

SIGNIFICANT RETAIL SPACE AVAILABLE IN KENSINGTON



Kensington Gate

1110 Memorial Drive NW
Calgary, AB

CBRE

Prime retail opportunity with in the heart of Kensington

Kensington Gate is located at a highly visible corner of Memorial Drive and 10th Street NW, directly on the community's main pedestrian route and steps from the Bow River pathway system. The area is exceptionally walkable and easily accessed via the Sunnyside LRT, multiple transit routes, bike paths, and the Louise Bridge from downtown. The project serves as a health, wellness, and lifestyle-oriented hub within Kensington, supported by strong daytime and evening foot traffic and a complementary mix of beauty, wellness, food, and personal service tenants.

Above the retail sits [The Kenten](#), a 42 unit boutique luxury residential development currently under construction and scheduled for completion in 2027, introducing an affluent built-in customer base directly on site. The property also offers 97 on-site commercial parking stalls within an attached parkade, in addition to street parking, making it well suited for appointment-based operators seeking long-term presence in one of Calgary's most desirable urban neighbourhoods.

Space Available

Main Floor
5,050 sq. ft.

BASIC RENT - Market

OP COSTS & TAXES - \$18.08 (2026)

(plus management fee)

SIGNAGE - Fascia

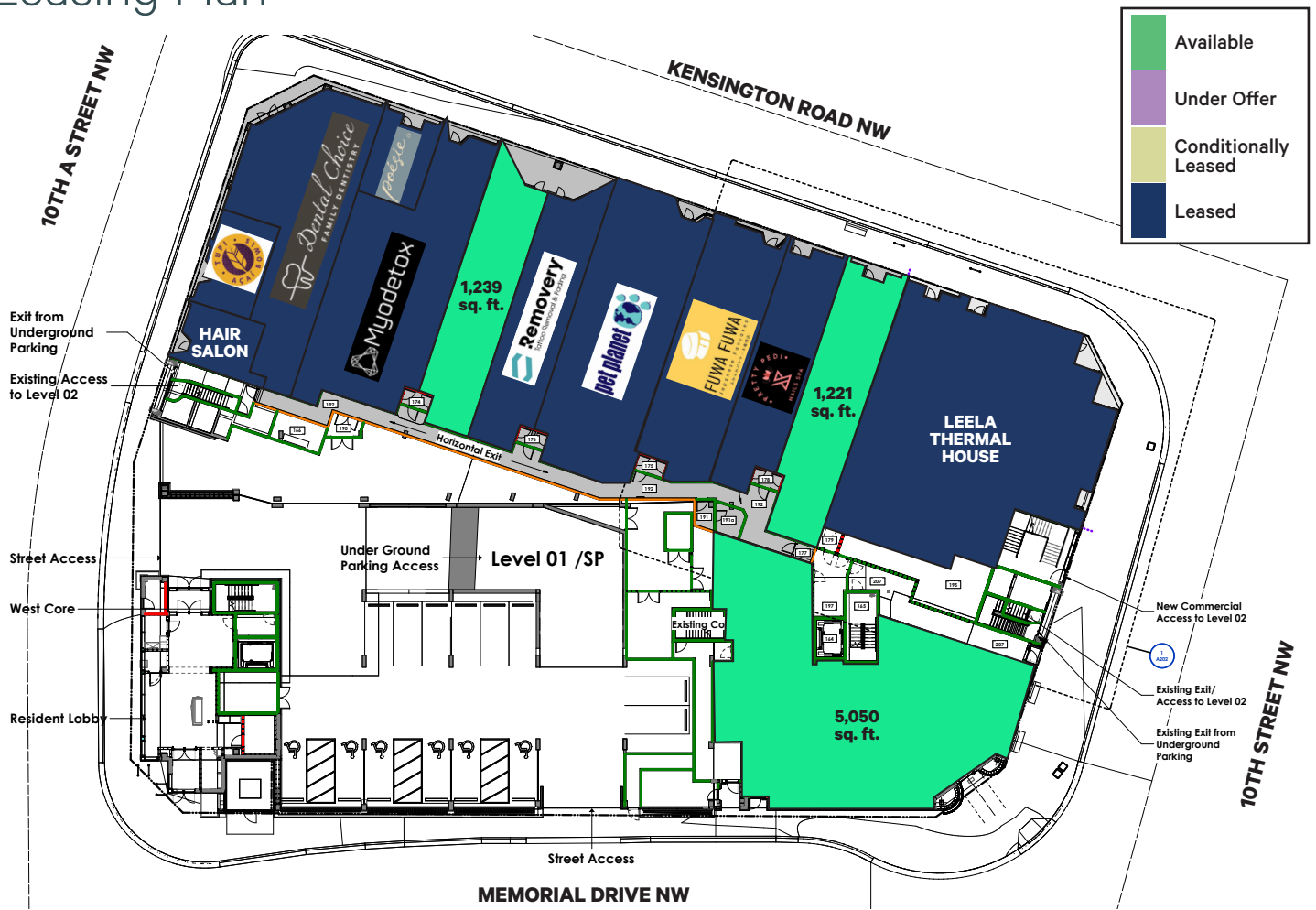
AVAILABLE - 2026

ZONING - C-COR1

TERM - 5 - 10 years



Leasing Plan



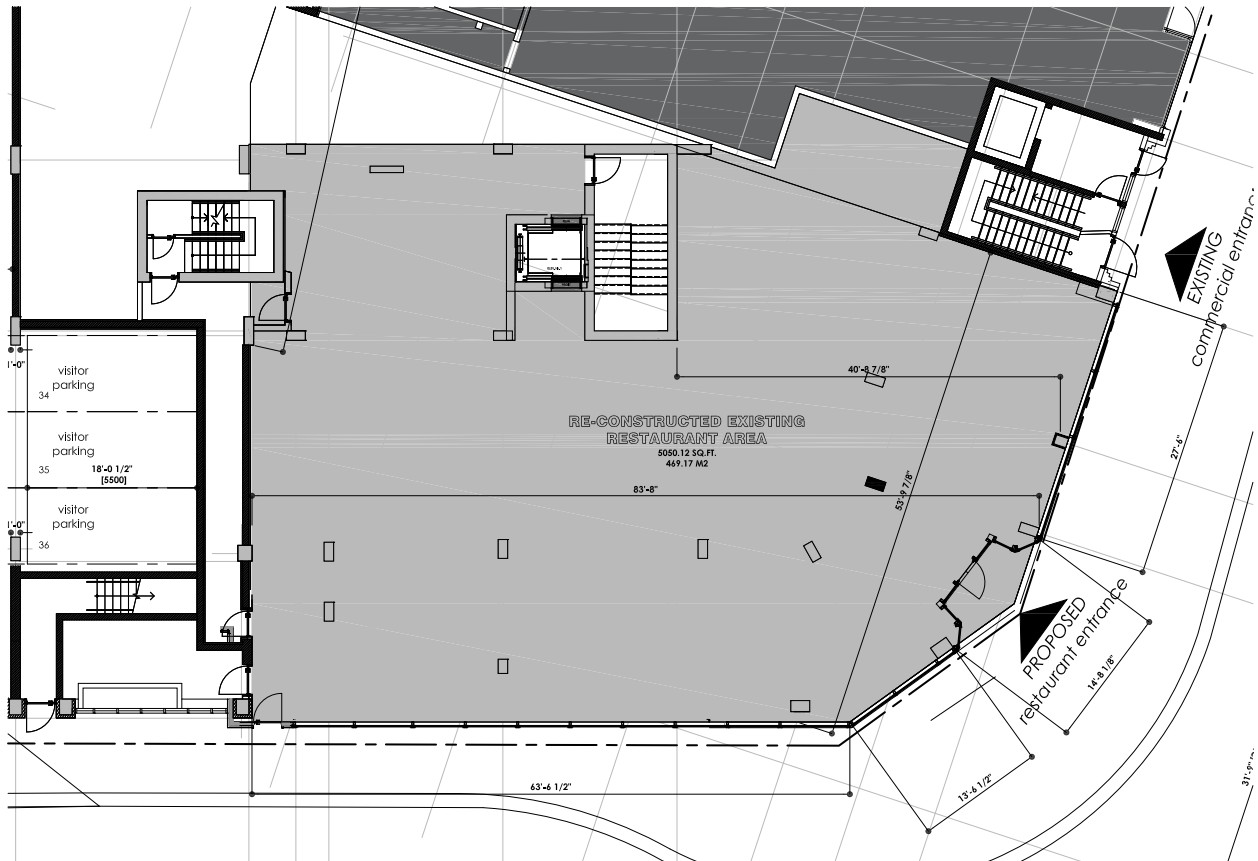
Project Rendering



5,050 sq. ft.



