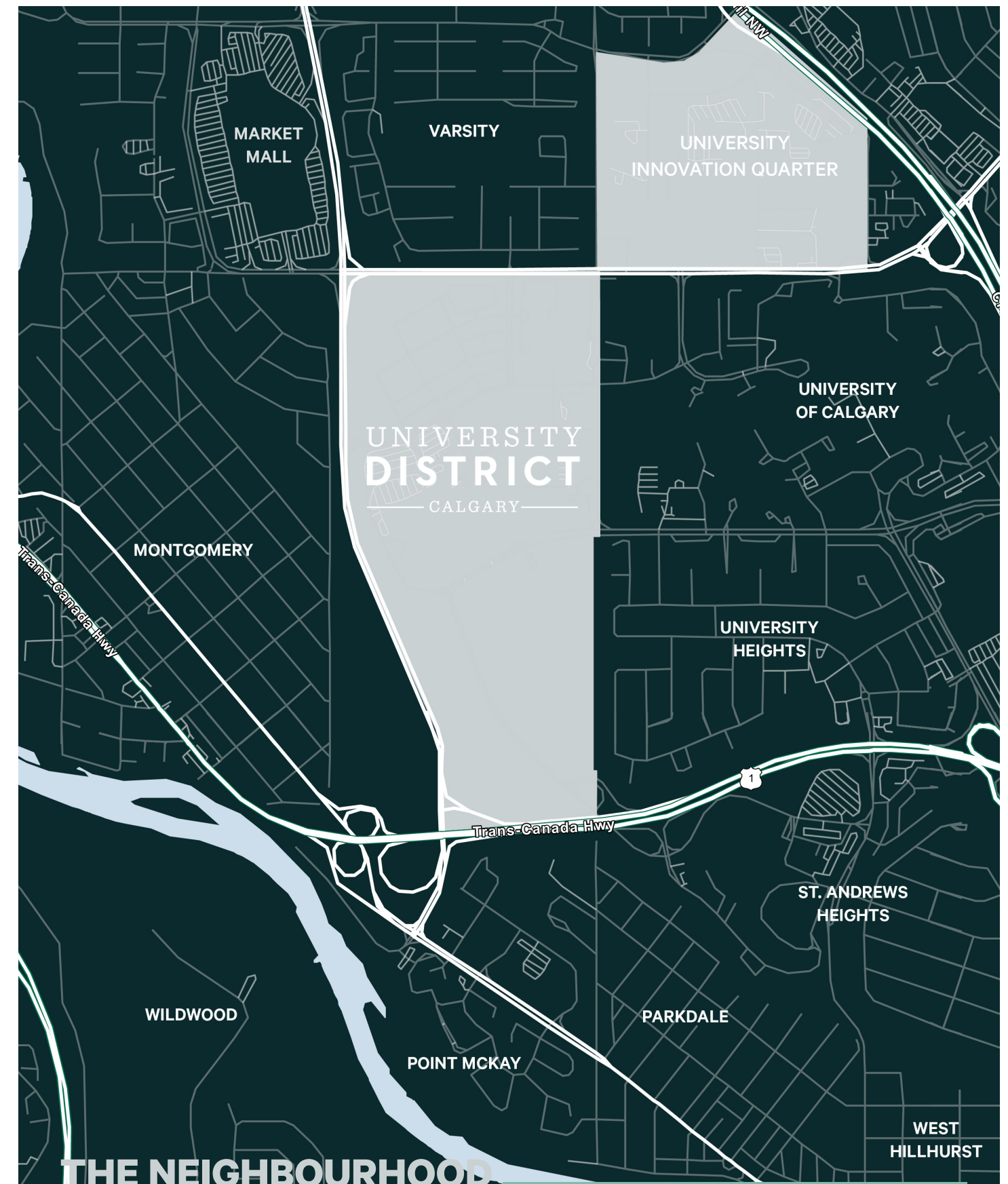
