

DISCOVER

BOW VALLEY SQUARE

205 & 255 5th Avenue SW and 202 & 250 6th Avenue SW

Bow Valley Square

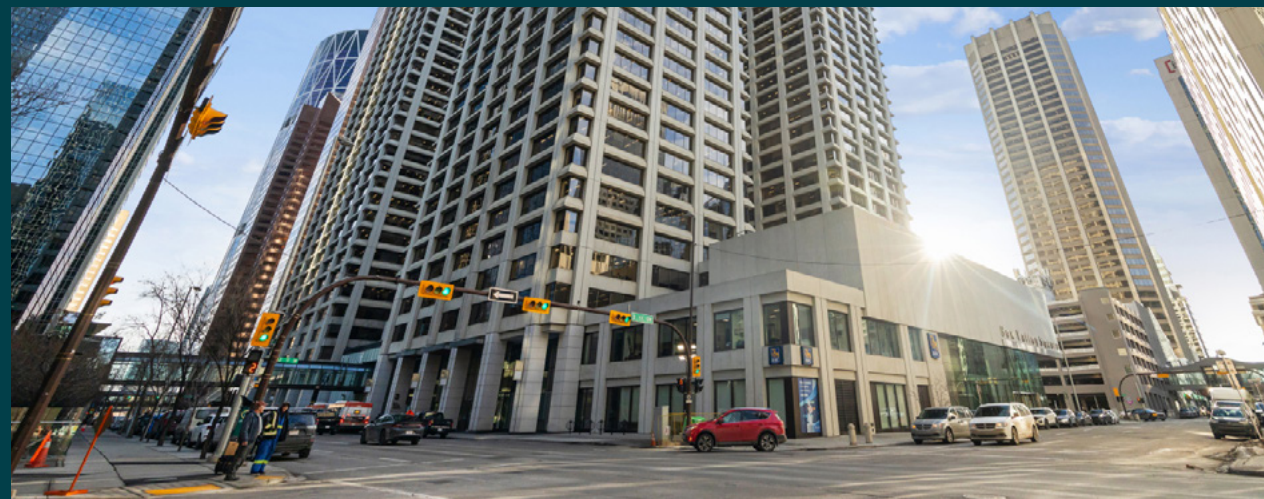
Bow
Valley
Square

RETAIL SPACE FOR LEASE

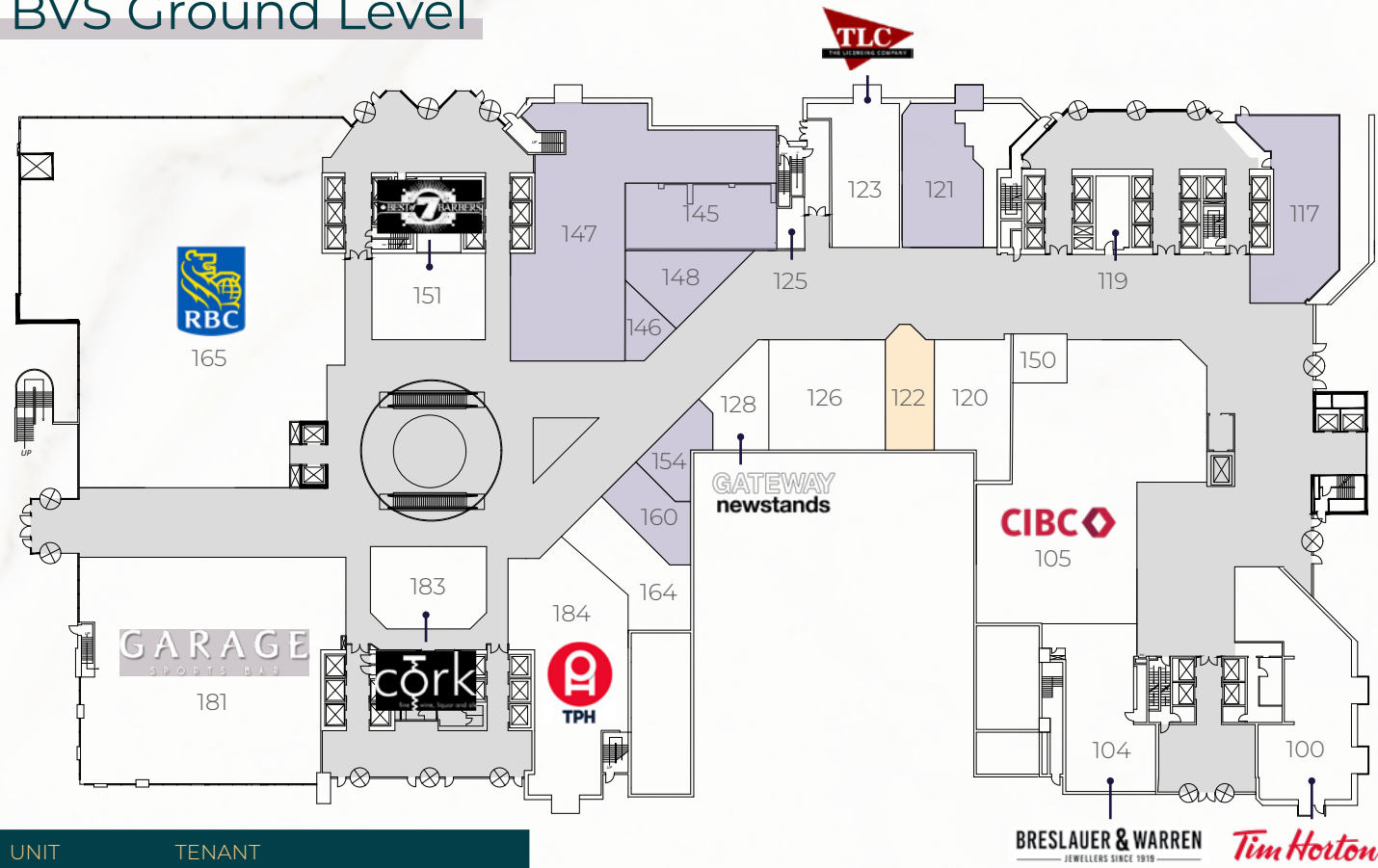
About the Property

Bow Valley Square is a Class-A four-building complex located in the heart of downtown, offering premier retail space in a vibrant setting within one of the busiest corridors of the Plus 15 network and ground-levels. Bow Valley Square's occupancy outperforms the office market, solidifying this property as an exceptional opportunity for businesses to connect with a diverse clientele, including professionals, nearby residents, and visitors. With modern infrastructure, excellent visibility, and access to a wide array of amenities, this location is ideal for