

PRIME RETAIL OPPORTUNITY IN KENSINGTON



273 10th Street NW

Calgary, AB

CBRE

Demographics



143,117

Population Within 3 KM

255,024

Population Within 5 KM



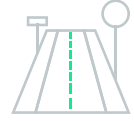
\$163,603

Average Household Income
Within 3 KM



35 Years

Median Age
Within 3 KM



74,375

VPD along Memorial Drive

44,502

VPD along 10th Street NW

Prime opportunity for retail and cafe/restaurant in the heart of Kensington

- One of Calgary's most biker and walker friendly communities
- Over a quarter million people per day in daytime population within 3km, more than double of that of the live-in population within the same distance.
- Less than a 2-minute walk to the Sunnyside LRT Station and the heavily trafficked Riley Park.
- Immediate accessibility to the extensive pathway systems along the Bow River.
- Situated at the center of multiple residential condo buildings.



Space Available

Unit 263 - 3,473 sq. ft. (C/L)

Unit 293 - 3,496 sq. ft.

BASIC RENT - Market

OP COSTS & TAXES - \$22.33 (2026) est

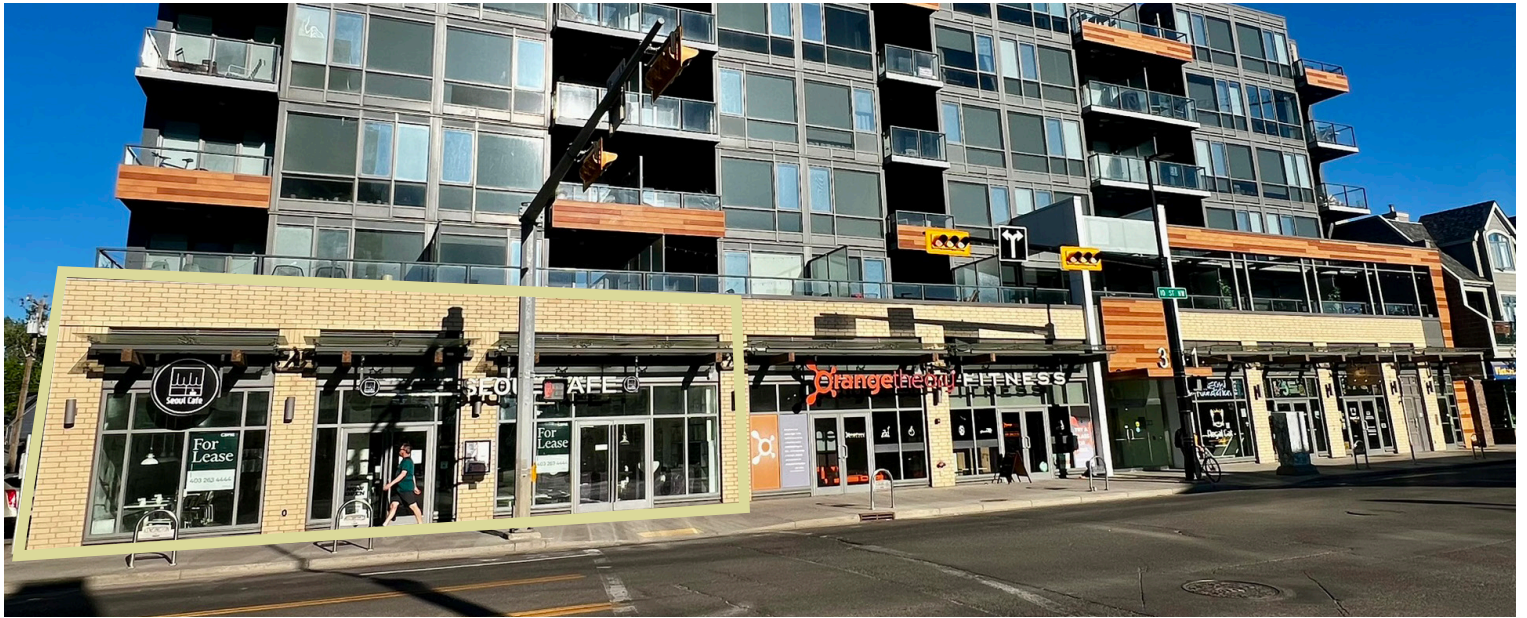
SIGNAGE - Fascia

AVAILABLE - Unit 263 - Immediately

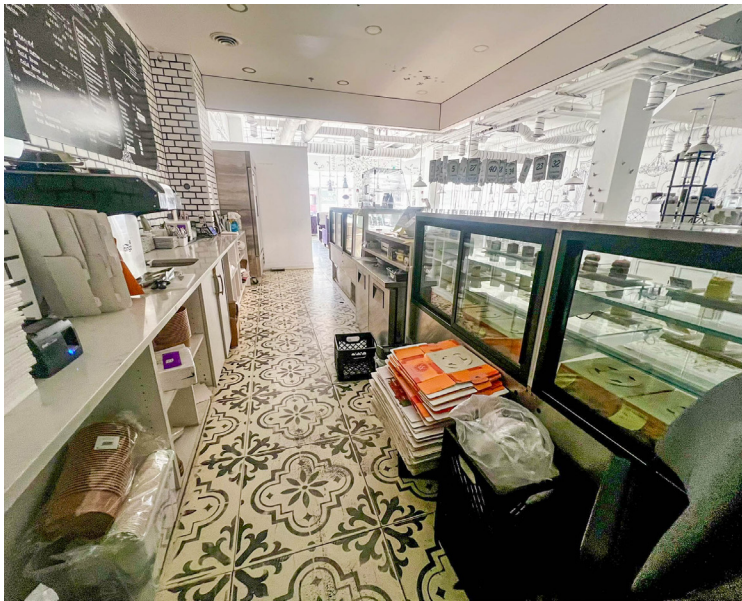
Unit 293 - Immediately

TERM - 5 - 10 years

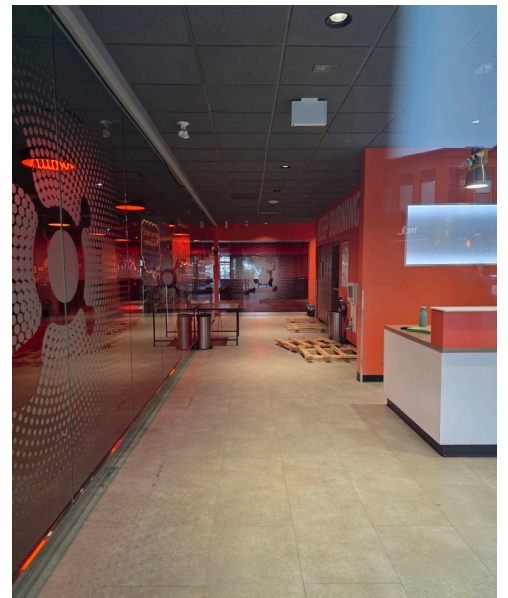
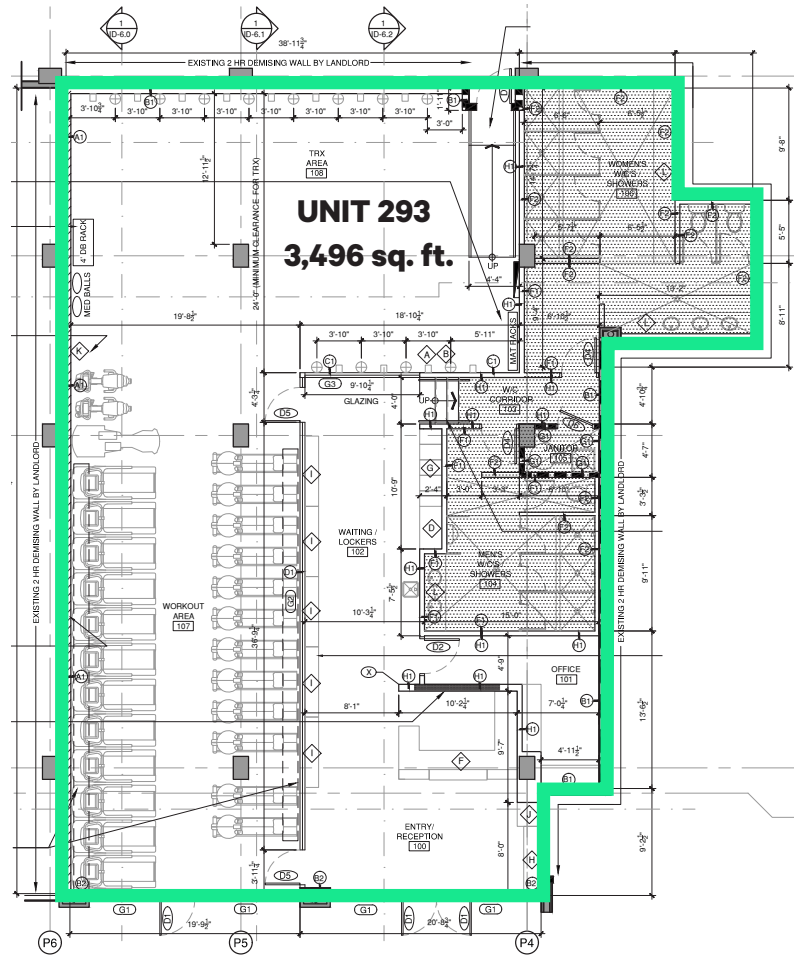
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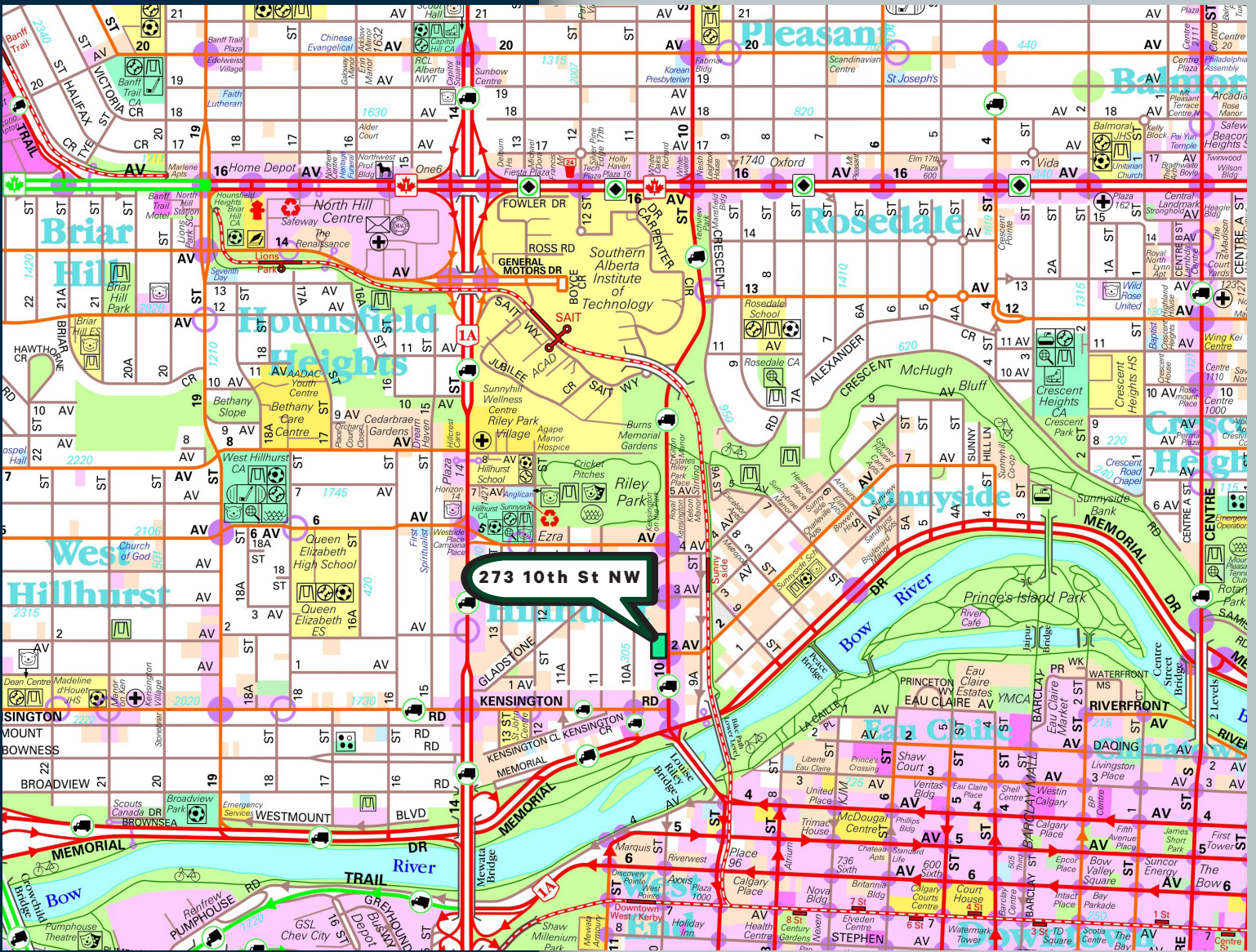