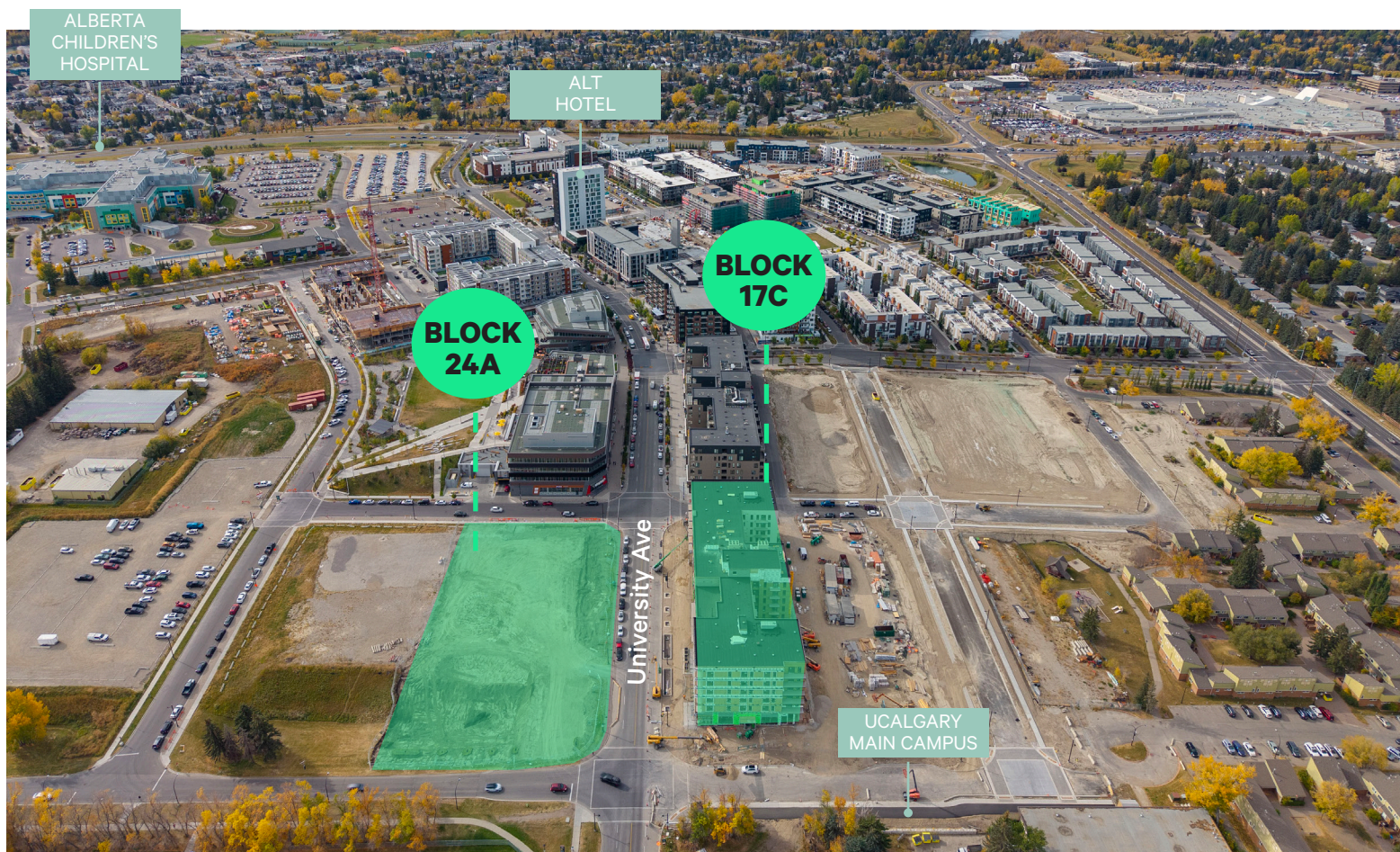
# UNIVERSITY DISTRICT

