

PRIME RETAIL OPPORTUNITY IN SE CALGARY



# Bow City Storage

115 Water Street SE  
Calgary, AB

CBRE

# Demographics

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**108,056**

Population Within 5 KM

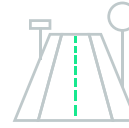
**76,891**

Daytime Population  
Within 5 KM



**\$173,422**

Average Household Income  
Within 3 KM



**90,418**

VPD along Deerfoot Trail

**47,656**

VPD along Seton Blvd SE

## Prime retail opportunity in SE Calgary

- Less than a 10 minute walk away from South Health Campus Hospital
- Prime location within one of Calgary's fastest growing communities
- Located within the well-diversified tenant mix of North Retail District, with notable tenants including CIBC, Dollarama, Petland, and many other strong national brands.
- Adjacent to Seton Cineplex and VIP Theatre



## Space Available

### Main Building:

**1,562.5 sq. ft.**

**1,562.5 sq. ft.**

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BASIC RENT - Market

OP COSTS & TAXES - \$20 (2026)

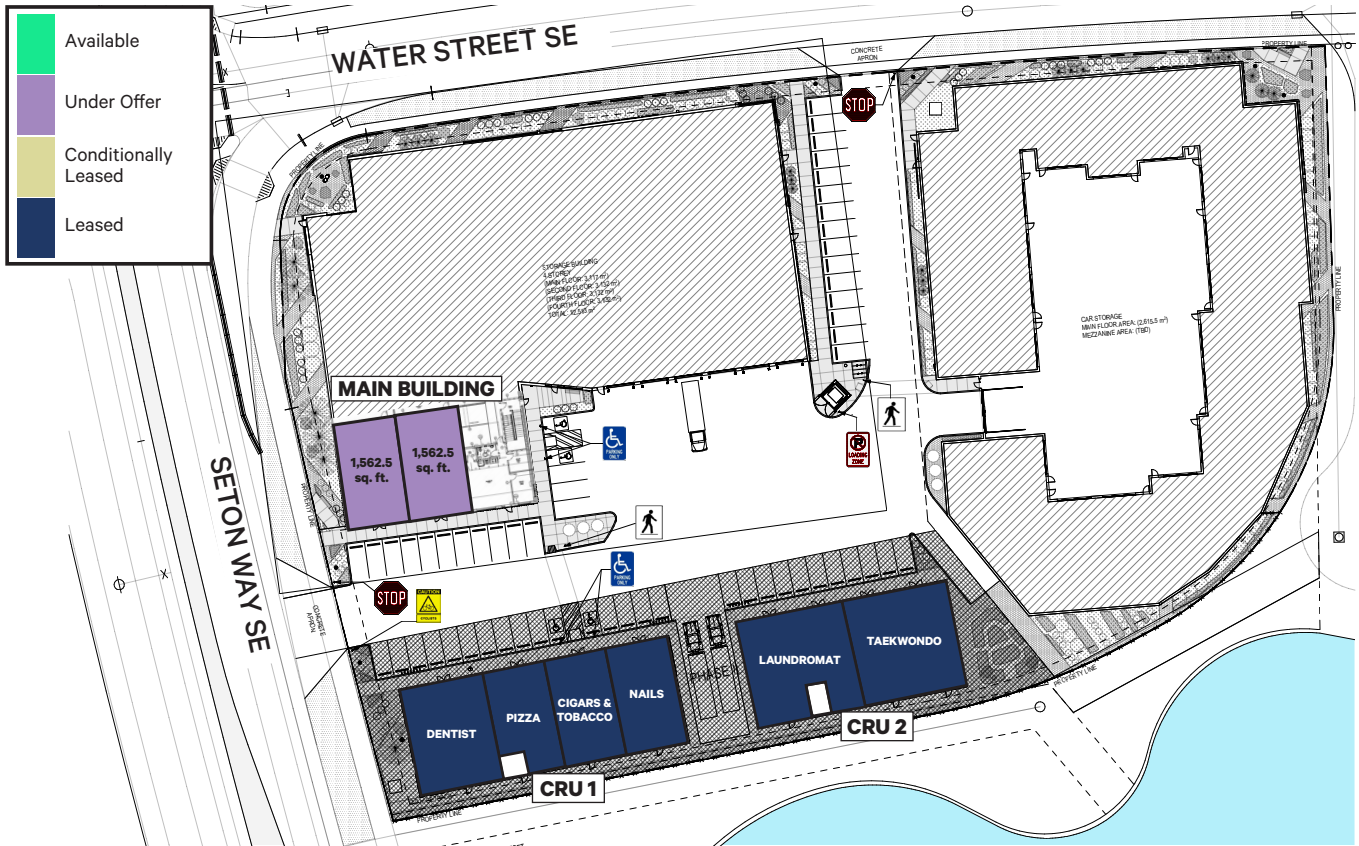
SIGNAGE - Pylon & Fascia

AVAILABLE - Main Building - Immediate

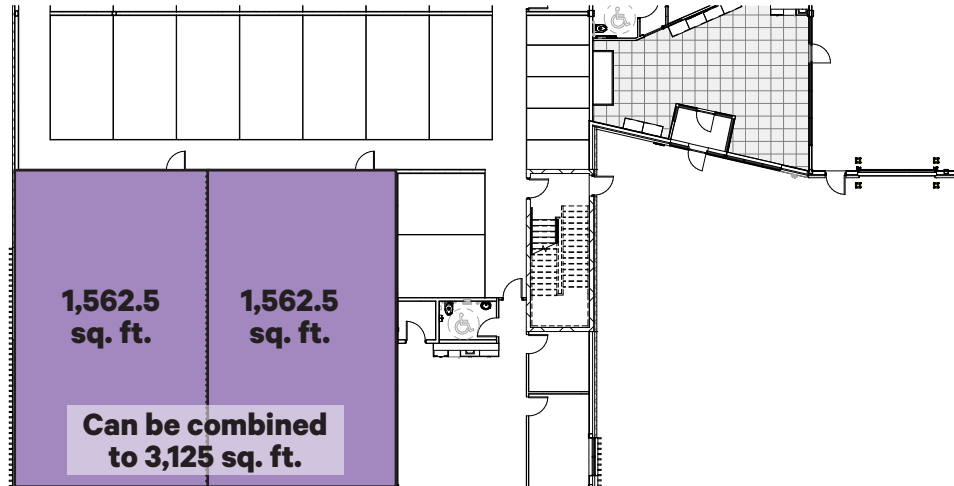
ZONING - C-C2 (DC Zoning)

