



124 10th Street NW | Calgary, AB

Restaurant/Retail Building in the Heart of Kensington **For Lease**

- Restaurant/Retail building for lease in the heart of Kensington
- Located along 10th Street NW with excellent exposure to vehicular and pedestrian traffic
- The upper level has been leased to a restarant/pub group
- The main floor space is 2,621 sq. ft. (mainfloor plus lower level) with patio space

Rob Walker

Senior Vice President | Partner
403 298 0422
rob.walker@colliers.com

Brendan Keen

Senior Associate
403 538 2511
brendan.keen@colliers.com

Nick Preston

Associate Vice President
403 538 2512
nick.preston@colliers.com

Deep Sekhon


Senior Associate
403 571 8826
deep.sekhon@colliers.com

Property Overview


Available Area

Total	4,426 sq. ft.
Main Floor	2,621 sq. ft. + lower level
Second Floor	Leased
Patio	Main level and above grade

Net Rent	Market
Op. costs & taxes	\$15.00/SF (2021 Est.)
Parking	Street/rear
Zoning	C-COR1
Signage	Fascia
Term	5 - 10 years
Available	Immediately



Bike Score
91



Walk Score
88



Transit Score
53



Current Population (2020)
within 1km 21,763
within 3km 130,815
within 5km 238,353



Average Household Income (2020)
within 1km \$146,504
within 3km \$135,214
within 5km \$143,954



Projected Population (2024)
within 1km 26,281
within 3km 153,900
within 5km 271,682



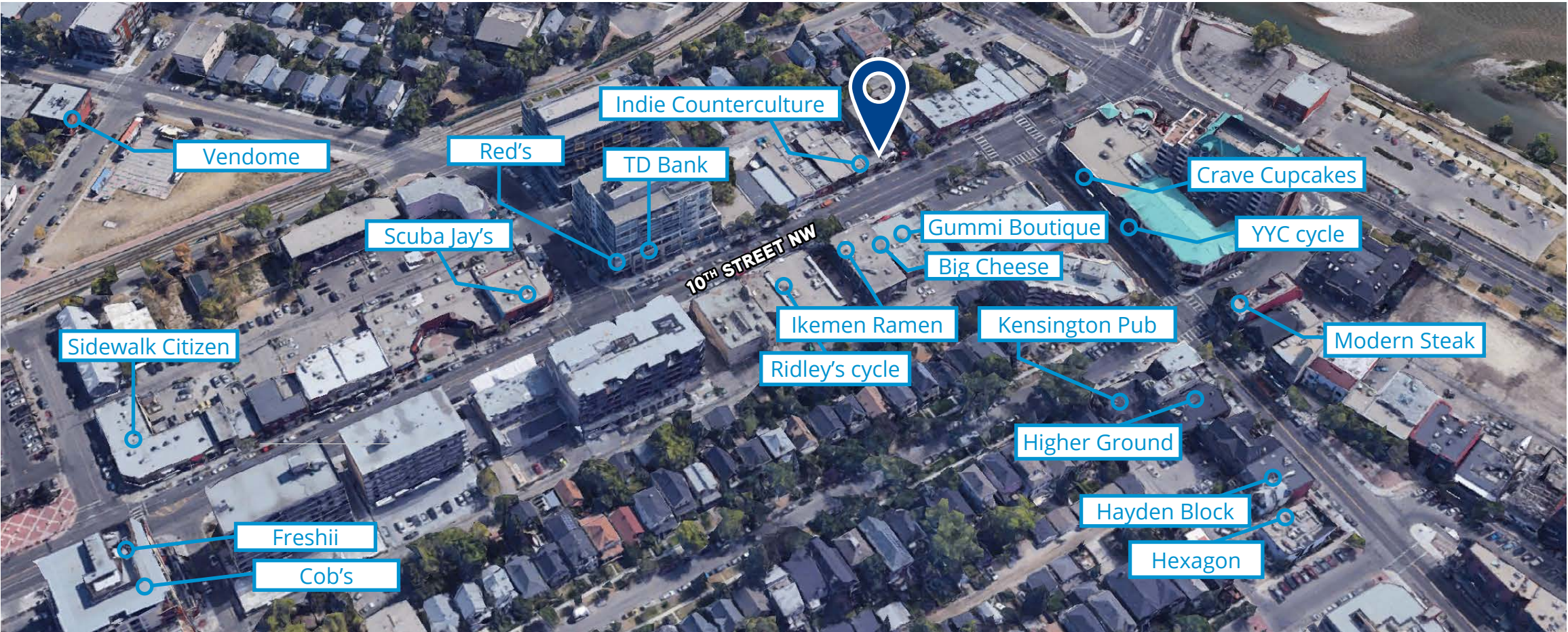
Projected Household Income (2024)
within 1km \$169,419
within 3km \$151,130
within 5km \$159,544

