

RETAIL SPACE ON 17TH AVENUE SW FOR LEASE

Sovereign 17TH AVENUE

Modern retail spaces in a high-visibility, high-traffic location along Calgary's premier shopping and lifestyle corridor.

3,025 sf

Unit 203 • 1,345 sf patio

1,432 sf

Unit 207

2,002 sf

Unit 213 **C/L**

BAKERY

SALON

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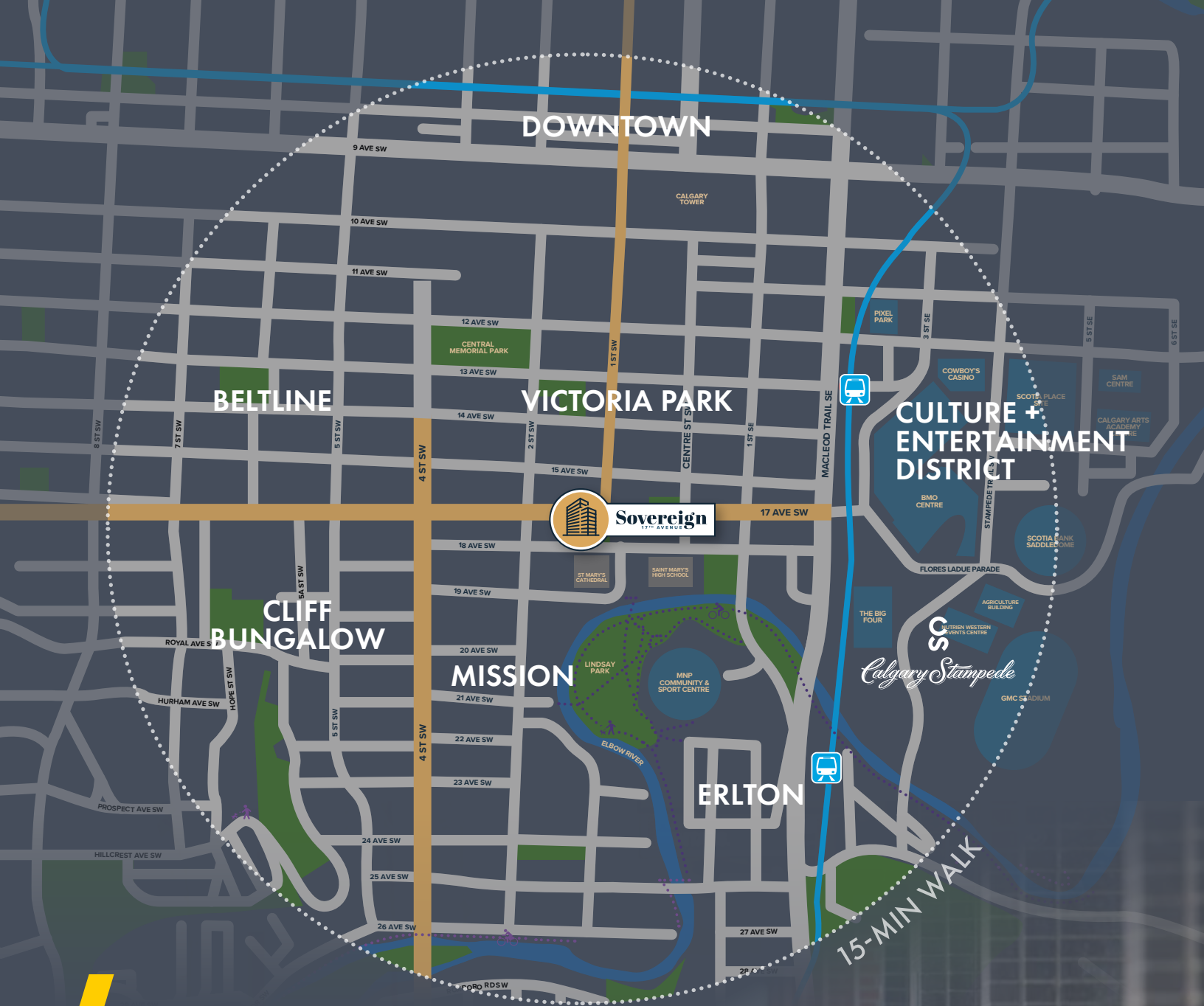
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LOCAL
EXPERTISE
MATTERS



THE LIFESTYLE DISTRICT LOCALS ALREADY LOVE

Sovereign on 17th is prominently positioned along one of Calgary's most active urban corridors, a top destination for shopping, dining, and entertainment.

This high-traffic, high-visibility location is ideal for lifestyle-focused retail.



Walk Score

95



Bike Score

97



Traffic Count

12,000





WHERE CALGARY SHOPS, DINES AND STAYS SOCIAL

Victoria Park, Mission, Cliff Bungalow and Beltline are vibrant inner-city communities located just steps from downtown Calgary, making them prime catchment areas for retail along 17th Avenue SW

The proximity to downtown offices, nightlife, and major cultural venues further drives consistent foot traffic, making this corridor one of Calgary's most dynamic retail destinations for shop owners seeking visibility and a loyal customer base.



WITHIN
15-MIN
WALK



Population

28,742



Median Age

33.9



Average

Household Income

\$169,675



Daytime
Employment

44,113 EMPLOYEES

2,281 BUSINESSES



MORE PEOPLE, MORE POSSIBILITIES

THE NEW
CULTURE +
ENTERTAINMENT
DISTRICT is bringing a wave
of energy to Calgary – and 17th
Avenue businesses are at the
heart of it.

