



Retail

**1,426.3 sf**

Unit 1312 • Main Floor

Office

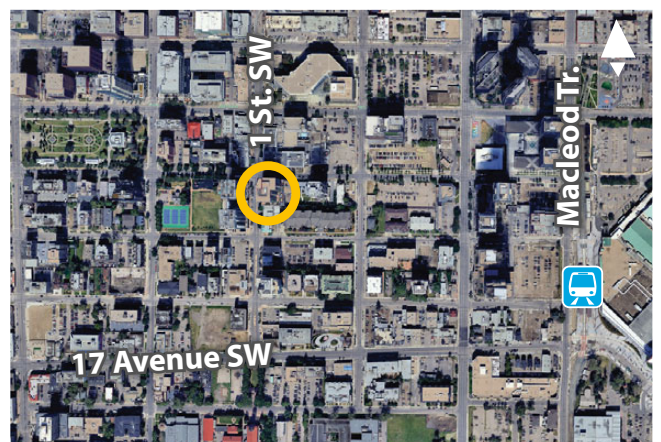
**1,600 sf**

Unit 200 • 2nd Floor

## BELTLINE RETAIL AND OFFICE SPACE FOR LEASE

**1316 1st Street SW**  
Calgary

» Excellent street front and signage  
exposure along 1 Street SW



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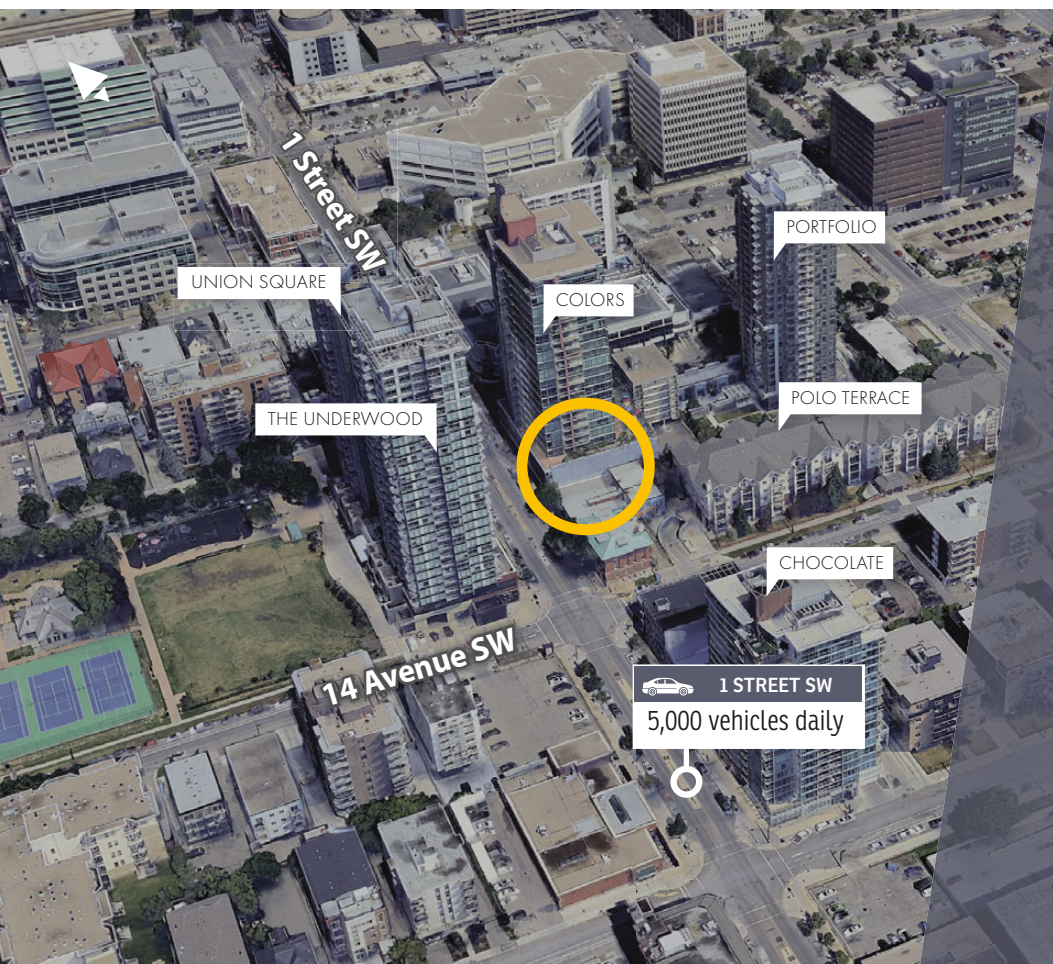
mscheske@barclaystreet.com