Location Overview

Located in the heart of Kensington, along 10th Street NW with over 200 businesses, retail stores, and restaurants. Within close proximity to the Sunnyside LRT station and the Downtown core.

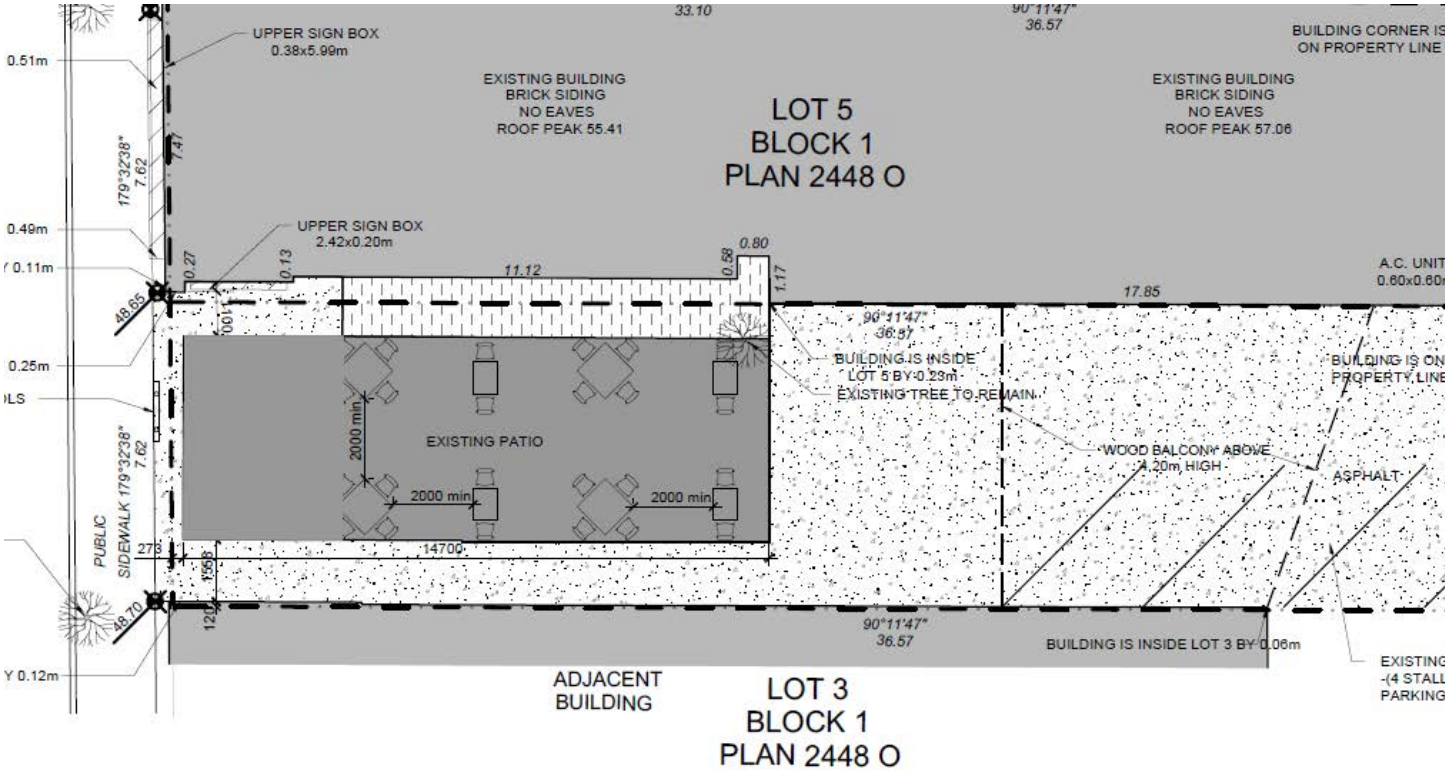
Highlights

- Position your business in one of Calgary's trendiest streetfront retail districts with over 200 businesses, unique retail stores, and restaurants
- Up to 4,426 sq. ft. over two levels plus the lower level
- Located on 10th Street NW with high pedestrian and vehiular traffic (15,000 VPD, 2019)
- Within close proximity to the Sunnyside LRT station and easily accessible to/from the downtown core via the 10th Street bridge
- Over 20,000 residents living within 1km of the building

