



 **JLL** SEE A BRIGHTER WAY

Retail Space For Lease

Century Park Place
855 8th Avenue SW
Calgary, AB

jll.ca



Property Highlights

- **Prime Location:** Situated at 855 8th Avenue SW, this property is strategically located in the heart of Calgary, offering high visibility and easy access to vibrant city life.
- **Flexible Retail Spaces:** Available units provide versatile layouts suited for a variety of retail businesses, ensuring your specific needs are met with customizable options.
- **High Foot Traffic:** Benefit from continuous pedestrian activity.
- **Great Transit Links:** Easy access to major transit routes.

Location	855 8th Avenue SW Calgary, AB
Size	1,000 SF 2,071 SF
Base Rent	Market Rate
Additional Rent	\$18.13 (est. 2026)
Zoning	CR20-C20/R20
Availability	Immediate

274K
Daytime Population
in a 3 km radius

\$171K
Avg. Household Income
in a 3 km radius

\$12.4B
Total Expenditure
in a 3 km radius

35.7
Median Age
in a 3 km radius

Location Map

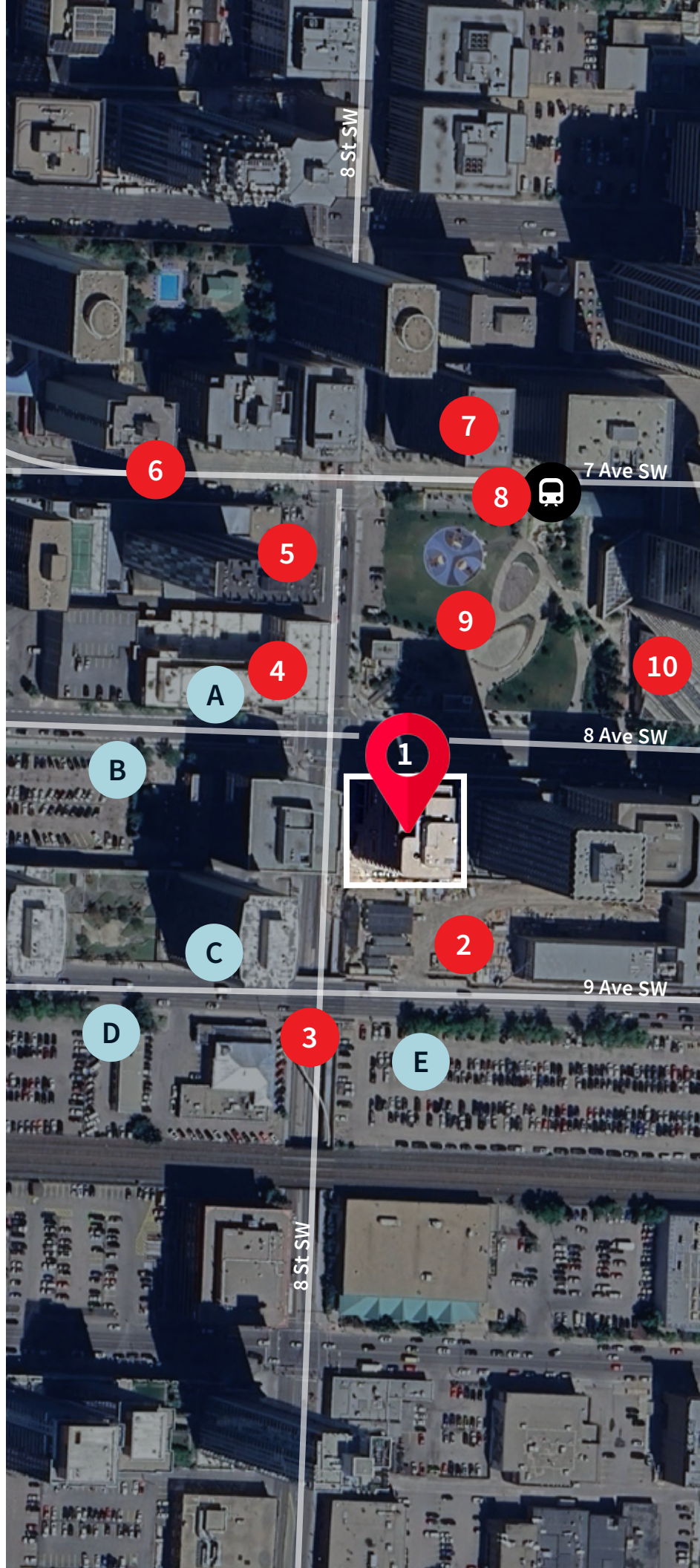
Area Amenities

- 1 Subject Property
- 2 New Development
- 3 8th Street SW underpass
- 4 University of Calgary Downtown Campus
- 5 McDonald's, Circle K
- 6 7th Avenue SW: main C-Trail LRT line through the downtown core
- 7 Sandman Hotel and Moxies
- 8 8th Street SW LRT station eastbound platform
- 9 Century Gardens park area
- 10 Nexen Building: Future 170,000 SF University of Calgary campus (estimated 2026)

Parking and Daily Rates

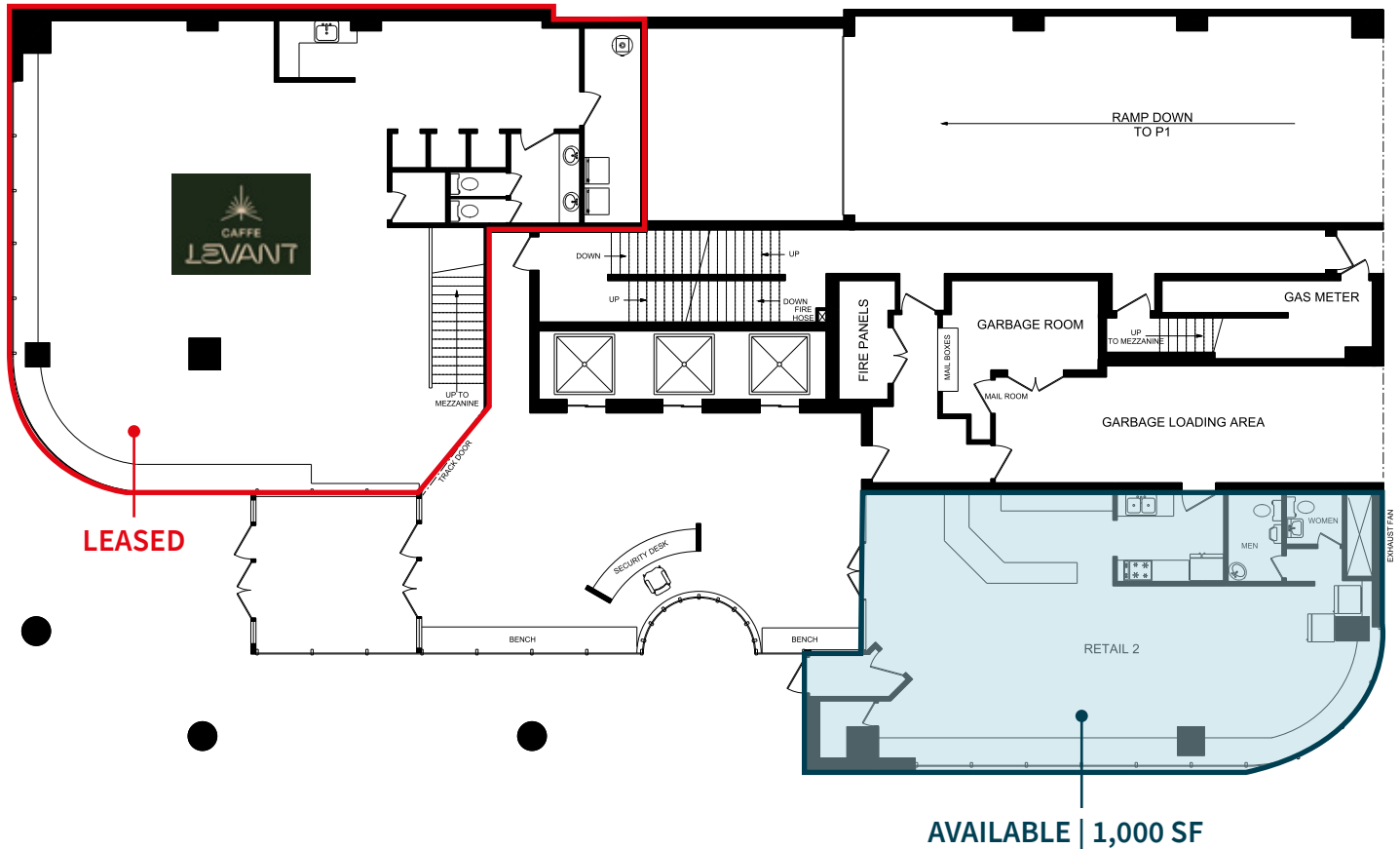
Name

- A 906 8th Ave
\$6.30/hour \$17.85/day
- B Lot #274 919 8 Ave
\$10/hour \$17/ day
- C Continental Towers
\$3.15/hour \$13.65/day
- D Lot #69 1009 9 Ave
\$4/ hour \$17/day
- E Indigo 725 9th Ave
\$8/ hour. \$23/ day



