

RICHTER PLAZA

For Lease

2032 - 33 AVENUE SW CALGARY AB



Eric DeMaere

Associate Vice President

+1 403 483 9876

eric.demaere@avisonyoung.com

Anna Sorensen

Associate Vice President

+1 403 923 2483

anna.sorensen@avisonyoung.com

**AVISON
YOUNG**



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PROPERTY OVERVIEW

AVAILABLE	SUITE 108: 762 - 2,409 SF SUITE 206: 144 SF
RENT	Market
OP COSTS	\$16.75 (2026)
OCCUPANCY	SUITE 108: January 1, 2027 SUITE 206: Immediate
PARKING	20 Surface Stalls

BUILDING HIGHLIGHTS



Windows facing south 33rd Avenue with excellent lighting throughout the spaces.



Prominent building signage available facing 33rd Ave. High traffic advertising!



2 storey walk up building.



Easy access to Public Transit across the street.

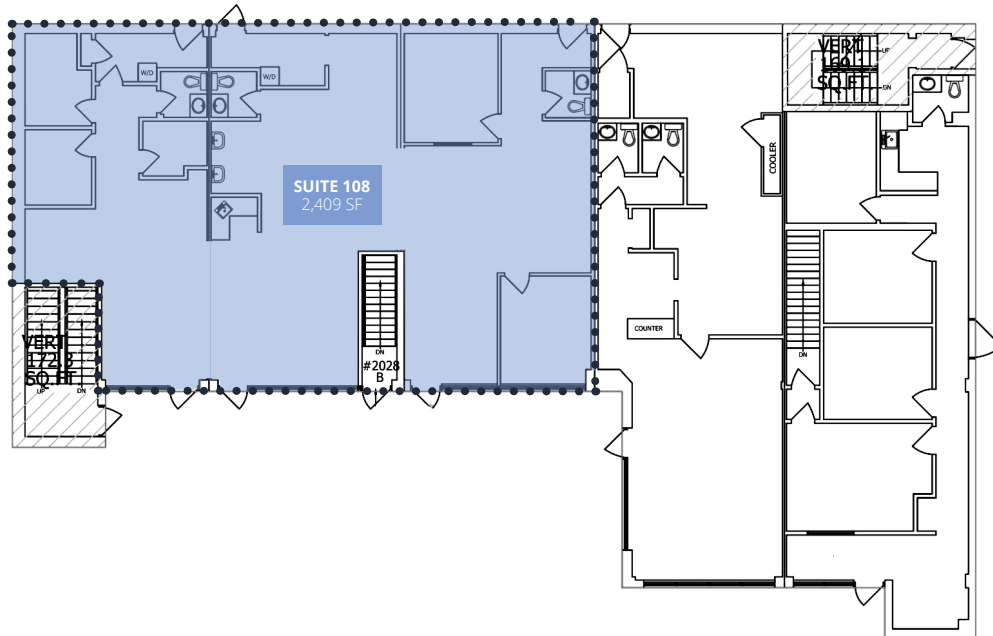
THE OPPORTUNITY

Rare opportunity to lease retail or office space in the heart of Marda Loop. Richter Plaza offers a central location within the shopping and dining district with over 90 shops, restaurants, and services in the area.

Quick and easy access to Crowchild Trail, allowing for immediate access to the Downtown Core, NW, and Glenmore Trail.