## WELCOME TO THE NEIGHBOURHOOD

University District continues to come to life and has been recognized as Canada's best growing community. Bringing together a well balanced mix of residential, office and retail space, this diverse neighbourhood incorporates the best concepts of modern urban planning and caters to the wants and needs of the surrounding established communities.

## LOCATION HIGHLIGHTS

- Surrounding neighborhoods include Varsity, Montgomery, University Heights, St. Andrews Heights and Parkdale
- Close proximity to major roadways such as the TransCanada Highway, Shaganappi Trail NW, 32nd Avenue NW and 24th Avenue NW.
- Within 3km of 3 LRT stations and 12 additional bus stops including 6 rapid transit (BRT) locations.



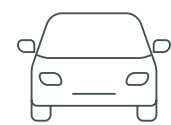
# UNIVERSITY DISTRICT

## NEIGHBOURHOOD DEMOGRAPHICS\*

University District is surrounded by 360 degrees of a diverse population in established and growing communities.



Population of 203,715 within 5km with an average age of 39



15,000 vehicles per day on 32nd Avenue NW

26,000 vehicles per day on Shaganappi Trail

25,000 vehicles per day on 16th Avenue NW



Population of 52% with a Bachelor degree or higher within 5km



Household income average of \$211,600 within 5km

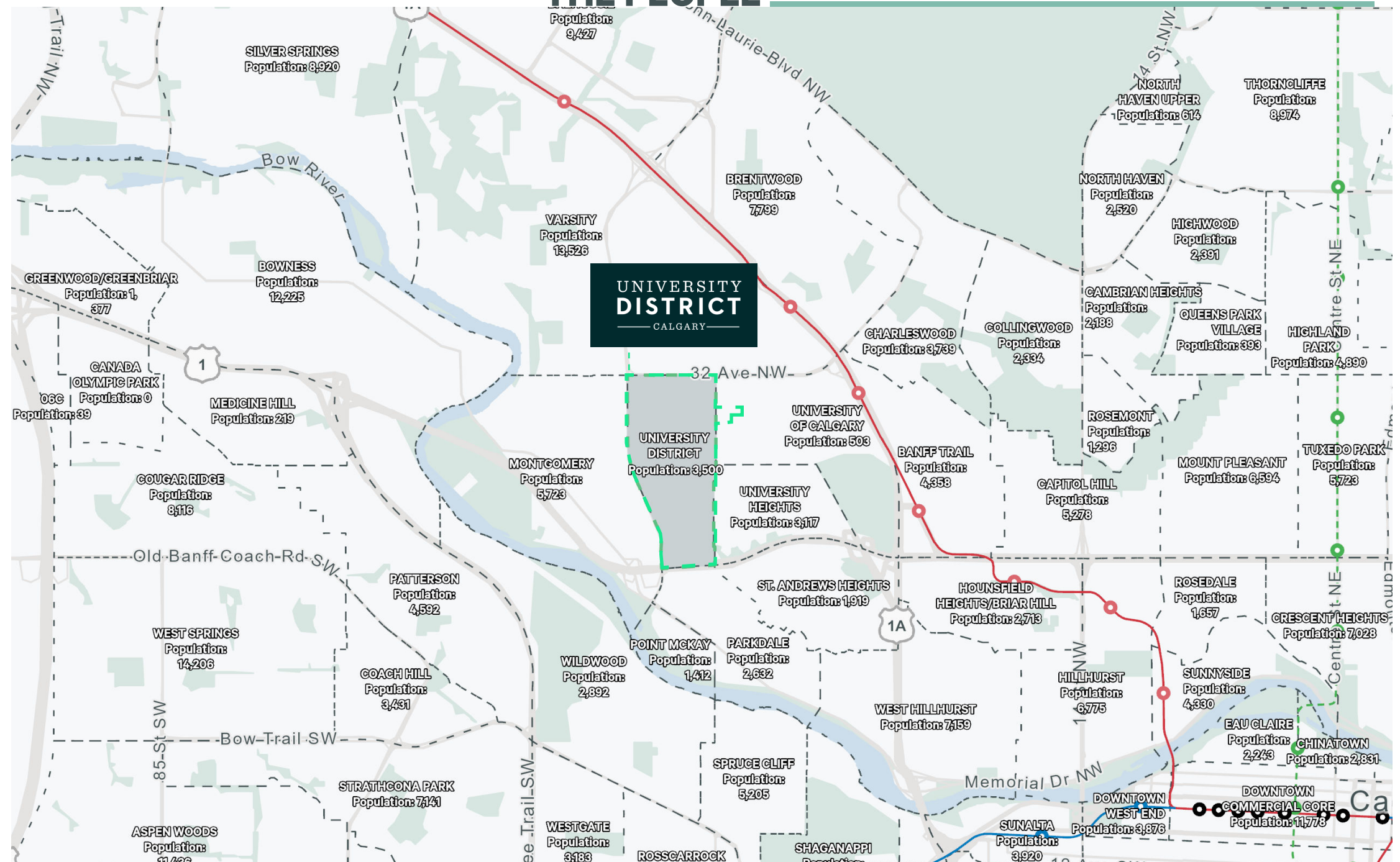


Average annual food & beverage spending of \$19,065 within 5km

Average annual clothing and personal care spending of \$6,429 within 5km

