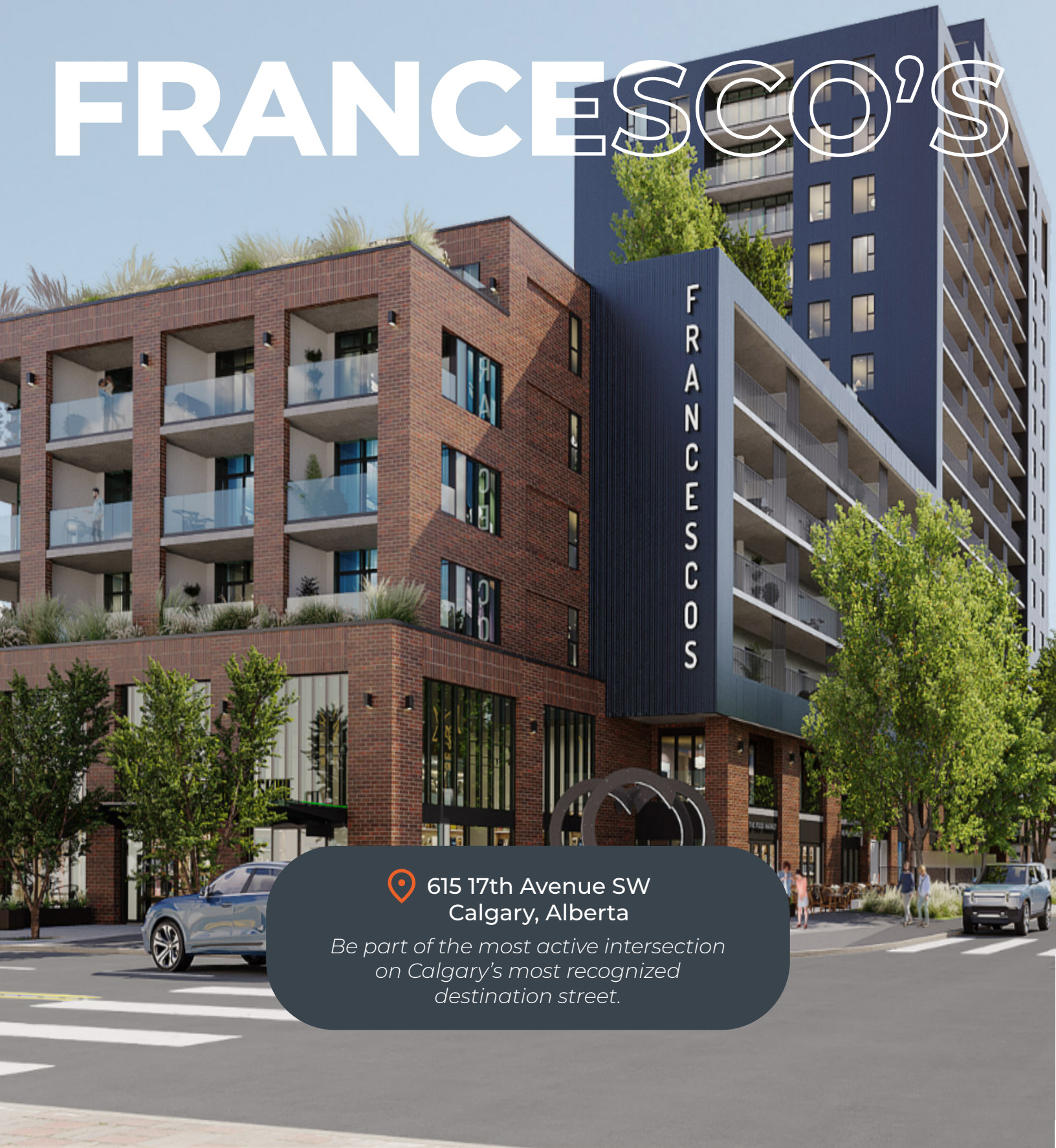



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FRANCESCO'S



 615 17th Avenue SW
Calgary, Alberta

*Be part of the most active intersection
on Calgary's most recognized
destination street.*

SNAPSHOT

- Francesco's is designed to attract best-in-class retailers and hospitality operators, creating an exclusive tenant mix that enhances brand prestige and customer experience.
- Positioned within a highly walkable, high-energy district surrounded by dense residential, office, and entertainment uses that drive consistent day and evening traffic.
- Purpose-built infrastructure including black iron venting to the exterior and centralized grease interceptors designed to streamline restaurant and hospitality operations.
- Supported by a strong surrounding demographic of professionals, established neighbourhoods, and high-income residential communities that drive consistent, premium consumer traffic.
- 209 residential units directly above retail, providing built-in daily foot traffic and a strong, convenience-driven customer base along 17th Avenue.