retailers looking to establish or expand their presence in Calgary's core. Features direct access to the Plus 15 network, which sees over 20,000 pedestrians daily; ample parking, and is easily reachable by public transit, ensuring convenience for customers and staff alike.

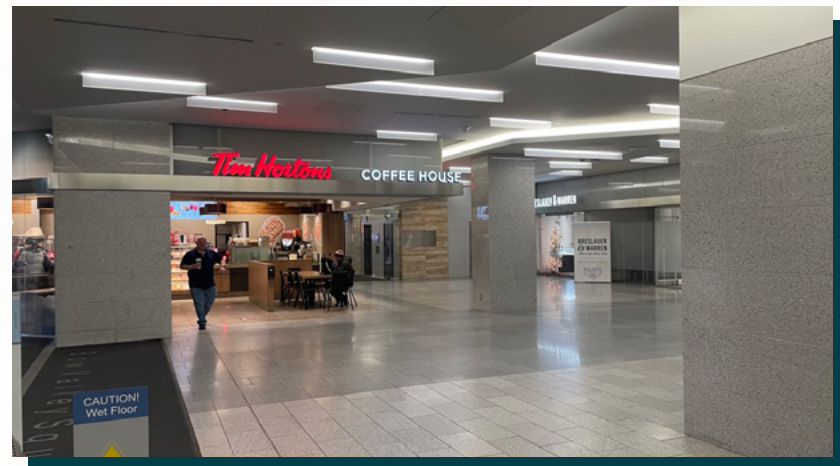
Available Space:	Unit 117: 1,838 sf	
	Unit 121: 902 sf	
	Unit 122: 804 sf	LEASED
	Unit 145: 1,182 sf	} Contiguous up to 6,444 sf
	Unit 146: 295 sf	
	Unit 147: 4,171 sf	
	Unit 148: 796 sf	
	Unit 154: 515 sf	} Contiguous to 1,083 sf
	Unit 160: 568 sf	
	Unit 226: 390 sf	C/L
	Kiosk Options Available	
Occupancy:	Immediately	
Rates:	Market	
Op Costs & Taxes:	BVS 1: \$21.27, BVS 2: \$19.89, BVS 3: \$19.90, BVS 4: \$18.21	
Term:	5-10 Years	
Zoning:	CR20-CR20/R20 (Commercial - Residential Core)	