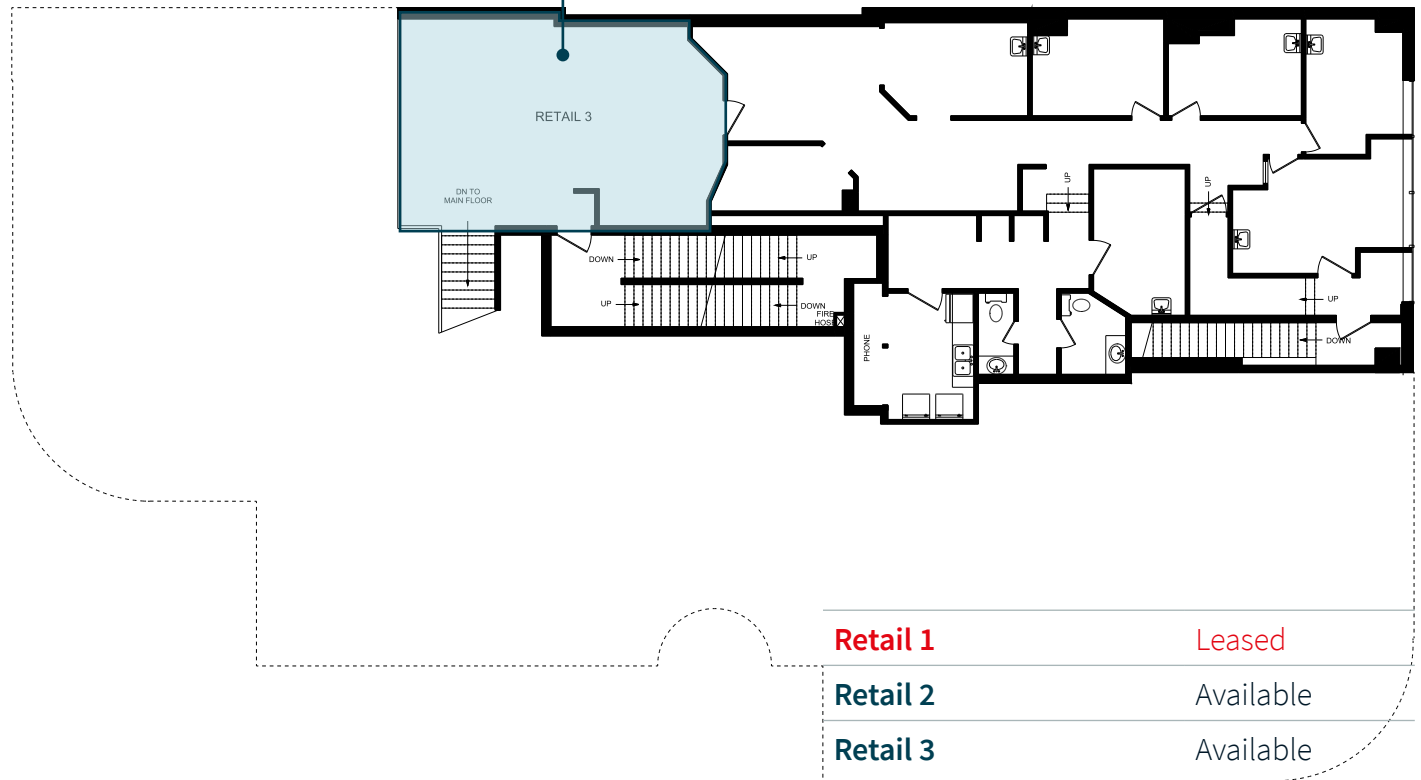
Site Plan

855 8th Avenue SW
1st Floor



855 8th Avenue SW
1st Floor Mezzanine

AVAILABLE | 2,071 SF



Retail 1	Leased
Retail 2	Available
Retail 3	Available

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JLL

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