

# RETAIL SPACE ON 17<sup>TH</sup> AVENUE SW FOR LEASE

## Sovereign 17<sup>TH</sup> 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 C/L

2,002 sf

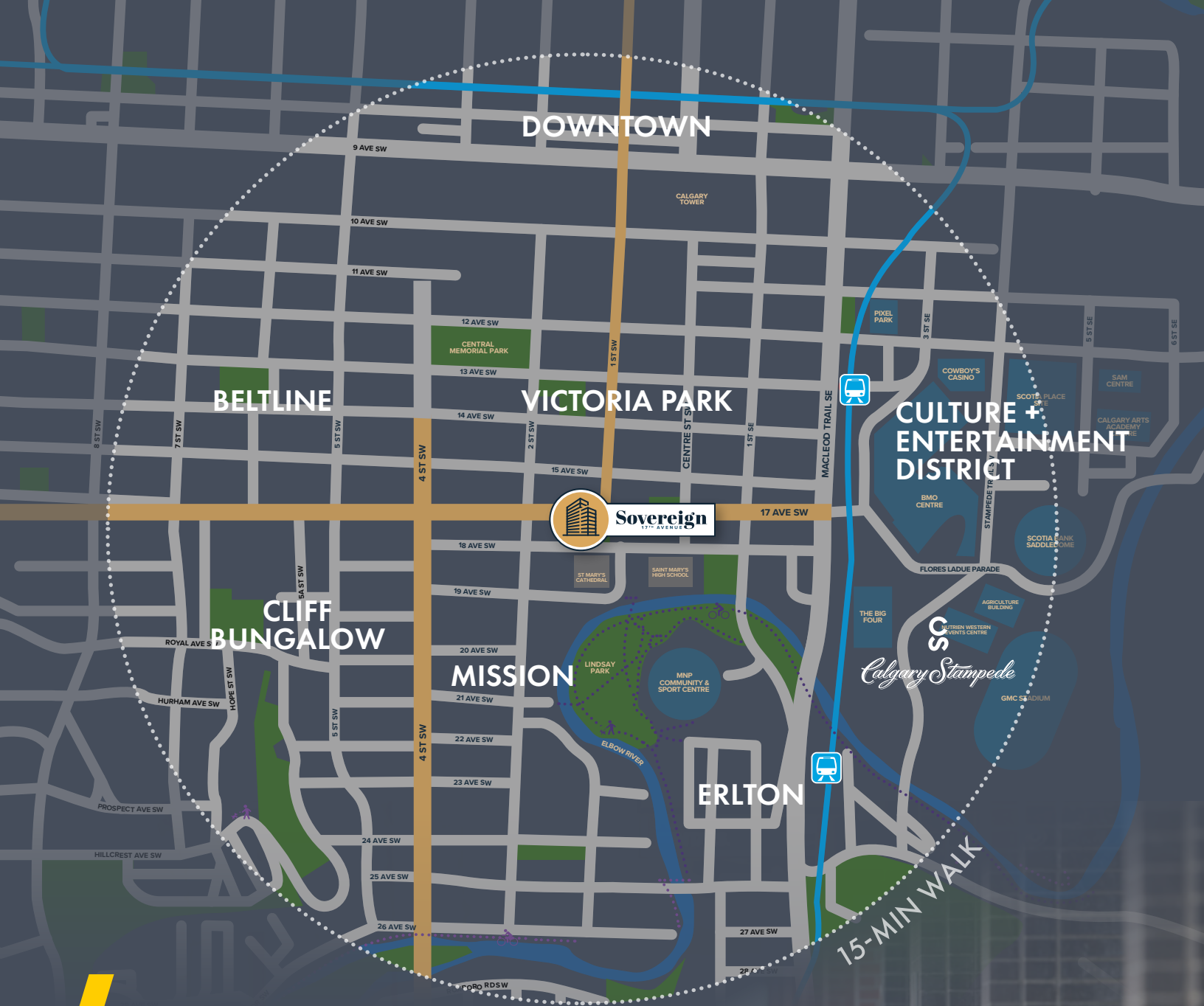
Unit 213 C/L

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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**  
17<sup>TH</sup> 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



18TH 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 **C/L**
- » 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

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 17<sup>TH</sup> AVENUE SW

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LOCAL EXPERTISE MATTERS