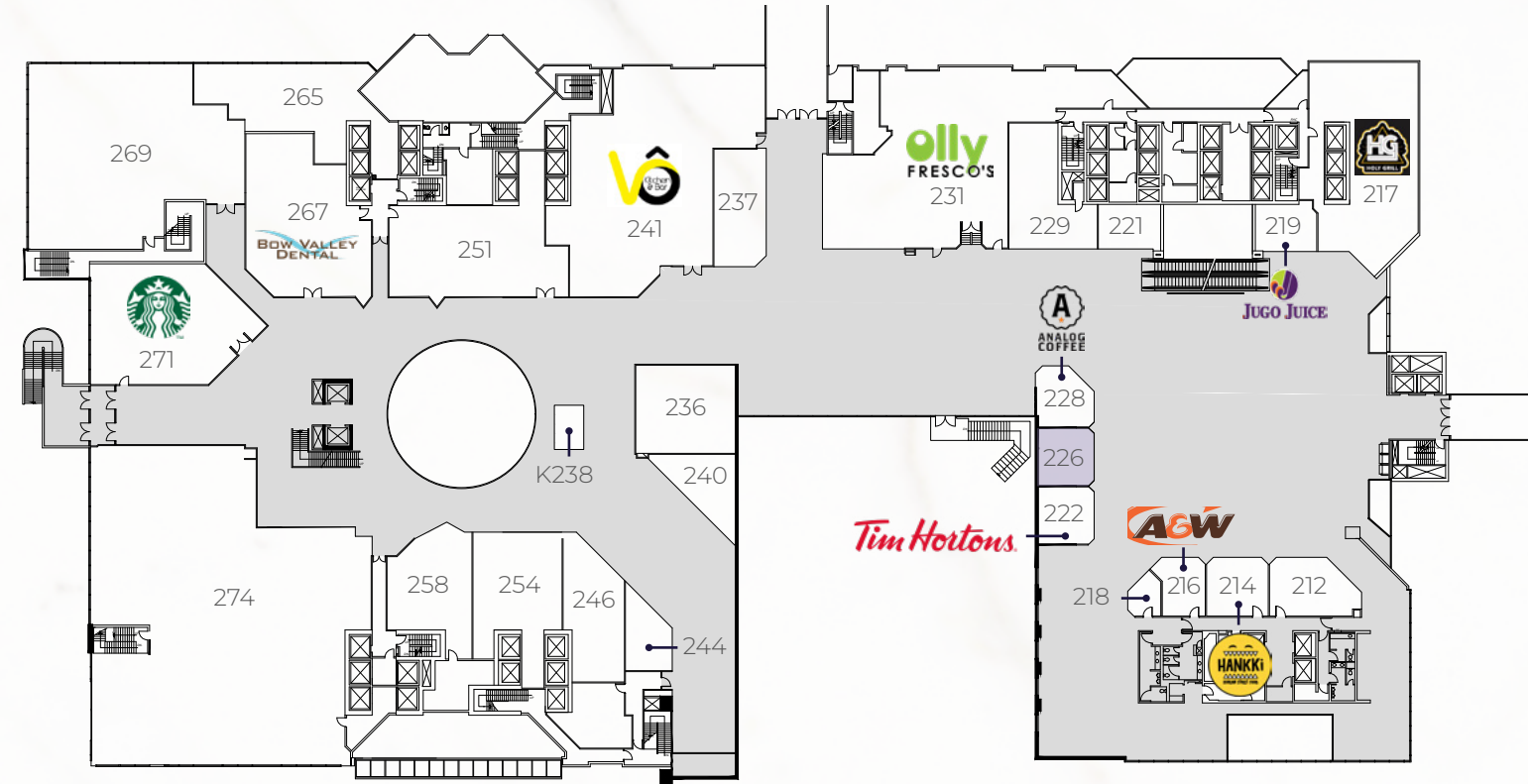
BVS Ground Level



UNIT	TENANT
100	Tim Hortons
104	Breslauer & Warren Jewellers
105	CIBC
117	1,838 sf
119	White Dove Cleaning
120	Mathieson & Hewitt Photography
121	902 sf
122	LEASED
123	Licensing Company
125	Shoemasters
126	Element Salon
128	Gateway Newstand
145	1,182 sf
146	295 sf
147	4,171 sf
148	796 sf
150	Our J Store
151	Best of Seven Barbers
154	515 sf
160	568 sf
164	Wild Orchid
165	RBC
181	Garage Sports Bar
183	Cork
184	The Printing House