Main Floor Plan



Aerial



Construction Photo



Demographics



79,089

Population
Within 2 Km

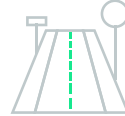
189,990

Daytime Population
Within 2 Km



\$158,070

Average Household Income
Within 2 Km



22,967

VPD exiting downtown along the
10th Street Bridge

38,896

VPD along Memorial Drive

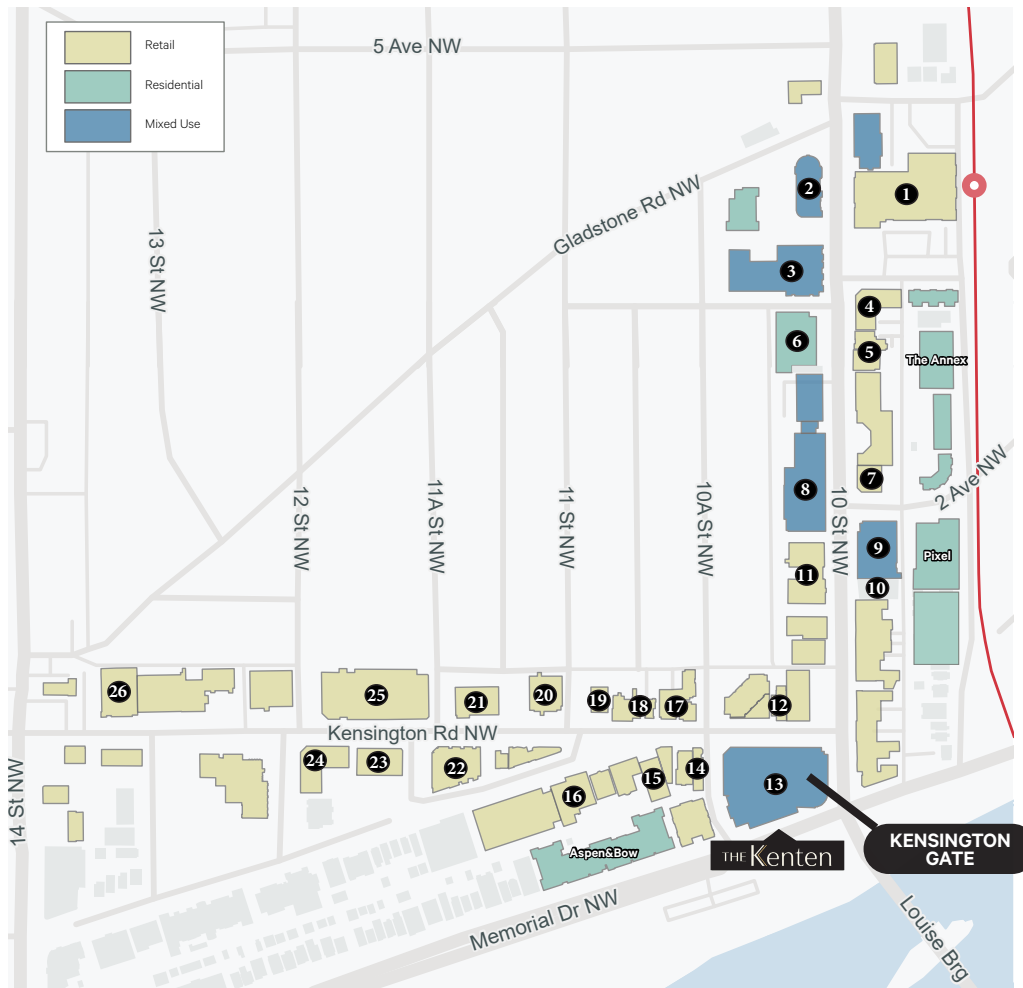
16,552

VPD along 10th Street NW

7,754

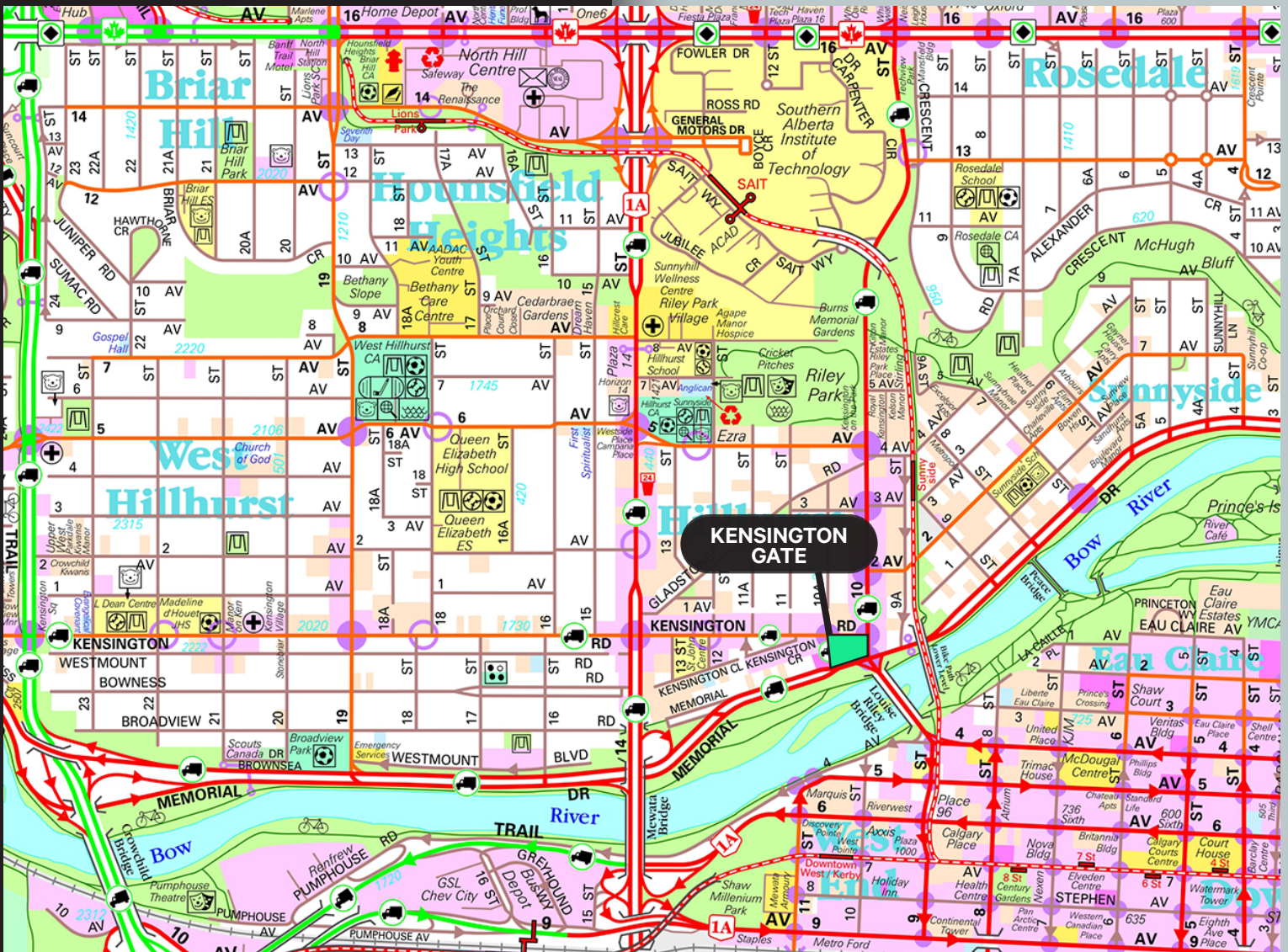
VPD along Kensington Road

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
Skribbles Hair Co
Ramen Arashi
The UPS Store |
| 10 RBC | | 26 Shoppers Drug Mart |



For More Information Please Contact

Alistair Corbett

Senior Vice President
403.294.5709
alistair.corbett@cbre.com

Cory Miles

Senior Sales Associate
403.750.0523
cory.miles@cbre.com

Mac Marcinew

Sales Associate
587.583.7197
mac.marcinew@cbre.com

Jayne Rogers

Transaction Manager
403.750.0535
jayne.rogers@cbre.com

Brandy Chorney

Marketing Specialist
403.303.3609
brandy.chorney@cbre.com

CBRE Calgary

Eighth Avenue Place

East Tower 525 8 Avenue SW Suite 3200

Calgary, Alberta T2P 1G1

This disclaimer shall apply to CBRE Limited, and to all divisions of the Corporation ("CBRE"). The information set out herein (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DMTISpatial, Environics Analytics, Microsoft Bing, Google Earth. Map© 2024 Sherlock Publishing Ltd.

