

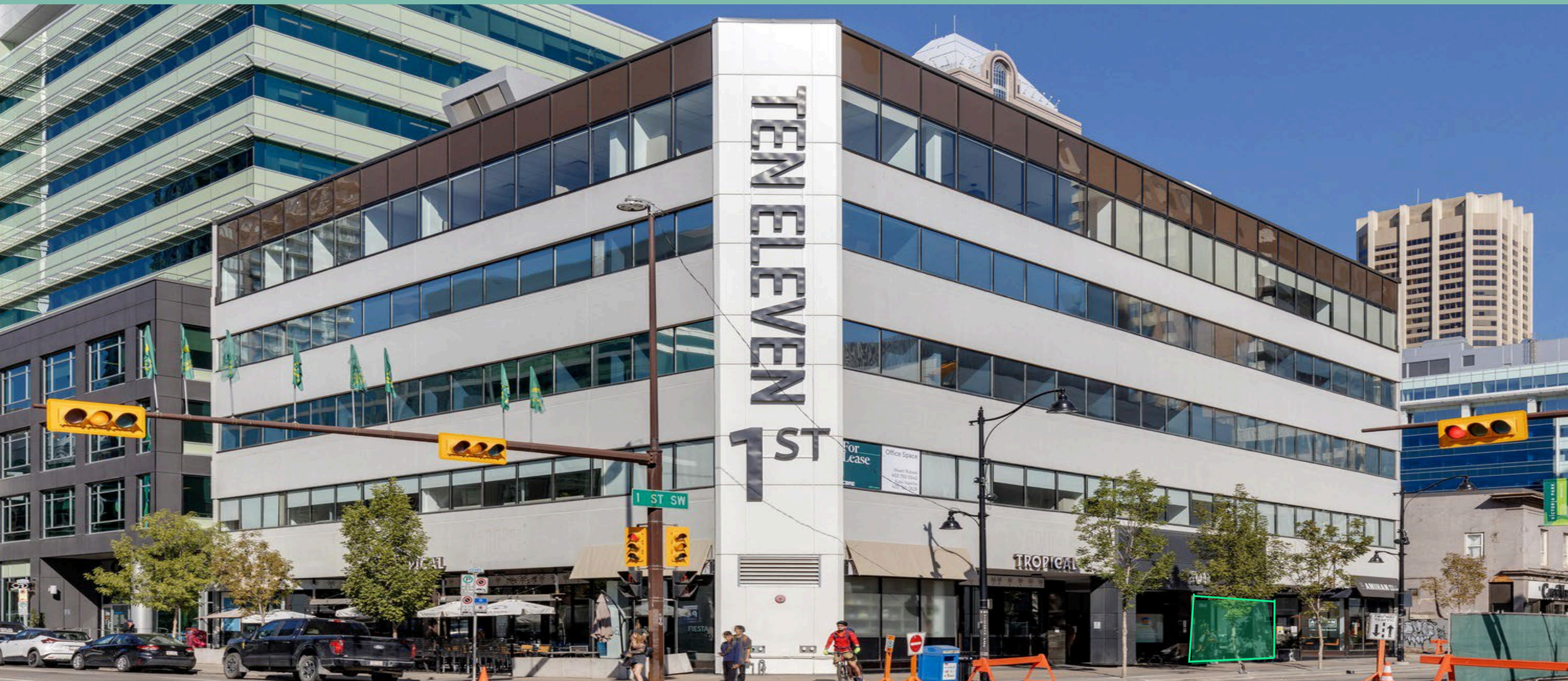
Retail | For Lease

CBRE

Ten Eleven First

1011 1st Street SW

Main Floor Retail



Ten Eleven First

Main Floor retail opportunities

- Great location within Calgary’s Downtown core and Beltline area.
- Highly viable street front retail on the corner of 11th Avenue SW and 1st Street SW with office floors above.
- Close proximity retailers such as Greta Bar, DOP and the District at Beltline which includes a one of a kind Food Hall featuring 5 of Calgary’s top chefs, 5 restaurants/cafes such as Kama, Central, 33 Acres, Devil Coffee and Fire an Flora, Sundays Furniture, Amanda Hamilton Interior Design and more.
- Co-Tenants include Foreign Concept, one of Calgary’s leading restaurants.
- Residential growth planned for the immediate area with 120 new units to be added in a redevelopment next door (2026 tentative occupancy).