TERM - 5 - 10 years

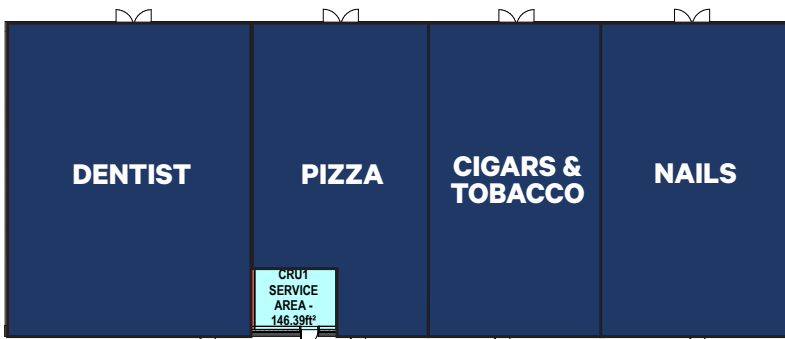
# Leasing Plan



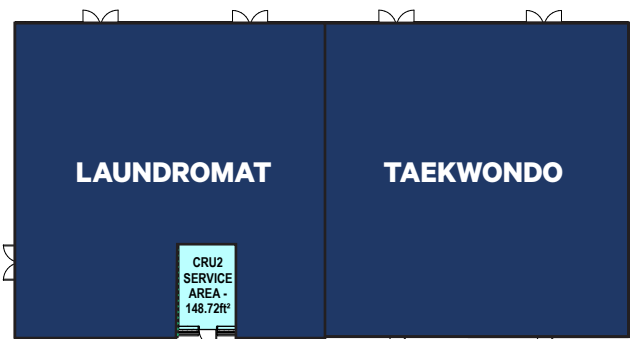
**MAIN BUILDING**



**CRU 1**



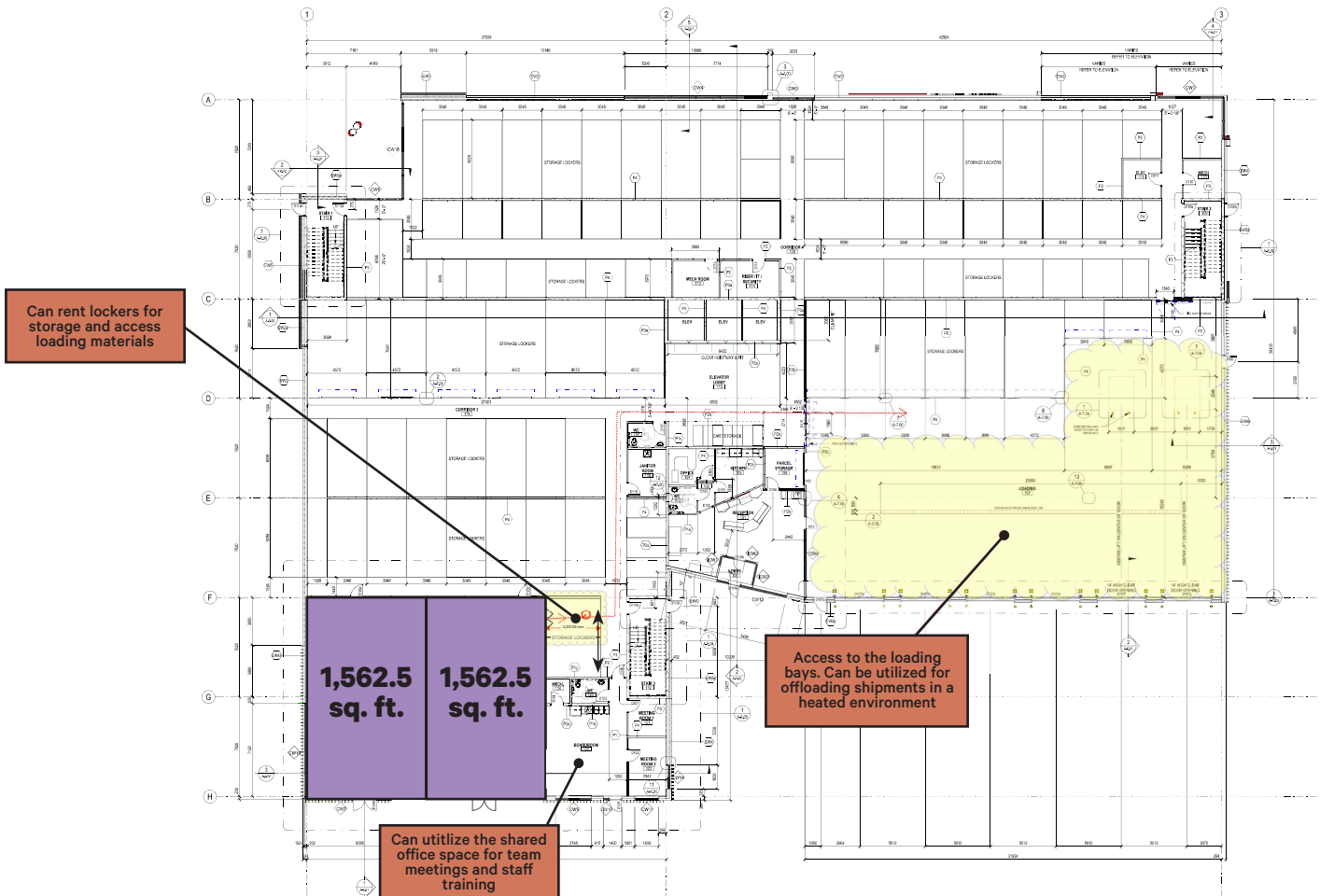
**CRU 2**



# Main Building Rendering



# Main Building Plan



# Main Building Renderings

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# Main Building Photos