Kensington Village Retail Map



Prominent Tenants

- | | | |
|---|---|---|
| 1 Safeway | 11 Ridley's Cycle | 17 Deville |
| 2 Mary Browns Chicken
Marble Slab | 12 F45
Chocoberry
Canary Refillery &
Zero Waste Market | 18 Higher Ground
Hayden Block Smoke & Whisky
Satsuki |
| 3 Cobs Bread
Meltwich
Abbey's Creations | 13 Leela Thermal House
Poesie Co.
Nail Salon
Fuwa Fuwa
Pet Planet
Removery
Myodetox
Dental
Hair Salon
Tupi Acai | 19 Blanco |
| 4 Aggudo Coffee
Sunnyside Natural Market
Sidewalk Citizen Bakery | 14 Oakberry Acai | 20 Scotiabank |
| 5 Wow Chicken | 15 Plaza Theater | 21 Original Joe's
Pedego Electric Bikes |
| 6 Regal Cat Cafe | 16 Pulcinella
Free House | 22 Kensington Wine Market |
| 7 Scuba Jays | | 23 HSBC |
| 8 Regal Cat Cafe | | 24 Metro Element |
| 9 Red's
Pie Junkie
Tuk Tuk Thai | | 25 Peppino Gourmet Foods
Skrabbles Hair Co
Ramen Arashi
The UPS Store |
| 10 RBC | | 26 Shoppers Drug Mart |



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