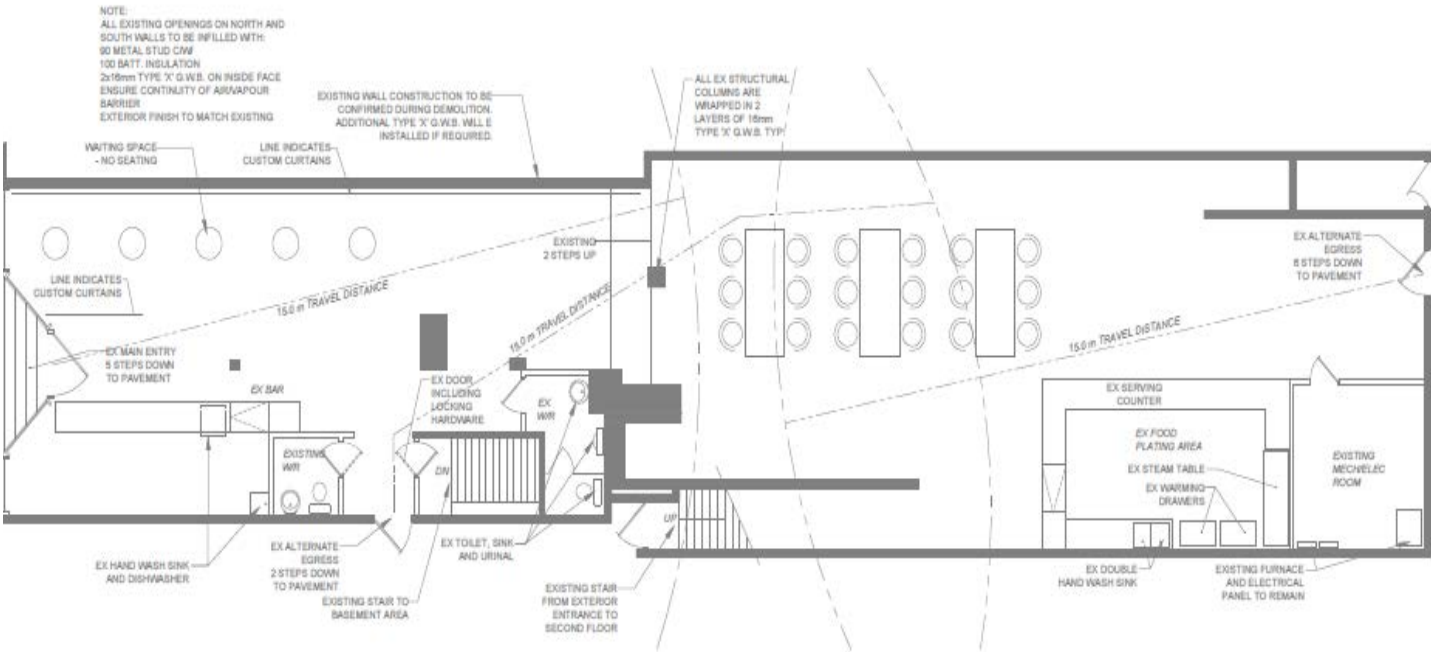


Floor Plans

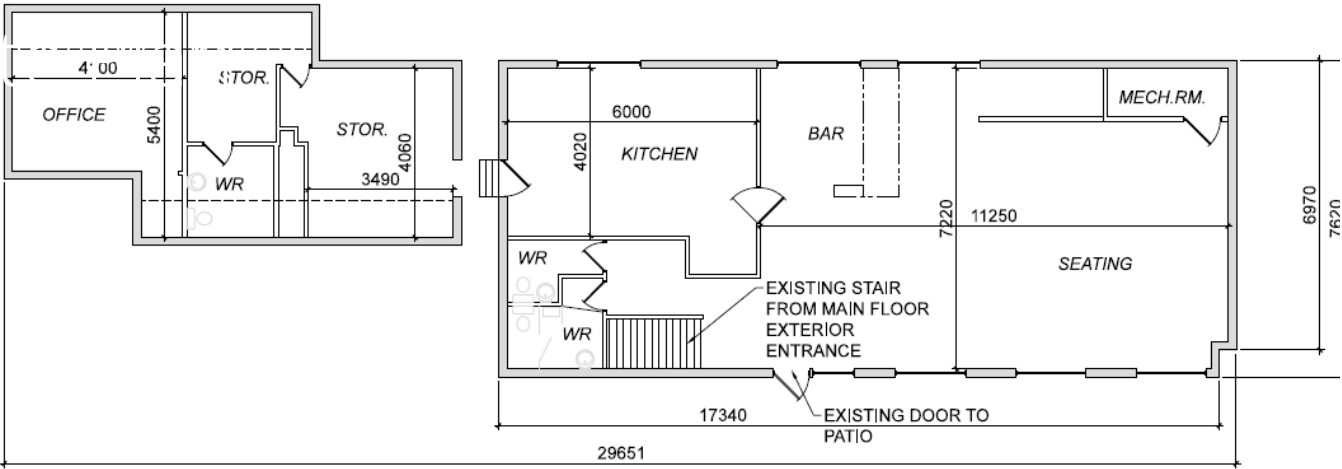
Overall Site Plan



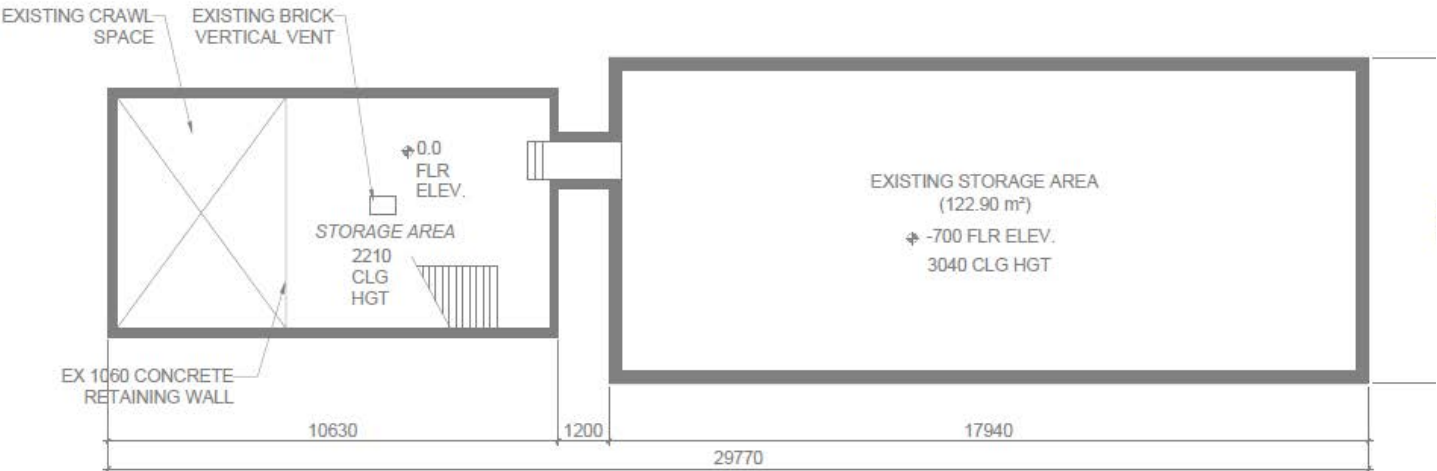
Main Floor



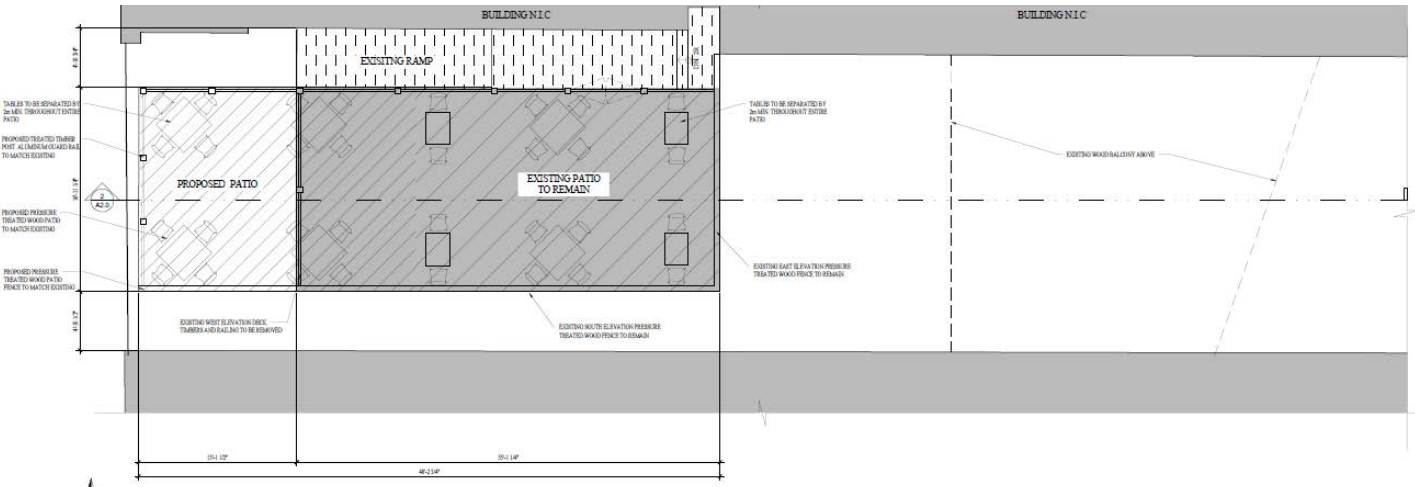
Second Floor - Leased



Lower Level



Exterior Patio Expansion Area





Potential Uses

Accessory Food Service	Skin Aesthetics
Convenience Food Store	Fashion
Counselling Service	Pet Care Service
Financial Institution	Restaurant (Food Service Only)
Fitness Centre	Restaurant (Neighbourhood)
Instructional Facility	Retail & Consumer Service
Medical Clinic	Specialty Food Store
Office	Take Out Food Service
Veterinary Clinic	Computer Games Facility
Amusement Arcade	Drinking Establishment
Billiard Parlor	Food Production
Brewery, Winery, & Distillery	Restaurant (Licensed)
Child Education Services	





124, 10th Street NW | Calgary, AB

Rob Walker

Senior Vice President | Partner
403 298 0422
rob.walker@colliers.com

Nick Preston

Associate Vice President
403 538 2512
nick.preston@colliers.com

Brendan Keen

Senior Associate
403 538 2511
brendan.keen@colliers.com

Deep Sekhon

Senior Associate
403 571 8826
deep.sekhon@colliers.com

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers international and/or its licensor(s). Copyright © 2021 CMN Calgary Inc.