Thousands of visitors flock to
the area for events, dining, and
nightlife.

Unmatched visibility means
your business benefits from
being steps away from world-
class entertainment.



MORE REASONS TO OPEN HERE



CUSTOMER BASE RIGHT ABOVE YOUR STORE

With 155 residential condos and strong early sales, retail tenants gain direct access to an upscale, convenience-driven customer base seeking premium, urban lifestyle services.

Sovereign
17TH AVENUE



CONTEMPORARY RETAIL DESIGN WITH EXPANSIVE OUTDOOR PATIO

Ground-floor units offer flexible layouts and modern specs.

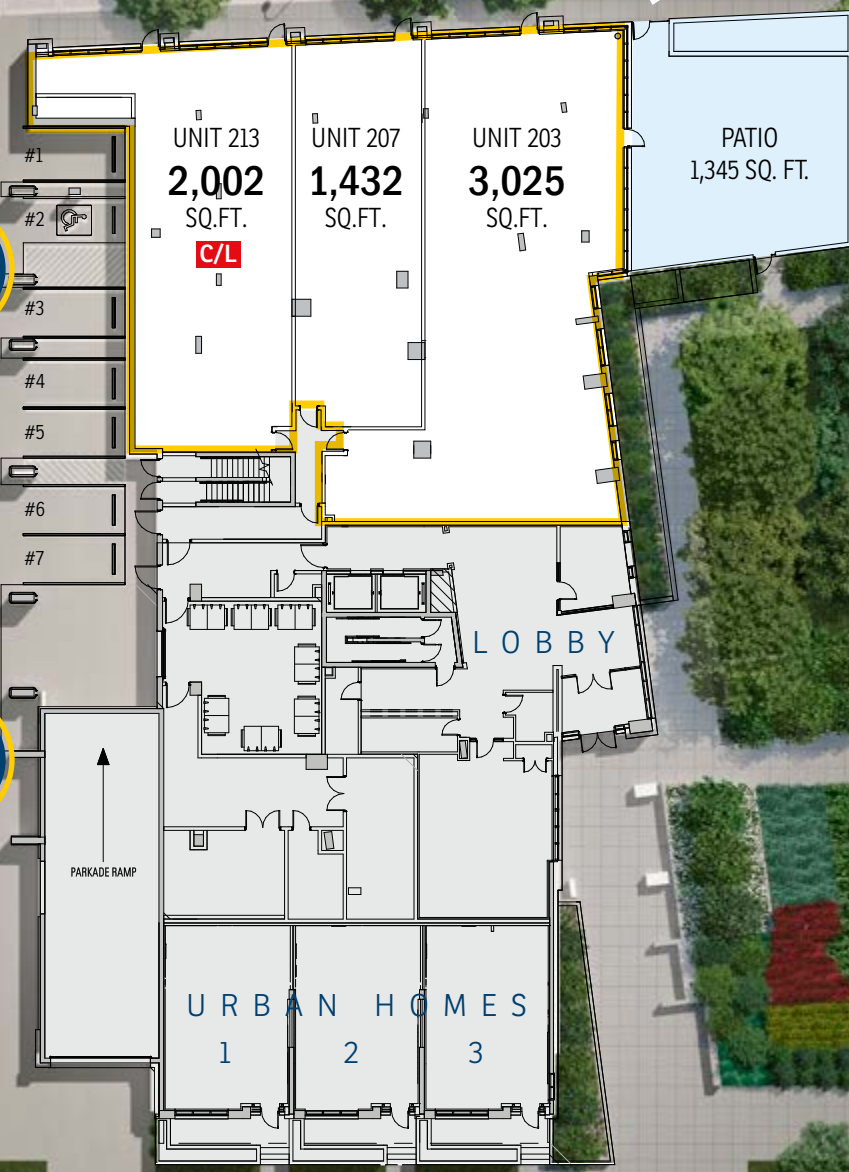
The northeast unit features a large patio facing green space – ideal for cafés, wine bars, or wellness concepts

TRUSTED LOCAL DEVELOPER WITH LONG-TERM VISION

Homes by
AVI

- » Multi Family Builder of the Year Recipient
- » 16X Consumer Choice Award Winner
- » 6X Builder of the Year Award Winner
- » Canadian Home Builder of the Year Recipient
- » Customer Insight - Best Customer Experience Recipient

17TH AVENUE SW



RETAIL LEASING INFORMATION

ADDRESS:
203-213 17 Avenue SW, Calgary

DISTRICT: Mission

ZONING: DC (Direct Control)

AVAILABLE FOR LEASE:

- » 3,025 sq. ft. – Unit 203
 - *Dedicated 1,345 sq. ft. patio*
- » 1,432 sq. ft. – Unit 207
- » 2,002 sq. ft. – Unit 213 **C/L**

AVAILABILITY:
Currently under construction
Scheduled for occupancy – September 2026

ELECTRICAL:
400A (unit 203); 200A (unit 207) and 100A (Unit 213)

PARKING:
7 surface stalls on the west side of the property (2 assigned stalls per unit plus 1 shared barrier-free stall)

ESTIMATED OP. COSTS AND TAXES:
\$21.00 per sq. ft. per annum

NET RENT: Market

18TH AVENUE SW

High-traffic, high-visibility location on 17th Avenue SW



PARKING IN THE VICINITY



●●●●●●●●●●
Street Parking
(Paid 9am–6pm, Mon.–Sat.)

●
Parking Lot
(Paid)





JOIN CALGARY'S
HOTTEST RETAIL SCENE
ON 17TH AVENUE SW

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LOCAL EXPERTISE MATTERS