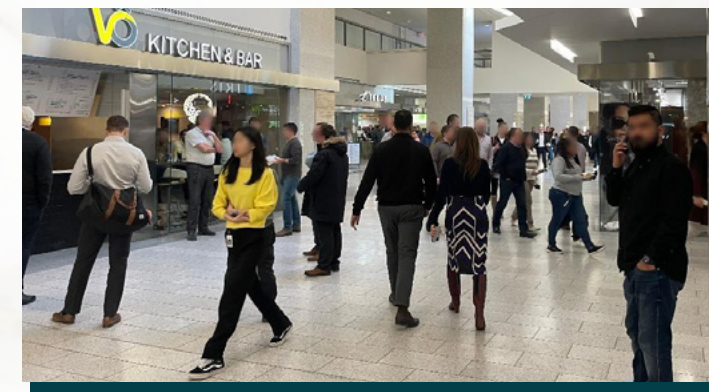


BVS Plus 15 Level



UNIT	TENANT
212	Chickpea
214	Hankki Korean Street Food
216	A&W
217	Holy Grill
218	Sushi Party
219	Jugo Juice
221	Oakberry Acai
222	Tim Hortons
226	393 sf - C/L
228	Analog Coffee
229	Verona Pizza
231	Olly Fresco
236	Iris
237	Telus

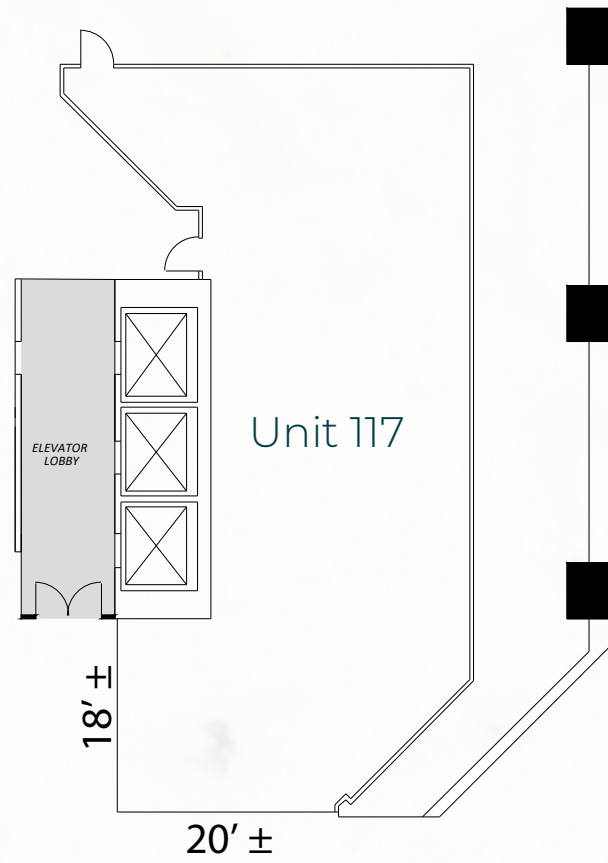
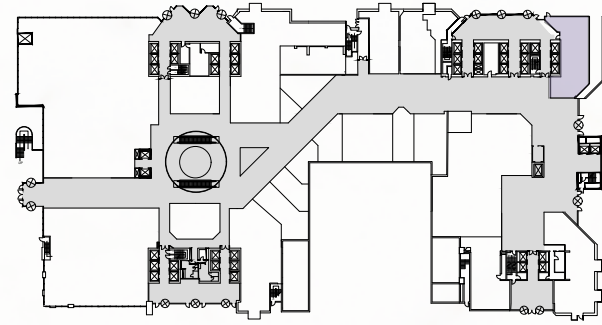
UNIT	TENANT
K238	Case Mogul
240	Mediderm Spa
241	Vo Kitchen & Bar
244	Ultimate Renovations
246	Morning Sun Health Food
251	Stephen Lowe Art Gallery
254	Rogers
258	Bow Valley Chiropractic
265	Royal Bank
267	Bow Valley Dental
269	Banff Global Business Forum
271	Starbucks
274	Bow Valley Square Tenant Fitness Centre