### THE PEOPLE

Map Source- Environics Analytics 2024 Projections

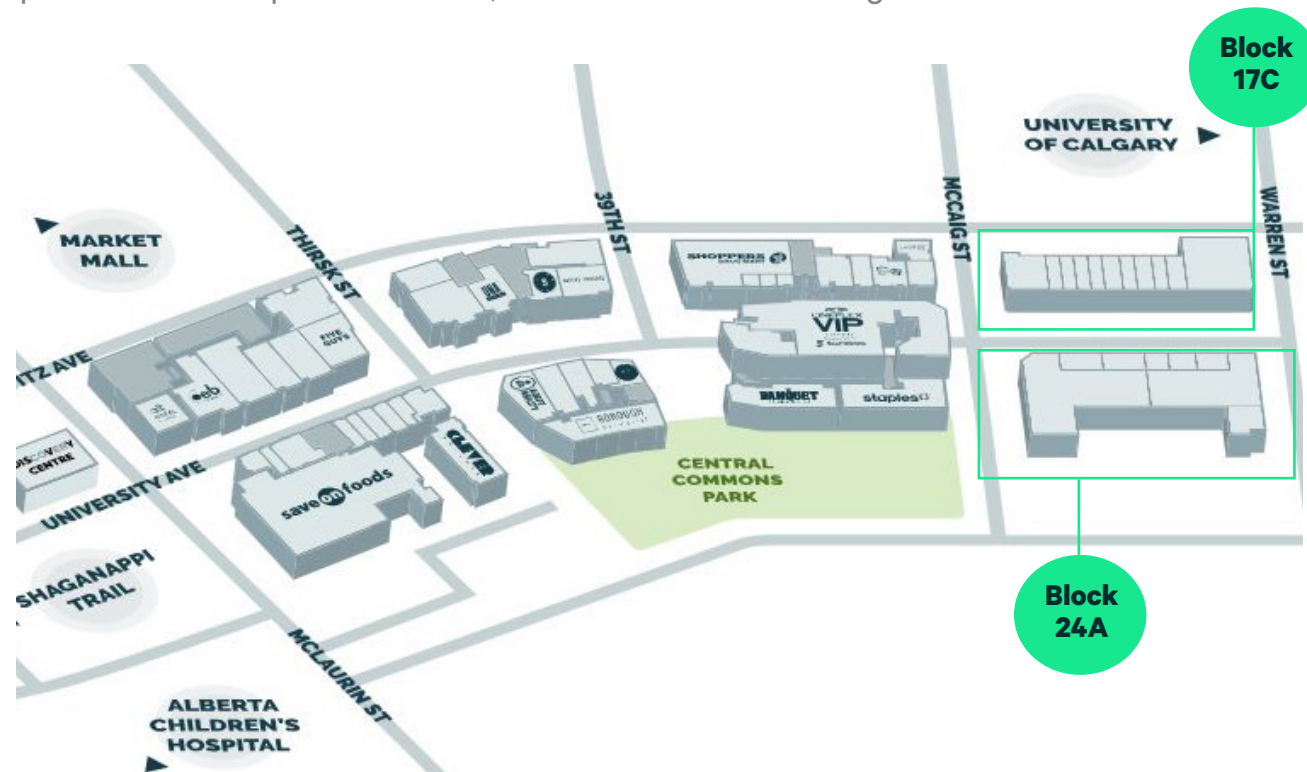


\*Source: Stormy Lake Consulting, Segmentation Report, August 2025

# UNIVERSITY DISTRICT

## RETAIL MAIN STREET

Retail Main Street at University District is a bustling area on University Avenue consisting of mixed-use residential and retail blocks designed for people to socialize, shop, dine, and explore. Block 17C and Block 24A are the newest residential blocks with approximately 29,000 sq. ft. of retail at grade. Construction is underway for Block 17C, which is anticipated to be completed in 2026, and Block 24A is coming soon!



## THE RETAILERS

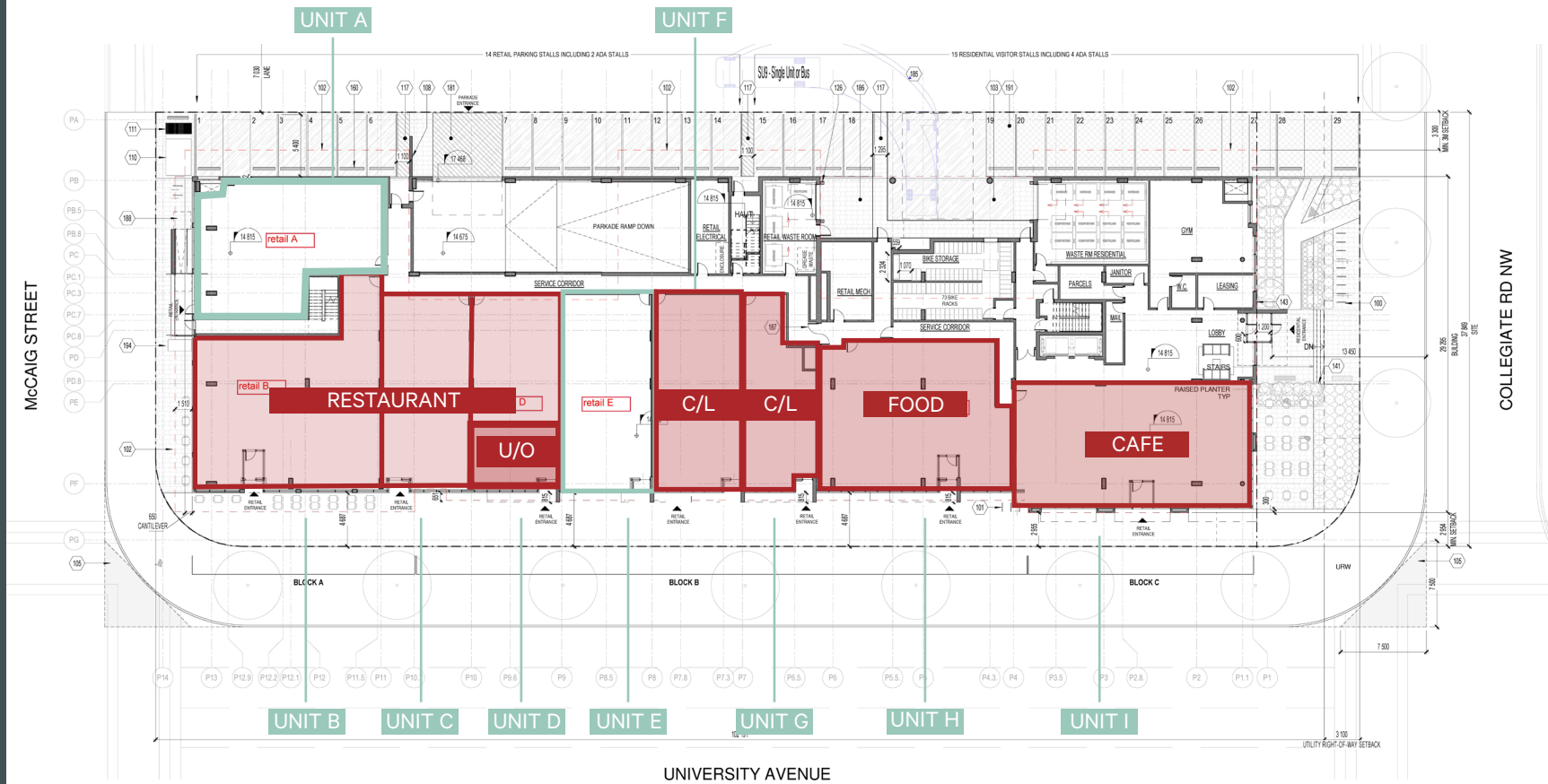
...and many more!



