



**1,426.3 sf**

Unit 1312 • Main Floor

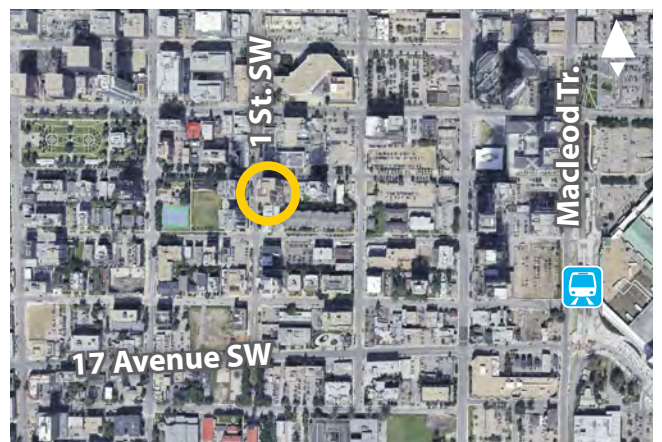
**1,447.5 sf**

Unit 1314 • Main Floor

## 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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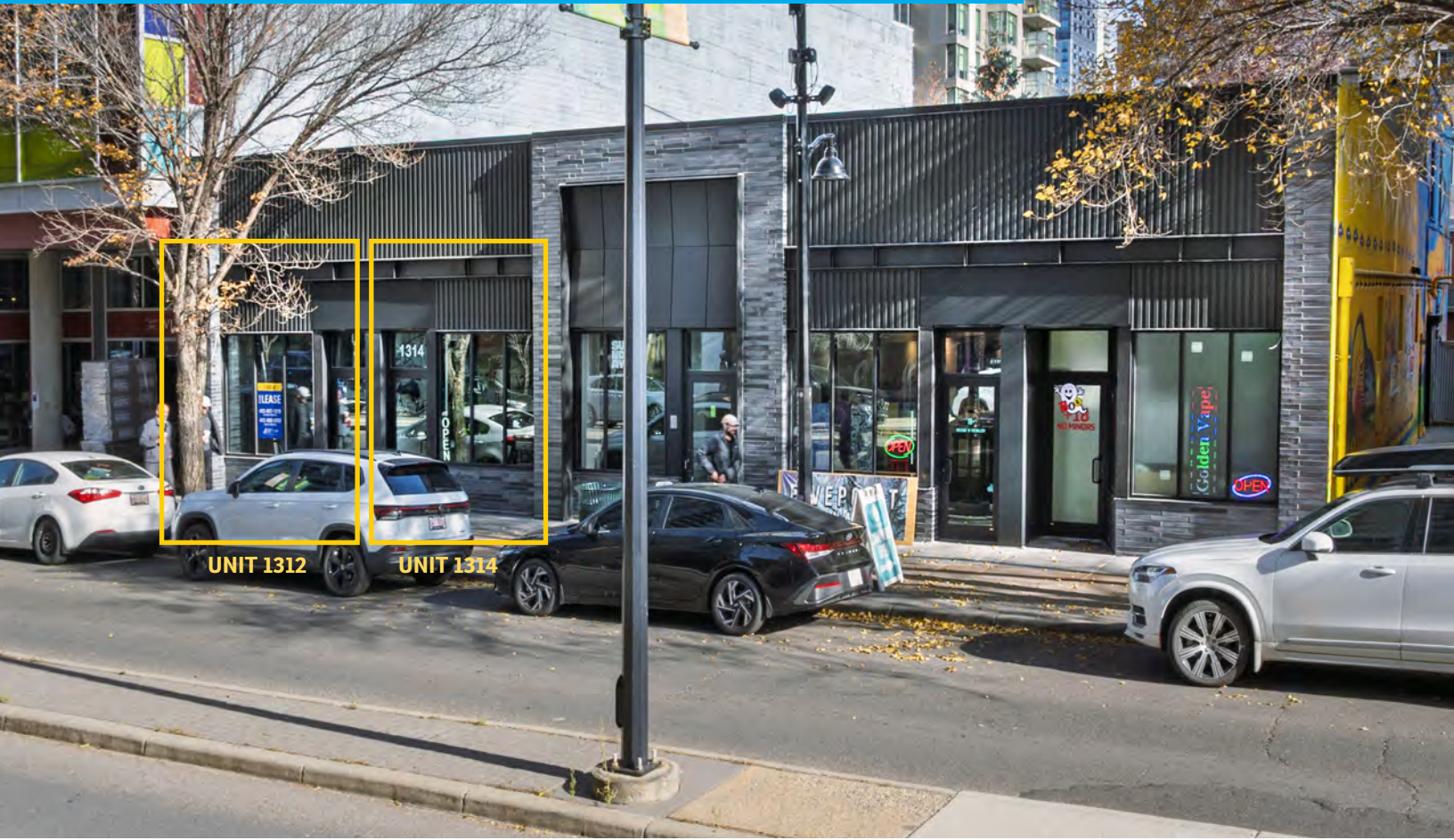
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LOCAL EXPERTISE MATTERS


» 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 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

**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.)  
» End-cap unit.  
» Available immediately

1,447.5 sq. ft. – Unit 1314 (main fl.)  
» 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  
**1,426.3** SQ.FT.





UNIT 1314  
1,447.5 SQ.FT.



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LOCAL EXPERTISE MATTERS