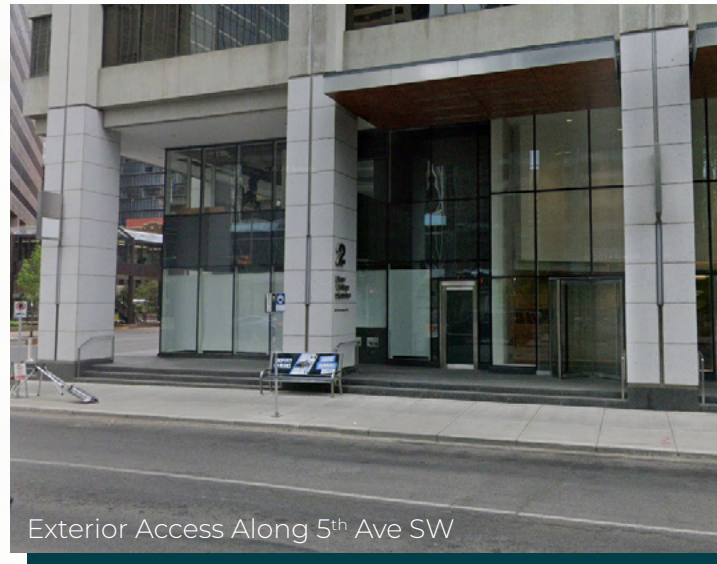
*The entire facility is currently being remeasured and sqft is subject to change

Floor Plans

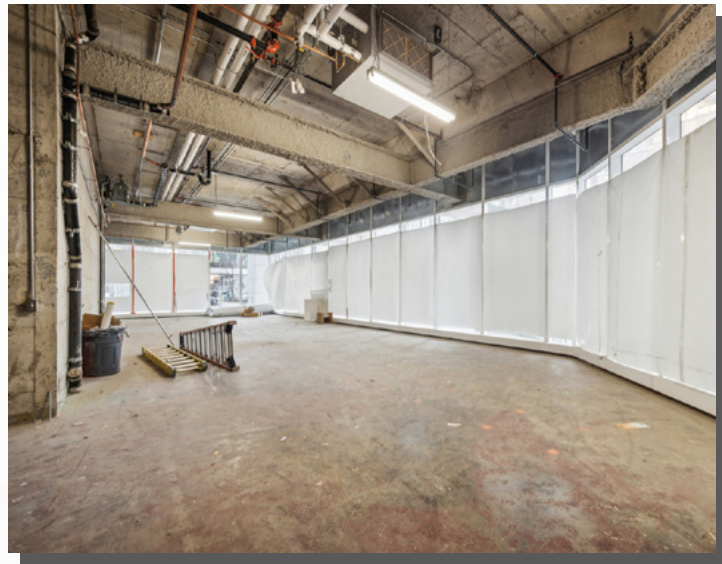
Unit 117: 1,838 sf



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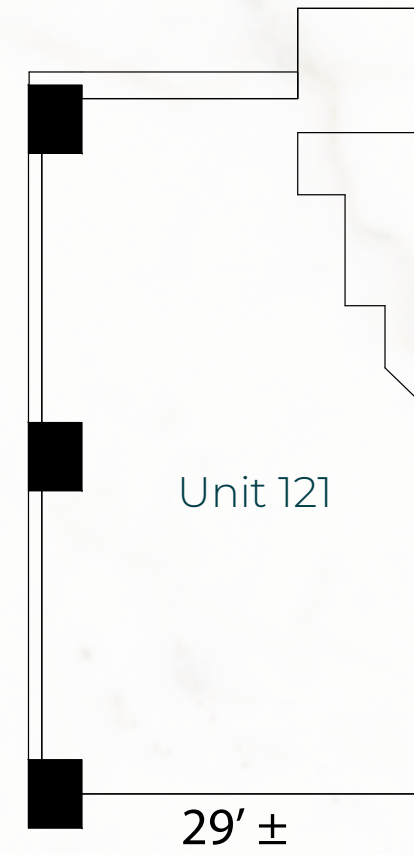
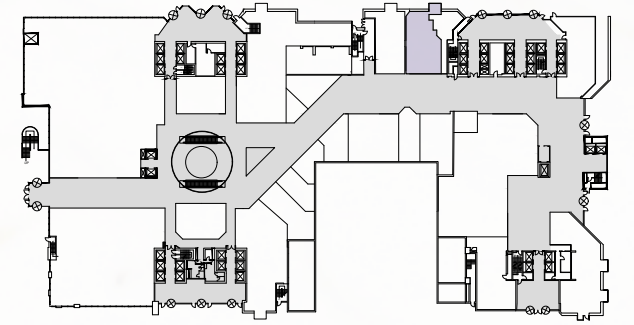