# UNIVERSITY DISTRICT

## PROPERTY DETAILS BLOCK 17C

HIGH STREET RETAIL SPACE  
FOR LEASE



### Details-Block17C 3834 UNIVERSITY AVENUE NW

Unit A: 1,970 sq. ft est.

Unit B: 2,609 sq. ft est. - Leased

Unit C: 1,470 sq. ft est. - Leased

Unit D: 700 sq. ft est. - Under Offer

Unit E: 1,470 sq. ft est.

Unit F: 1,471 sq. ft est. - Conditionally Leased

Unit G: 1,109 sq. ft est. - Conditionally Leased

Unit H: 2,342 sq. ft est. Conditionally Leased

Unit I: 2,471 sq. ft est. Leased

Size:

OpCosts+PropertyTaxes (2026 est.): \$22.00 per sq. ft

Zoning: DC C-COR1

Available: Spring 2026

Signage: Fascia

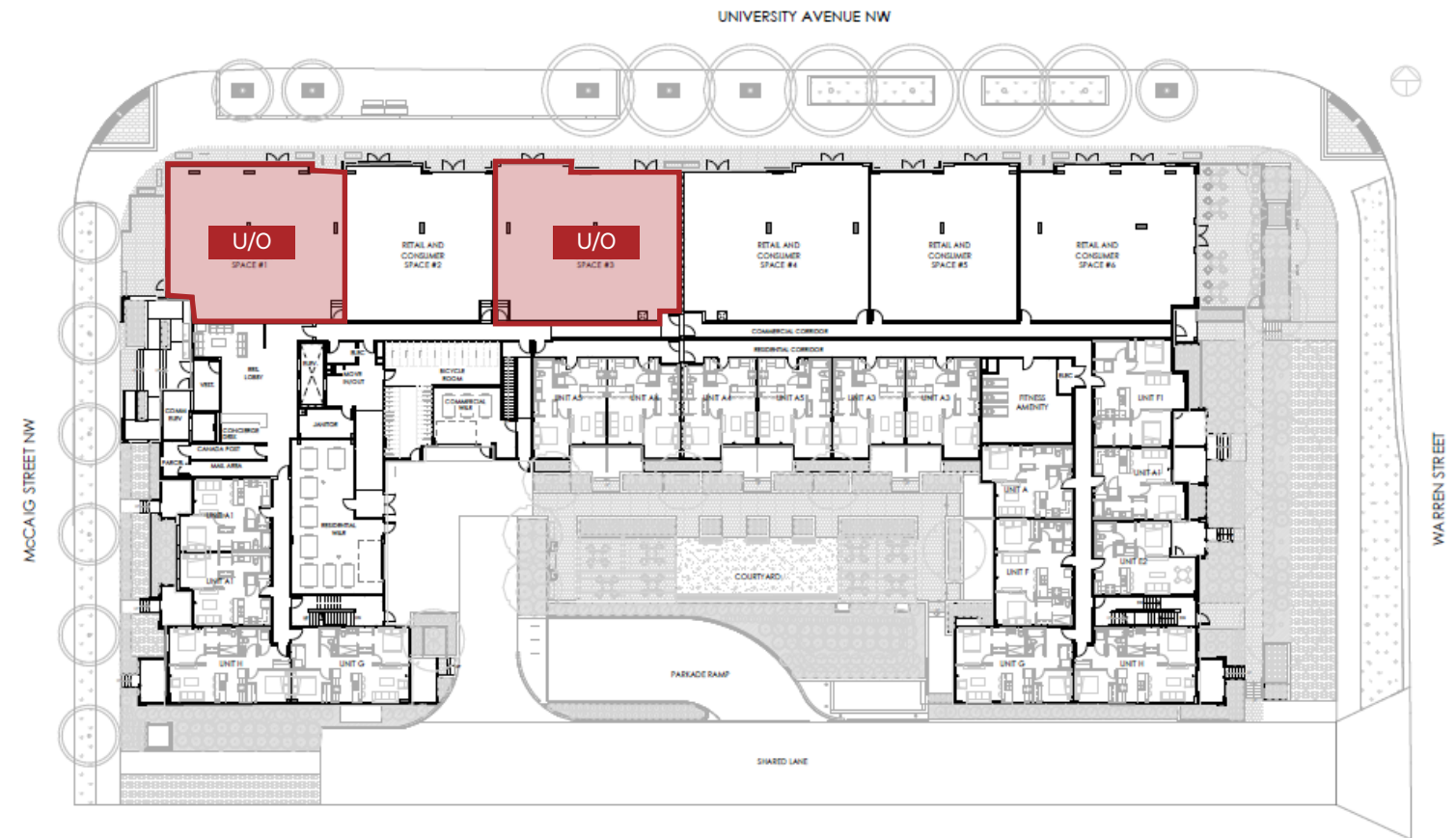
Rates: Market



# UNIVERSITY DISTRICT

PROPERTY DETAILS  
BLOCK 24A  
NOW PRE-LEASING!

HIGH STREET RETAIL SPACE  
FOR LEASE



## Details-Block24A 2418 UNIVERSITY AVENUE NW

Size:

- Space 1: 2,221 sq. ft est. - Under Offer
- Space 2: 1,860 sq. ft est.
- Space 3: 2,325 sq. ft est. - Under Offer
- Space 4: 2,320 sq. ft est.
- Space 5: 1,856 sq. ft est.
- Space 6: 2,235 sq. ft est.

OpCosts+PropertyTaxes (2026 est.): \$22.00 per sq. ft

Zoning: DC C-COR1

Available: Summer 2027

Signage: Fascia

Rates: Market



# UNIVERSITY DISTRICT

## SITE PLAN

- RESIDENTIAL
- MIXED USE RETAIL/  
OFFICE
