



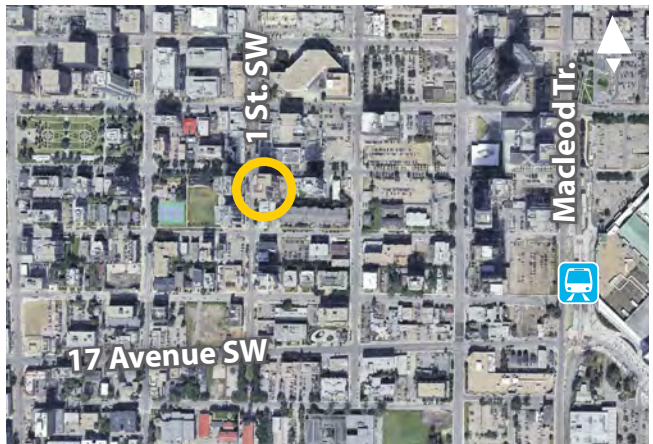
**1,426.3 sf**  
Unit 1312 **C/L**

**1,447.5 sf**  
Unit 1314 **C/L**

## BELTLINE RETAIL SPACE FOR LEASE

**1312 & 1314 1st Street SW**  
Calgary

» Excellent street front and signage exposure along 1 Street SW



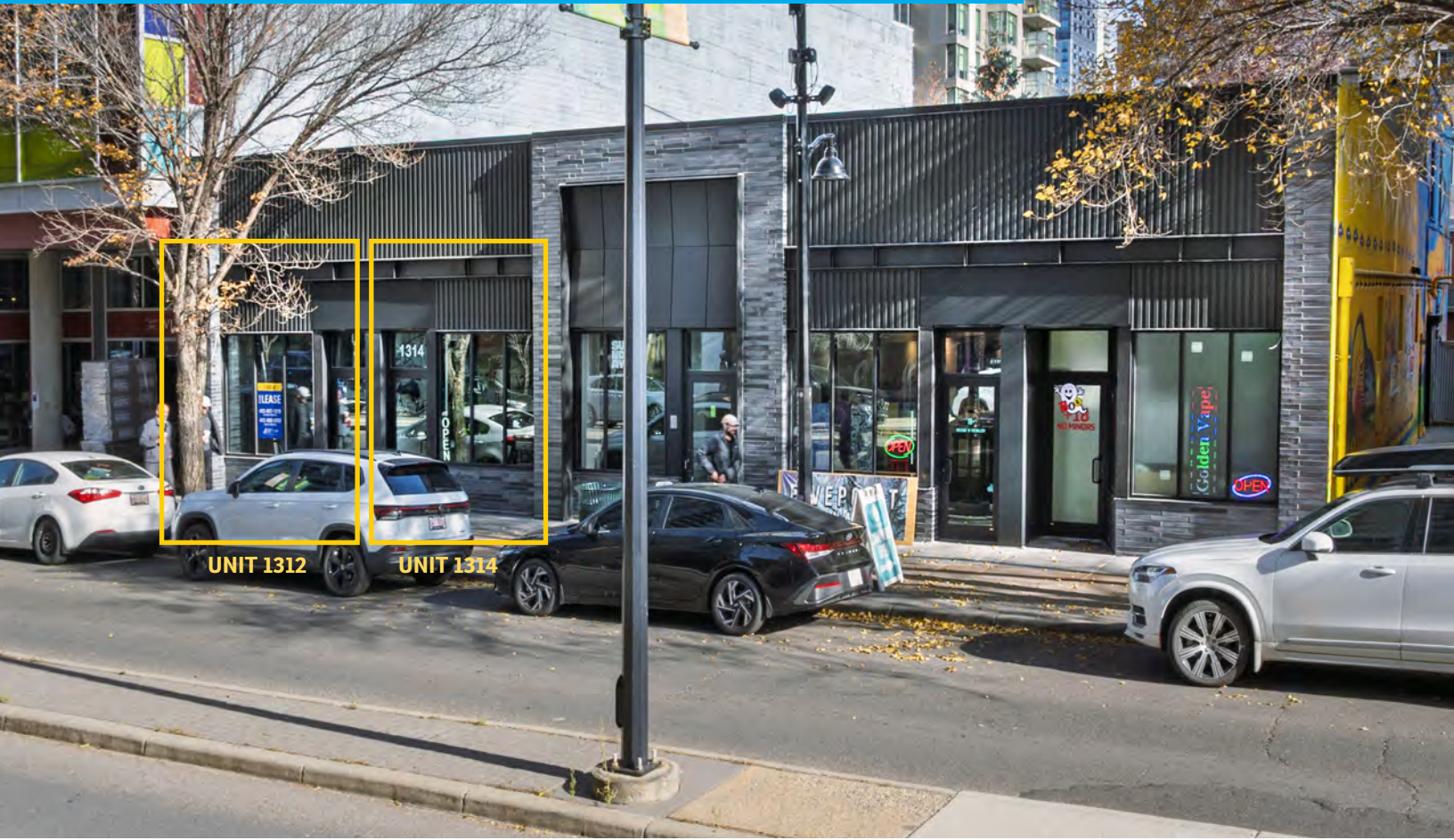
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LOCAL EXPERTISE MATTERS

» A full exterior upgrade has recently been completed on the building.



## AREA DEMOGRAPHICS (1 km radius)

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

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

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

## LEASE INFORMATION

**MUNICIPAL ADDRESS:**

1312 1st Street SW

**ZONING:**

Centre City Commercial Corridor District

**YEAR OF CONSTRUCTION:**

1914 with multiple upgrades

**AVAILABLE FOR LEASE:**

1,426.3 sq. ft. – Unit 1312 (main fl.) **C/L**

» End-cap unit.

» Available immediately

1,447.5 sq. ft. – Unit 1314 (main fl.) **C/L**

» Available June 1, 2026

**PARKING:**

Paid and street parking in the vicinity.

**OP. COSTS AND TAXES:**

\$17.80 per sq. ft. (2026, est.)

**NET RENT:** Market



UNIT 1312 **C/L**  
1,426.3 SQ.FT.





UNIT 1314 **C/L**  
1,447.5 SQ.FT.



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