Exterior Access Along 5th Ave SW



Floor Plans

Unit 121: 902 sf

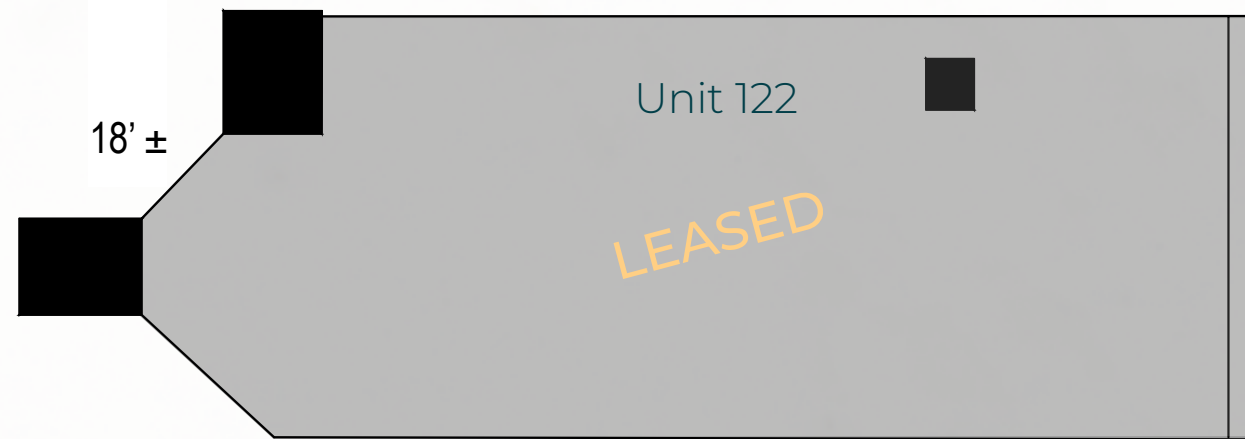
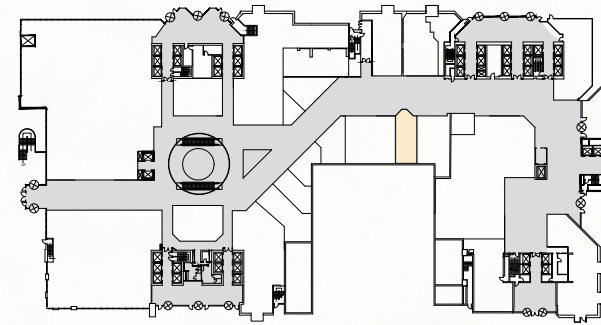


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Floor Plans

Unit 122: 804 sf **LEASED**

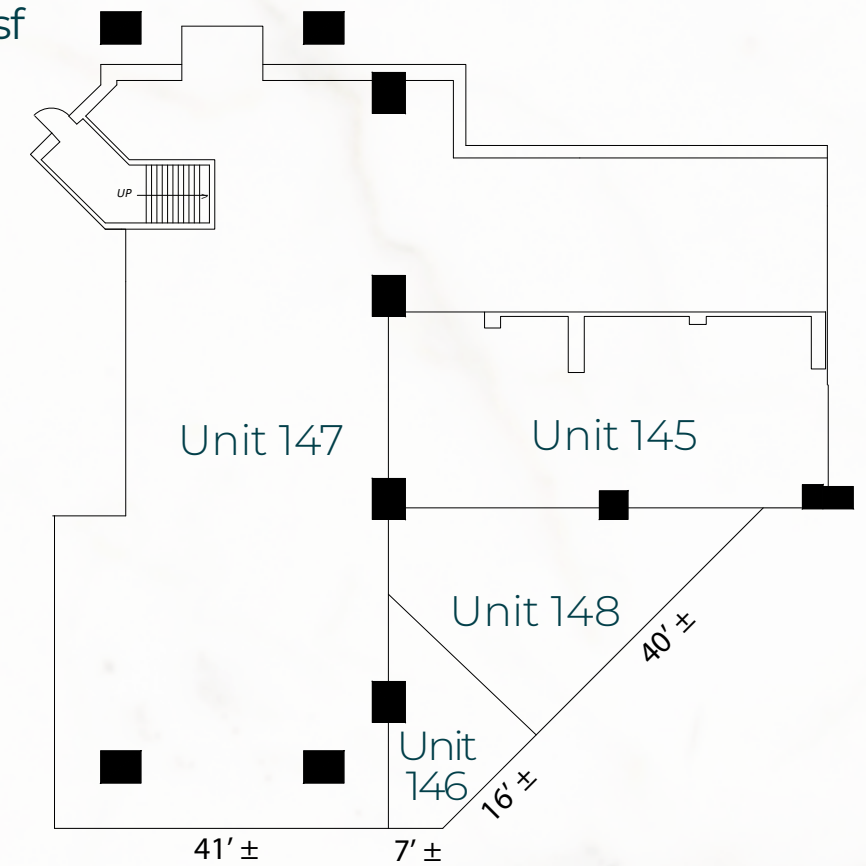
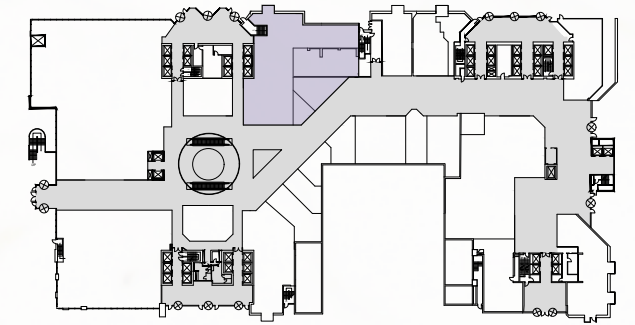