Details	
Size:	Unit 110- 1,043 sq.ft
Op Costs (2025 est.) :	\$13.91 per sq.ft
Zoning:	CC-X Centre City Mixed Use District
Available:	Unit 110- October 1
Signage:	Fascia
Rates:	Market
Parking:	TBD



Site Location



Population of 217,220
within 5km with an
average age of 38



Household income within
5km is \$154,698



19,000 vehicles per day on
11th Avenue SW and 12,000
on 1st Street SW

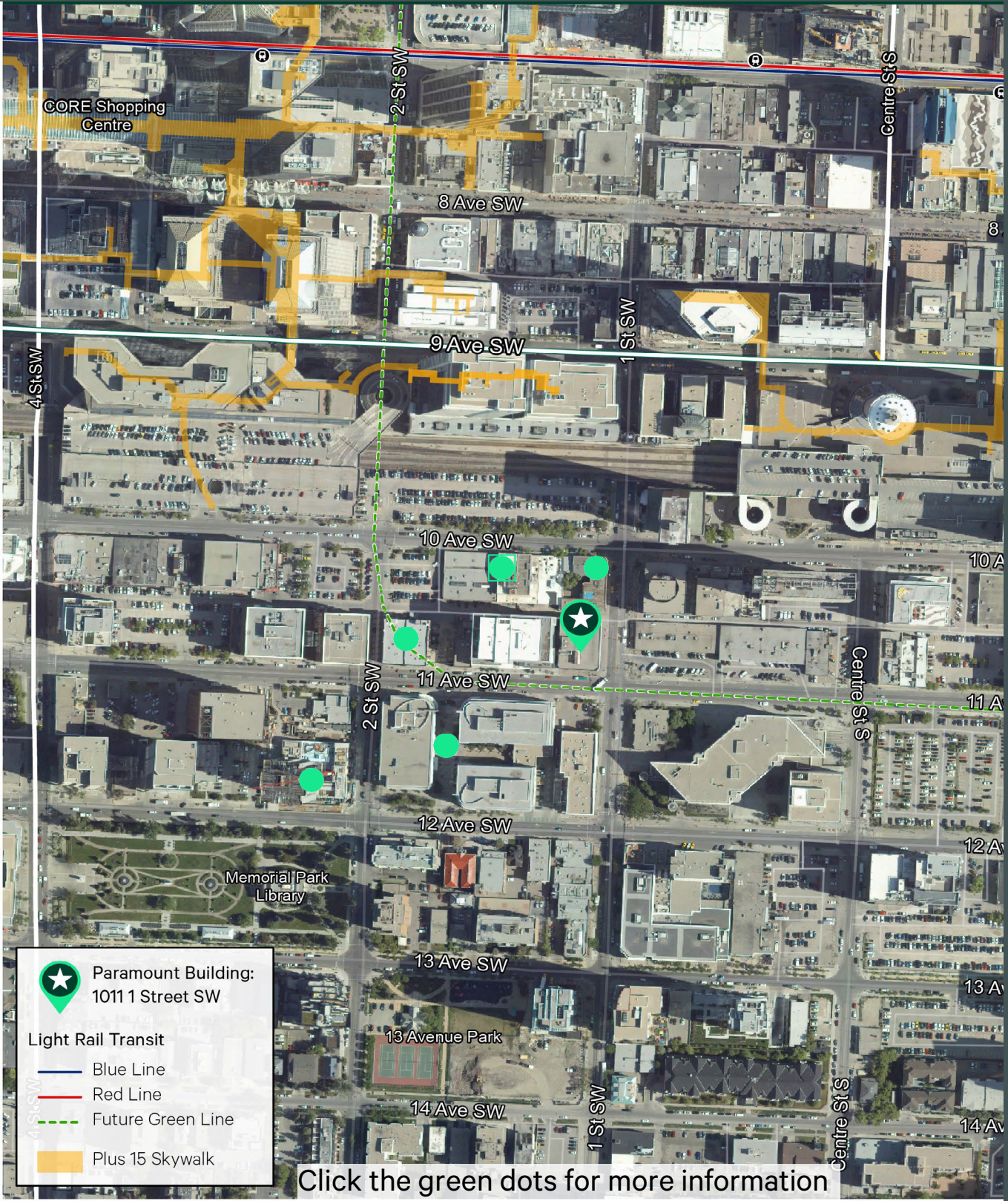
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