SUITE 108

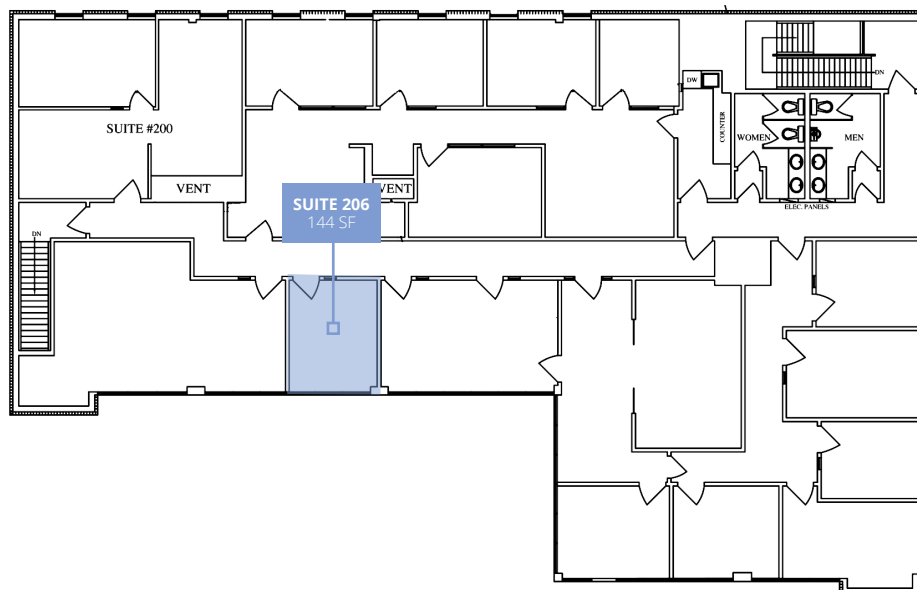
2,409 SF



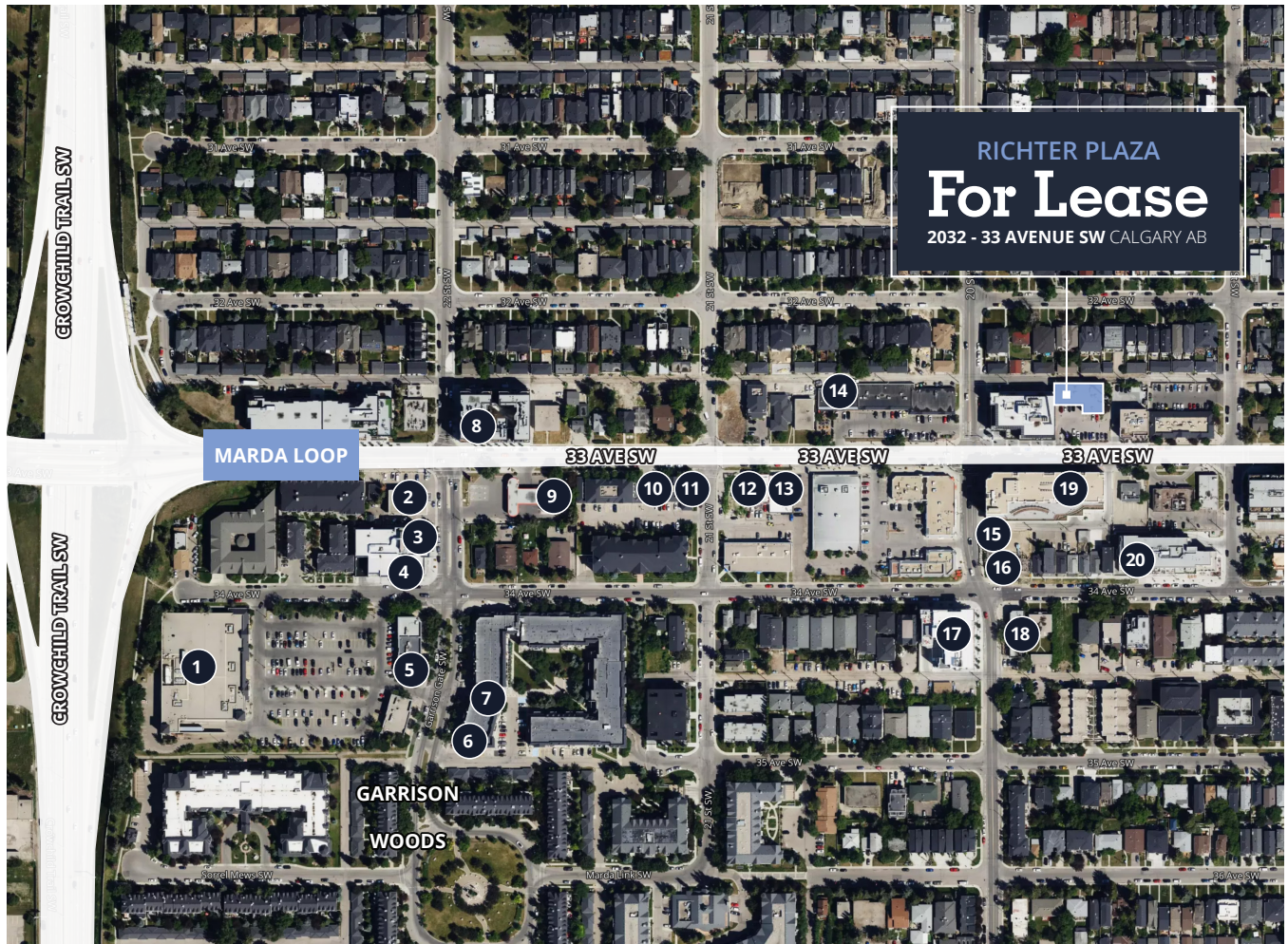
- First floor retail space with frontage on 33rd Avenue in the heart of Marda Loop.
- Prominent signage opportunity available on pylon signage and the building's exterior

SUITE 206

144 SF



- Move-in ready
- 2nd floor private office opportunity
- Prominent signage opportunity available on pylon signage and on the building's exterior
- Windows overlooking 33rd Avenue

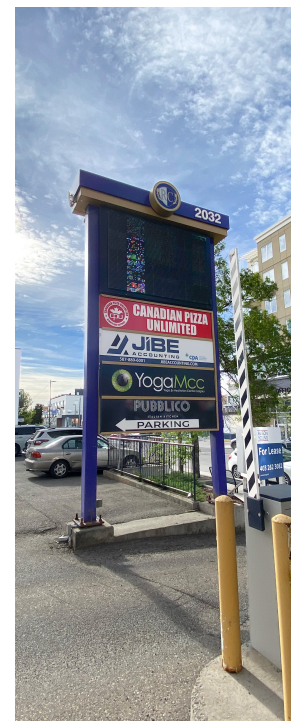


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- 1 Safeway
- 2 Master Chocolat
- 3 COBS Bread
- 4 Village Ice Cream
- 5 Starbucks
- 6 Annabelle's Kitchen
- 7 Pacific Poke
- 8 Diner Deluxe
- 9 A&W
- 10 Sammie
- 11 OPA! of Greece
- 12 Sugar Stresam
- 13 Boogie's Burgers
- 14 Merchant's Restaurant
- 15 Chachi's Sandwich Bar
- 16 Deville Coffee
- 17 DEDICATE Healthy Kitchen
- 18 Original Joe's
- 19 Phil & Sebastian
- 20 Brooklyn Dumpling Shop



[CLICK HERE](#) FOR TRANSIT ROUTES



LET'S CONNECT

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Associate Vice President
+1 403 483 9876
eric.demaere@avisonyoung.com

Anna Sorensen
Associate Vice President
+1 403 923 2483
anna.sorensen@avisonyoung.com

avisonyoung.com

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Eighth Avenue Place, 4300, 525 - 8th Avenue SW | Calgary, AB T2P 1G1 | +1 403 262 3082