**TCN**  
WORLDWIDE  
REAL ESTATE SERVICES

LOCAL  
EXPERTISE  
MATTERS

» Building is currently undergoing full exterior upgrade



## AREA DEMOGRAPHICS (1 km radius)

 Population	12,212	 Median Age	38.3
 Average Household Income	\$166,004		

### Current Consumption / Household

 \$17,461 FOOD	 \$5,910 HEALTH CARE
 \$5,777 RECREATION	 \$2,508 PERSONAL CARE
 \$6,149 LIQUOR/TOBACCO	 \$4,050 CLOTHING

 Traffic Count **5,000** VEHICLES DAILY ON 1 STREET SW

# LEASE INFORMATION

## RETAIL – MAIN FLOOR

**MUNICIPAL ADDRESS:**  
1316 1st Street SW

**ZONING:**  
Centre City Commercial Corridor  
District

**YEAR OF CONSTRUCTION:**  
1914 with multiple upgrades

**AVAILABLE FOR LEASE:**

**RETAIL:**

1,426.3 sq. ft. – Unit 1312 (main fl.)  
» End-cap unit.  
» Available immediately

**OFFICE:**

1,600 sq. ft. – Unit 200 (2nd fl.)  
» Character space.  
» Private washroom.  
» Available Nov. 1 2025

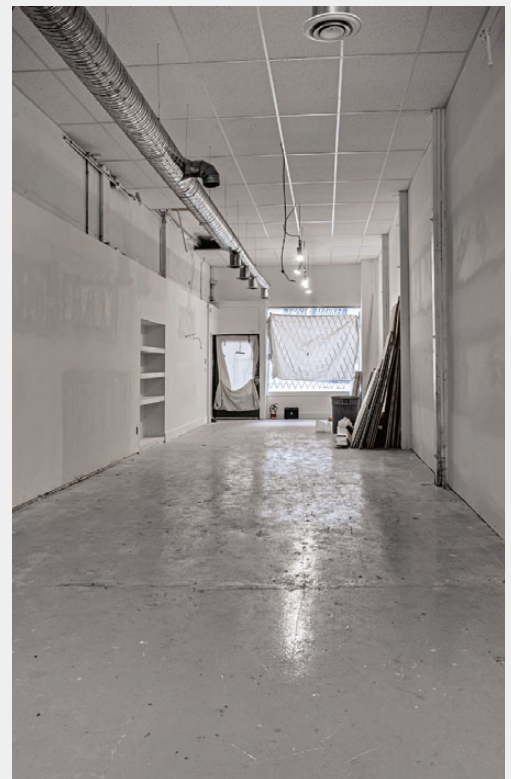
**PARKING:**

Paid and street parking in the  
vicinity.

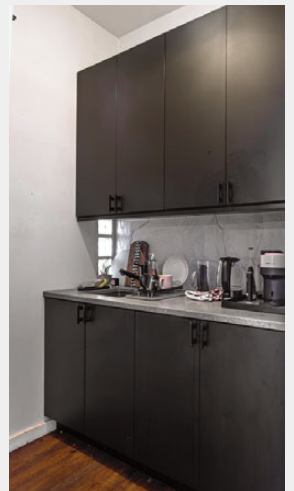
**OP. COSTS AND TAXES:**

\$16.00 per sq. ft.

**NET RENT:** Market



## OFFICE – 2<sup>ND</sup> FLOOR



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LOCAL EXPERTISE MATTERS