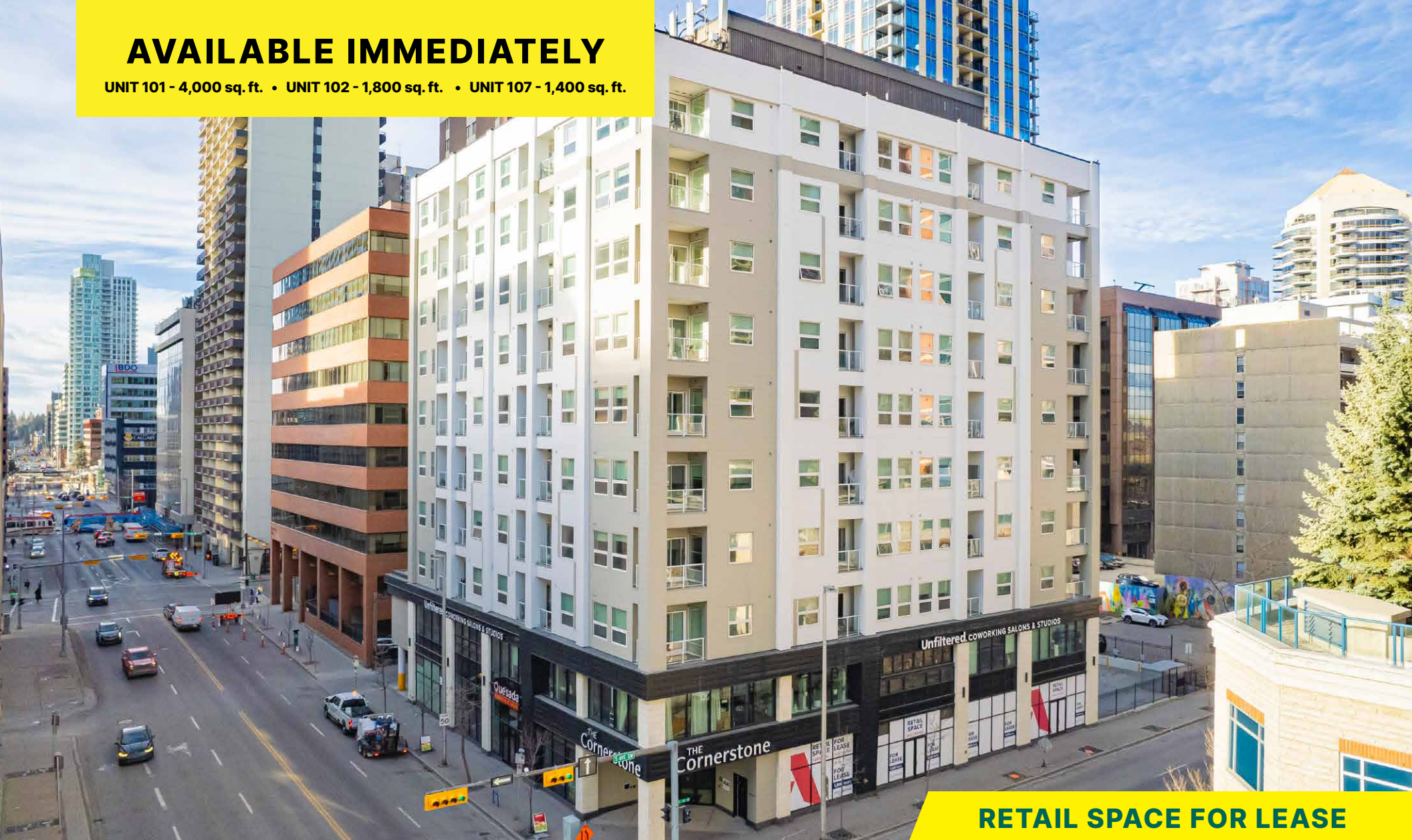


**AVAILABLE IMMEDIATELY**

UNIT 101 - 4,000 sq. ft. • UNIT 102 - 1,800 sq. ft. • UNIT 107 - 1,400 sq. ft.



**RETAIL SPACE FOR LEASE**

**The Cornerstone 909 5 Ave SW**

**TheNiaziGroup** x **exp**<sup>TM</sup>  
REALTY

 **Astra**

# ABOUT THE BUILDING

Located at the corner of 8th St SW and 5th Ave SW in Calgary's revitalized Downtown West End, this fully leased mixed-use building houses approximately 112 units above prime retail space with high visibility and exceptional accessibility. With corner frontage exposure to approximately 35,000 vehicles daily and proximity to hotels, amenities, and a growing community, this location offers unparalleled opportunities for businesses seeking growth and connection.

