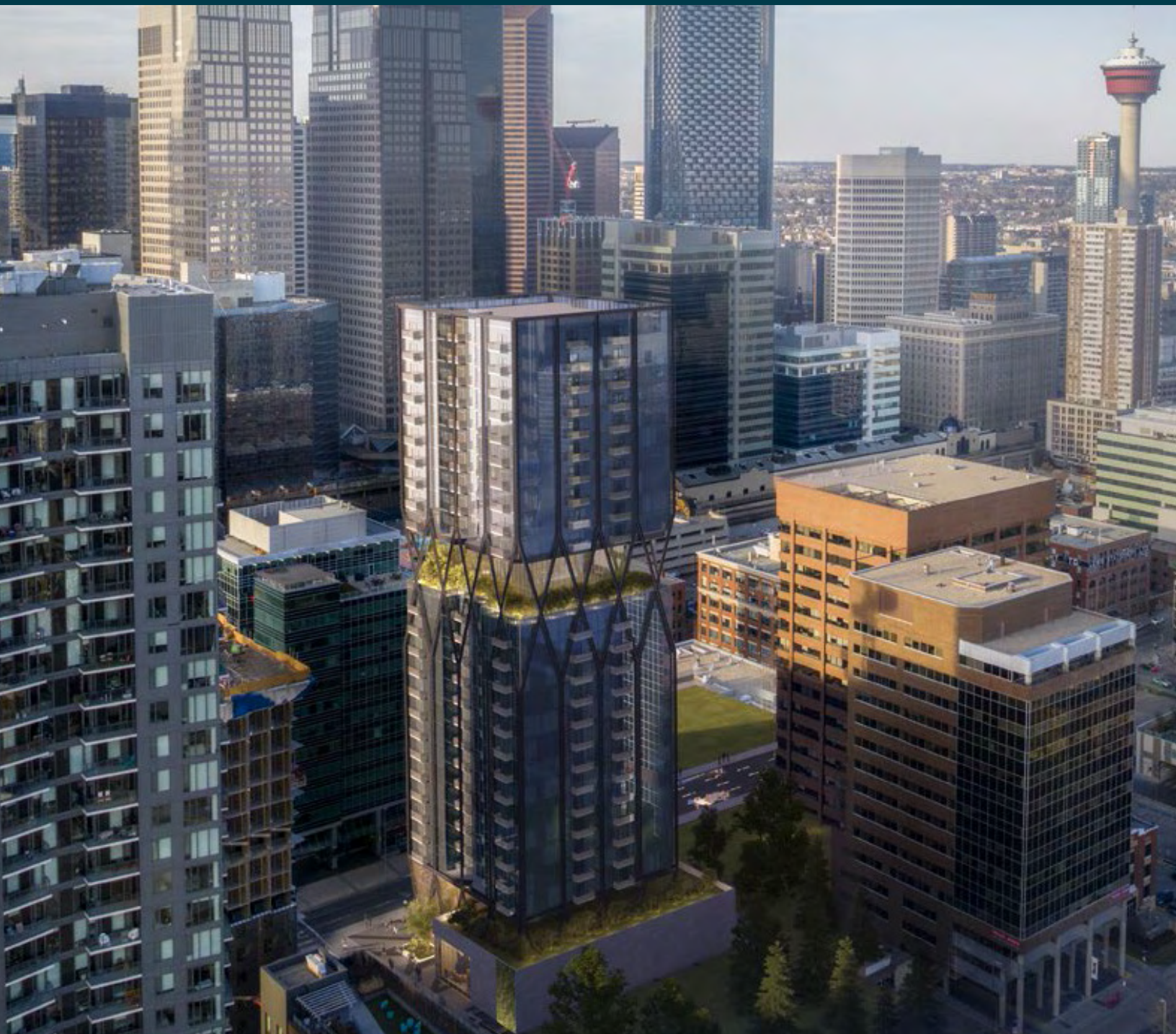


IMPERIA

503 11th Avenue SW, Calgary AB

New Centre City Mixed-Use Development | Retail Units for Lease

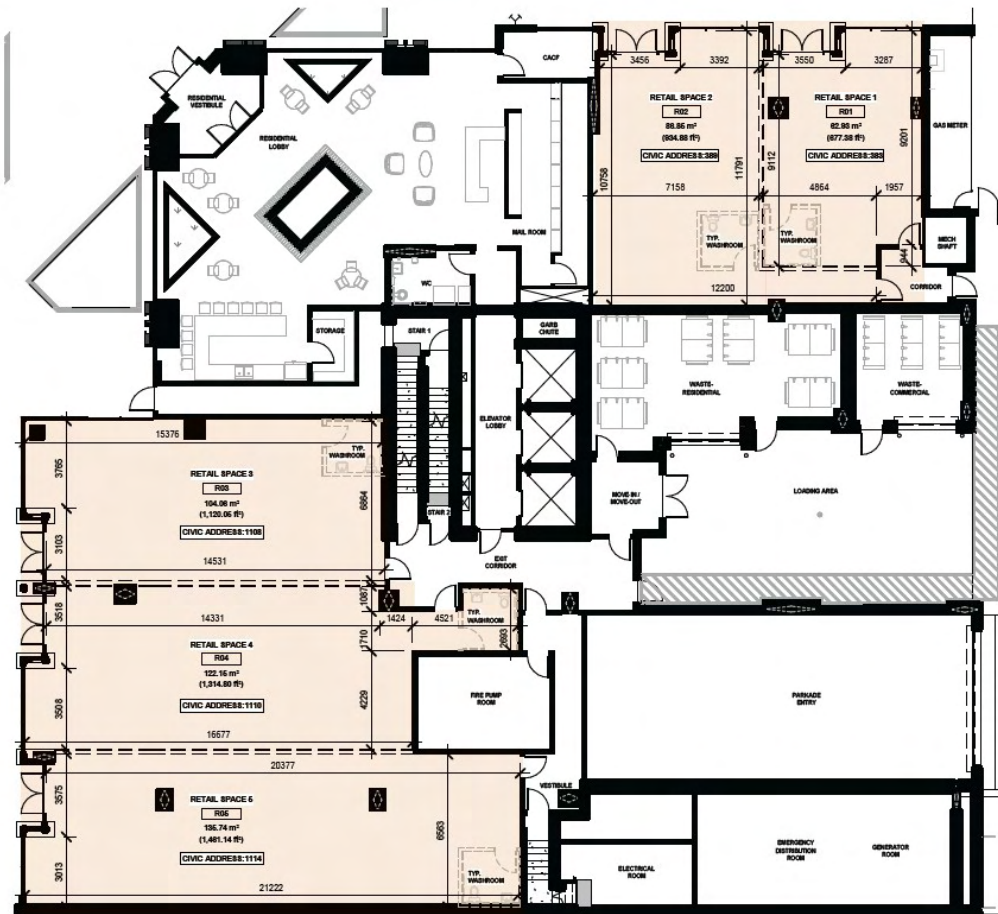


Property Details

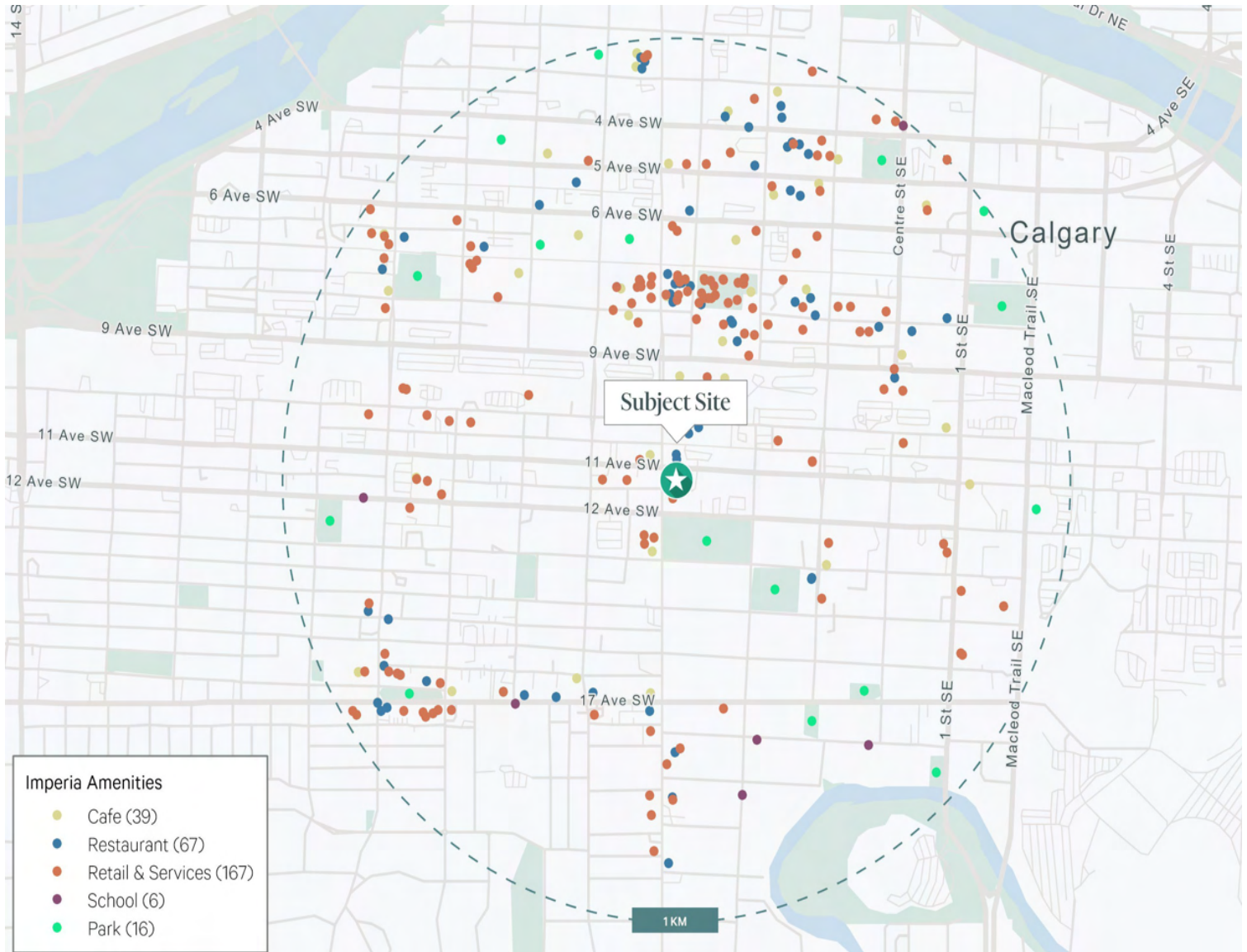
- New ground-floor retail units at the base of the Truman Imperia condominium development.
- Prime Beltline location at 503 11 Avenue SW, surrounded by dense residential and downtown activity.
- Street-front retail with strong visibility, walkability, and access to transit and major urban amenities.
- Designed to serve a built-in customer base from surrounding condominiums, offices, and neighbourhood uses.

Details

Size:	CRU 1- 677 sq. ft.	CRU 5 - 1,461 sq. ft.
	CRU 2- 934 sq. ft.	
	CRU 3- 1,120 sq. ft.	
	CRU 4- 1,314 sq. ft.	
Op Costs (2026 est.):	\$18.71 per sq. ft.	
Zoning:	CC-X Centre City - Mixed Use	
Available:	Possession- December 2027	
Signage:	Fascia	



Demographics & Site Map



Area Demographics



Population of 260,912
within 5km with an
average age of 37



~21,000 vehicles per day
on 11th Avenue SW



Average household
income of \$185,179 within
5km with an average of 2
people per household



FOR LEASE

IMPERIA

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