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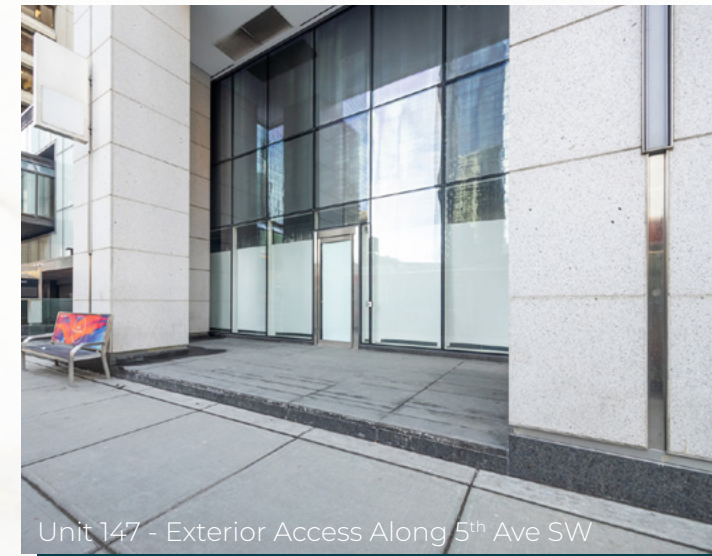


Floor Plans

Unit 145: 1,182 sf
Unit 146: 295 sf
Unit 147: 4,171 sf
Unit 148: 796 sf
Contiguous up to 6,444 sf



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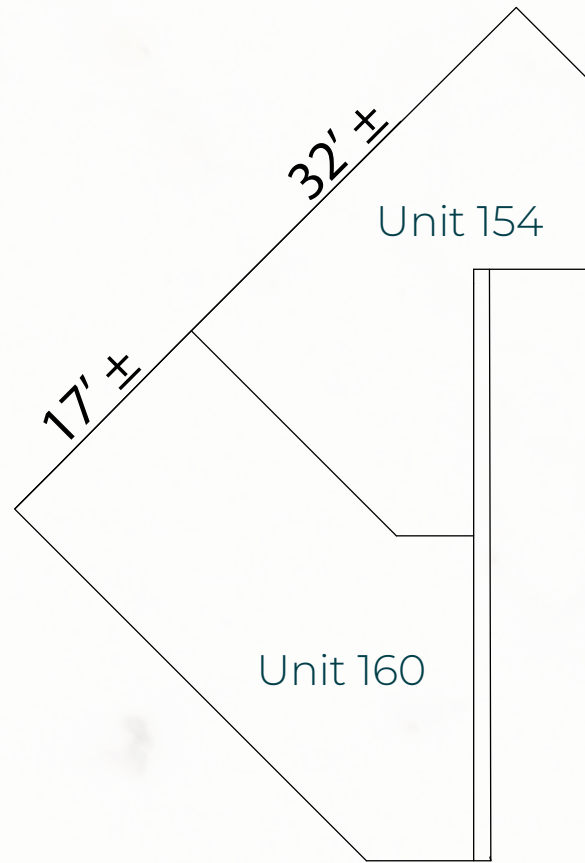
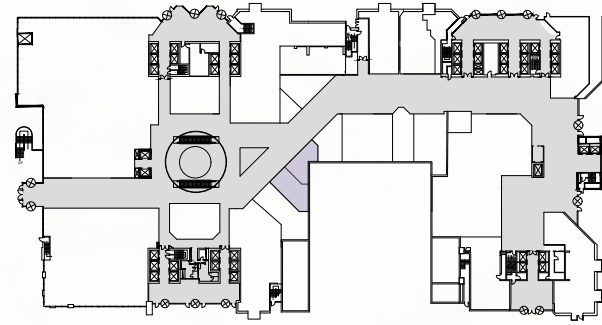