## Area Demographics

SOURCE: PINPOINT (3KM)



**155,045**

TOTAL POPULATION



**86,686**

HOUSEHOLDS



**\$77,230**

MEDIAN HH INCOME



**122,236**

DAYTIME EMPLOYEES



**~37**

MEDIAN AGE



**Transit Score®**  
Excellent Transit (85)



**Walk Score®**  
Walker's Paradise (98)

## Unfiltered.

Beauty suites designed with both style and practicality in mind.

**Quesada**  
BURRITOS & TACOS

Mexican-inspired restaurant chain with locations across Canada.

*...all with 112 residentials units located above.*

**LANDLORD**



*A visionary developer, dedicated to spaces embodying our commitment to creating positive societal impact.*

### AVAILABLE UNITS

Up to 5,800 sq. ft.

Unit 101 - 4,000 sq. ft.

Unit 102 - 1,800 sq. ft.

Unit 107 - 1,400 sq. ft.

**Renovated:** 2024

**Power:** 3 Phase 200 AMP, 208 VOLT

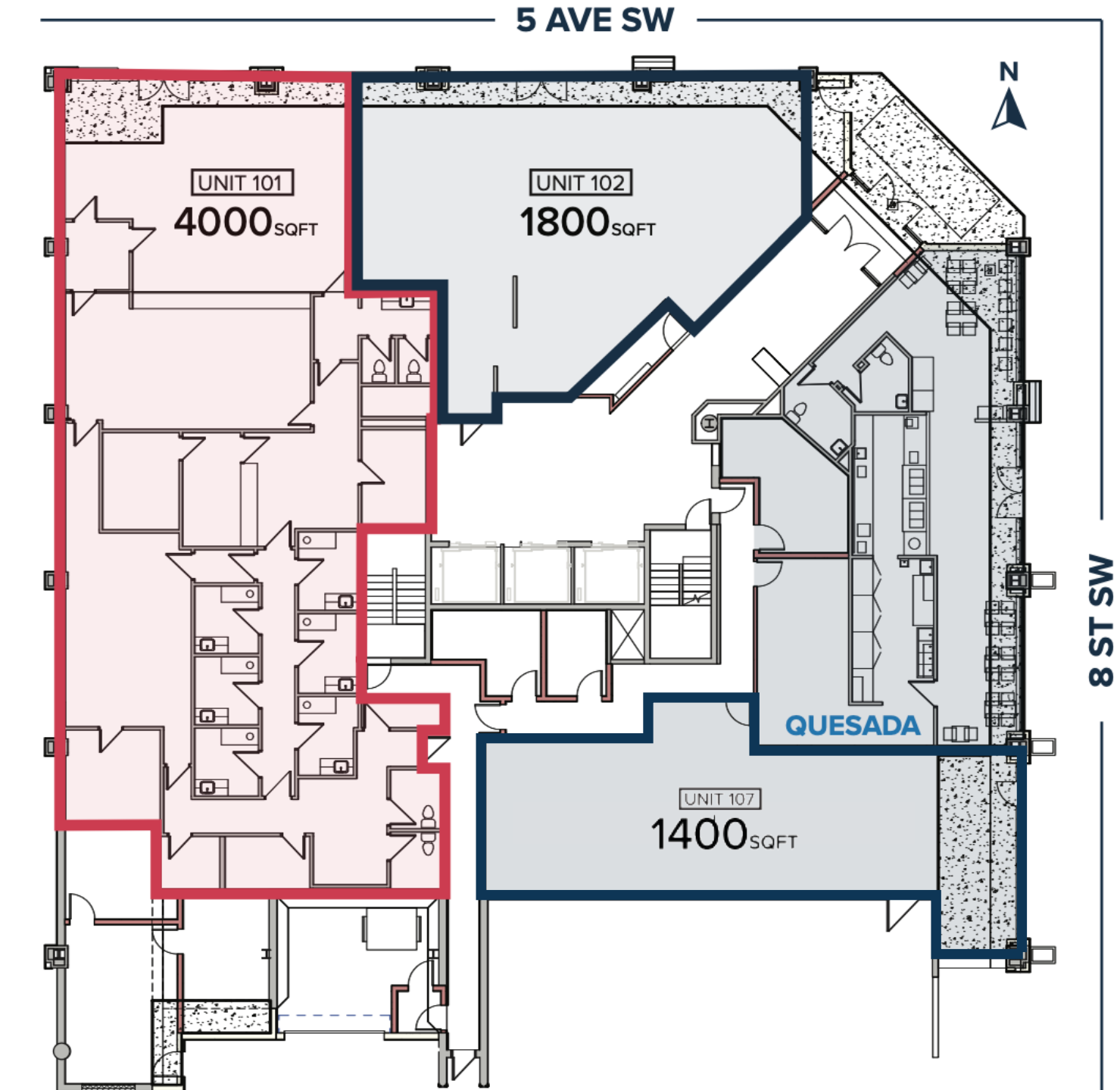
**Availability:** Immediate

**Parking:** Negotiable

**Rent:** \$35+ PSF

**Op Costs:** \$16 PSF

**Zoning:** S-CRI

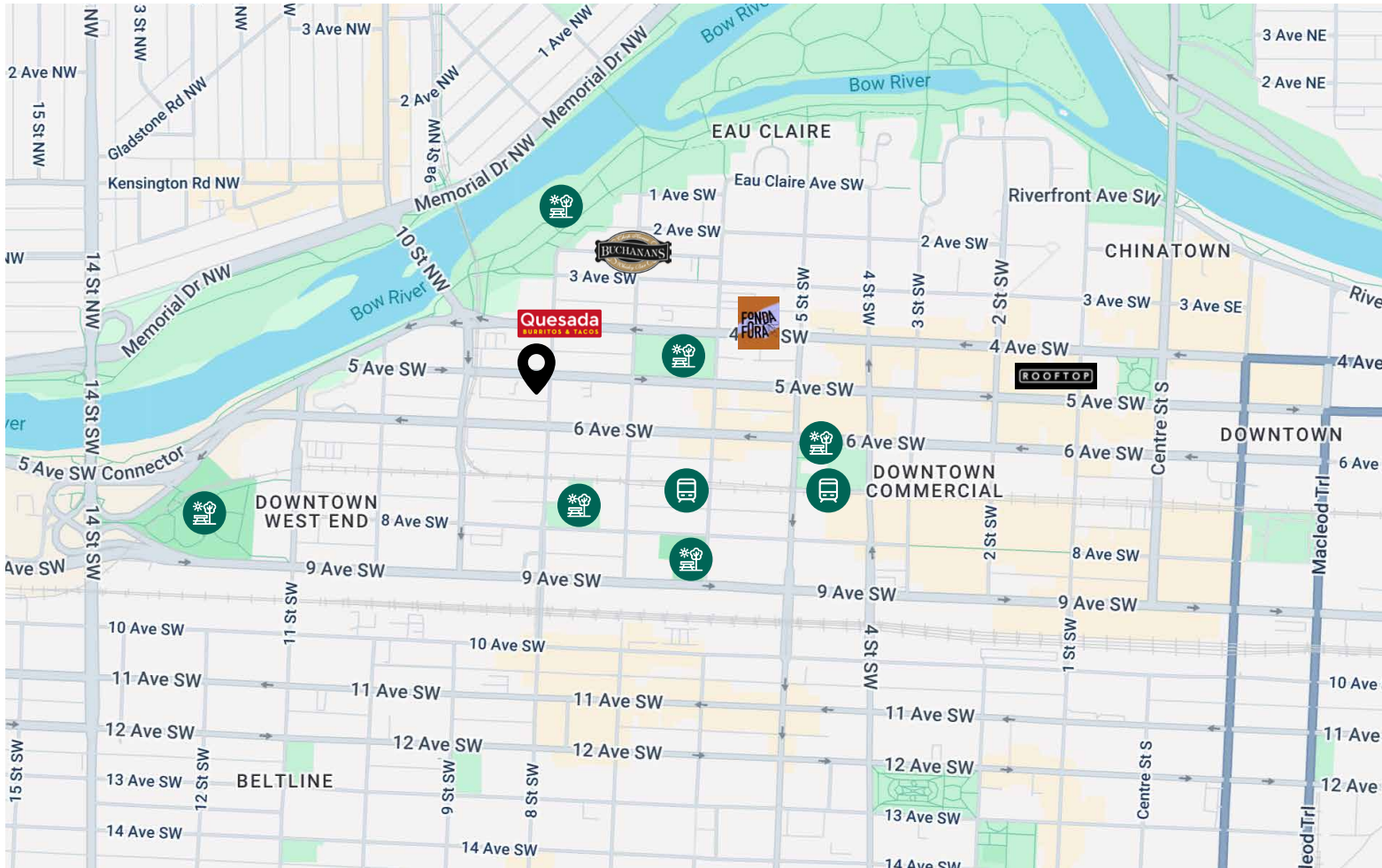




**The Cornerstone**  
**909 5 Ave SW**

# LOCATION

909 5 AVE SW, Calgary, AB



## Restaurants

Rooftop  
Quesada  
Fonda Fora  
Buchanan's



LRT Station



Parks



**TALHA NIAZI**

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