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# CRU 1 & CRU 2 Rendering

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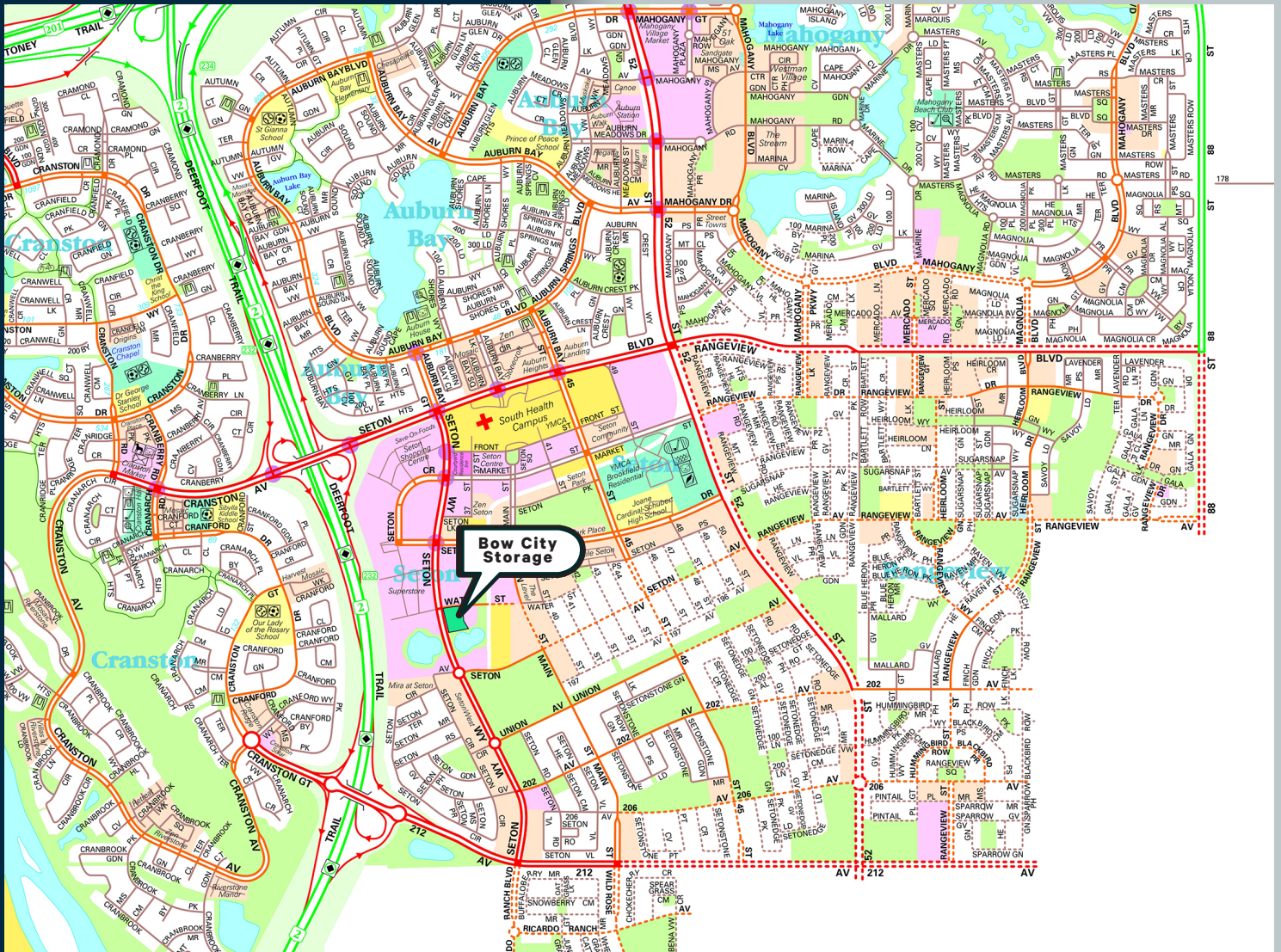


# CRU 1 & CRU 2 Photos

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# Area & Nearby



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