- MIXED USE RESIDENTIAL/RETAIL  
(MAIN STREET)



THE DEVELOPMENT



### LEGEND

#### Currently Available

##### CONDOS & TOWNHOMES

1. **AUTUMN BY HOMES BY AVI**  
Condos
2. **DEAN'S LANDING BY ROHIT HOMES**  
Condos & Stacked Townhomes
3. **GUILD BY CRYSTAL CREEK HOMES**  
Townhomes
4. **MAGNA BY JAYMAN BUILT**  
Condos

##### RENTALS

5. **ARIA BY HARRISON STREET**  
Apartment Rentals
6. **CAMBRIDGE MANOR BY THE BRENDA STRAFFORD FOUNDATION**  
Seniors Assisted Living & Long-term Care
7. **ENCORE AT UNIVERSITY DISTRICT BY GRACORP PROPERTIES**  
Apartment Rentals
8. **ESQUIRE BY TRUMAN**  
Apartment Rentals
9. **THE FORGE BY VIVENDA GROUP**  
Apartment Rentals
10. **ACADEMY BY TRUMAN COMING SOON!**  
Apartment Rentals
11. **BLOCK 22 BY GRACORP PROPERTIES COMING SOON!**  
Apartment Rentals
12. **SCHOLAR BY UCPG AND TRUMAN COMING SOON!**  
Apartment Rentals

#### Sold Out

13. **ARGYLE BY HOMES BY AVI**  
Condos
14. **AUGUST BY HOMES BY AVI**  
Condos
15. **CAPELLA BY BROOKFIELD RESIDENTIAL**  
Condos
16. **IVY BY BROOKFIELD RESIDENTIAL**  
Townhomes
17. **MAPLE BY TRUMAN**  
Seniors Independent Living
18. **NOBLE BY TRUMAN**  
Condos & Townhomes

# UNIVERSITY DISTRICT

— CALGARY —

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