Unit 147 - Exterior Access Along 5th Ave SW



Floor Plans

Unit 154: 515 sf
Unit 160: 568 sf
Contiguous to 1,083 sf



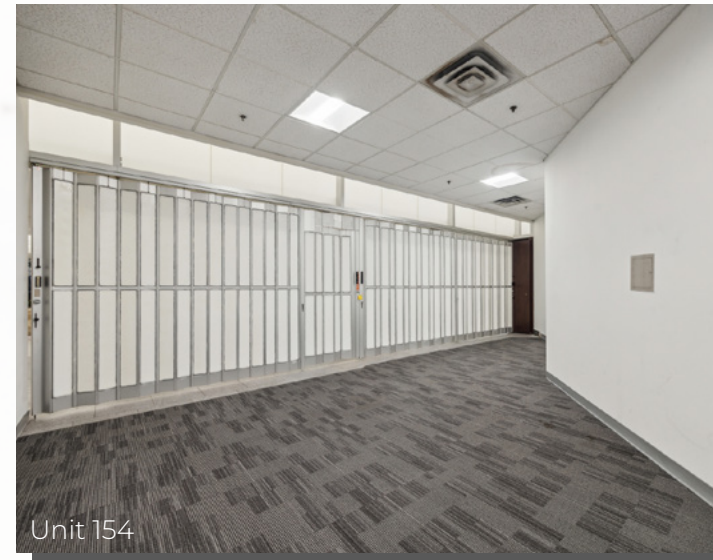
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Unit 121



Unit 122



Unit 154



Unit 160



Unit 154



Unit 160





Area Demographics

114,025

Total Population

244,134

Total Daytime Population

\$115,377

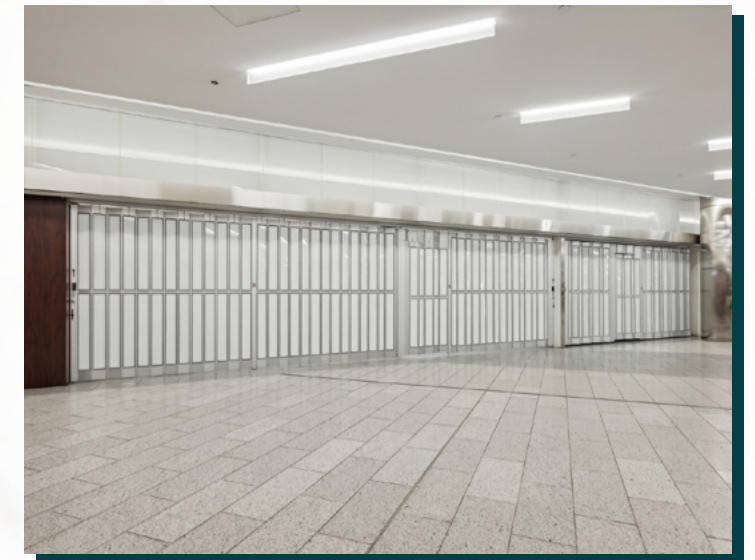
Average Household Income

64,306

Total Households

39.4

Average Age



Amenities

MAPPED AMENITIES

- 1 The Rooftop YYC
- 2 The Westin
- 3 Major Tom Bar
- 4 The Core Shopping Centre
- 5 Eau Claire Athletic Club (Opening March 2025)
- 6 Local Public Eatery
- 7 Winners
- 8 Saltik
- 9 Hyatt Regency
- 10 Real Canadian Superstore
- 11 Shoppers Drug Mart
- 12 Gyu-Kaki Japanese BBQ
- 13 Silver Dragon
- 14 Bridgette Bar
- 15 MEC
- 16 Safeway
- 17 The Westley
- 18 Alforno Bakery & Cafe

CALGARY AMENITIES

DISTANCE FROM PROPERTY

- | | |
|-------------------------------|------------|
| Calgary International Airport | 20 minutes |
| MNP Community & Sport Centre | 7 minutes |
| Calgary Stampede Grounds | 9 minutes |
| Scotiabank Saddledome | 9 minutes |
| Chinook Mall | 14 minutes |
| WinSport | 19 minutes |
| Studio Bell | 6 minutes |
| Prince's Island Park | 7 minutes |
| Telus Spark Centre | 9 minutes |



Contact

RYAN RUTHERFORD

Vice President

Retail Sales & Leasing

+1 403 973 4677

ryan.rutherford@cushwake.com

NICK PRESTON, MBA

Vice President

Retail Sales & Leasing

+1 403 467 9222

nick.preston@cushwake.com

CUSHMAN & WAKEFIELD ULC

Suite 2400, 250 6 Ave SW

Calgary, AB T2P 3H7

cushmanwakefield.com

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