THE DETAILS

Area	Variable
Rate	Market
Additional Rent	Est. \$25.00 psf
Term	10 Years
Availability	Summer 2026

265,113
Daytime Population



31,000
Vehicles Per Day



\$177,393
Avg. Household \$



VISUALS



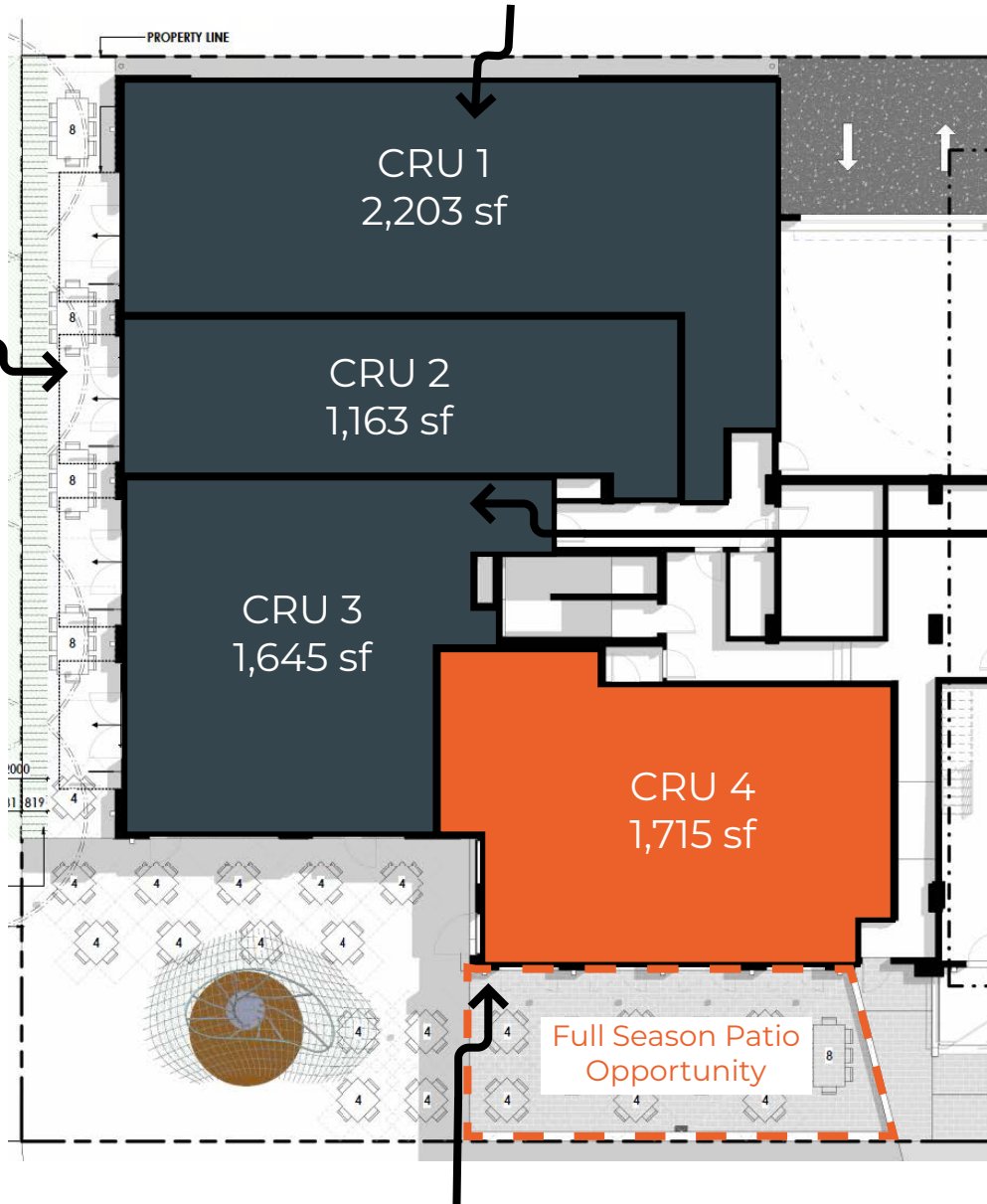
SITE PLAN



Where visibility evolves into reputation.

The stop between meetings, dinners, and celebrations.

Where chef driven concepts become neighbourhood institutions.



17th Avenue

The corner people pause at.

5a Street SW



Leased



Available



Under Offer

PERKS



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OPEN BY NATURE. CONNECTED BY DESIGN.

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