

PRIME RETAIL OPPORTUNITY AVAILABLE



# Kensington Gate

1117 Kensington Road NW  
Calgary, AB

**CBRE**

# Prime retail opportunity 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

1,239 sq. ft.

1,221 sq. ft.

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**BASIC RENT** - Market

**OP COSTS & TAXES** - \$18.08 (2026)

(plus management fee)

**SIGNAGE** - Fascia

**POSSESSION** - Immediate

**ZONING** - C-COR1

**PARKING** - \$175/month (unreserved)

**TERM** - 5 - 10 years

# Leasing Plan



# Current Property Photo



# Project Renderings



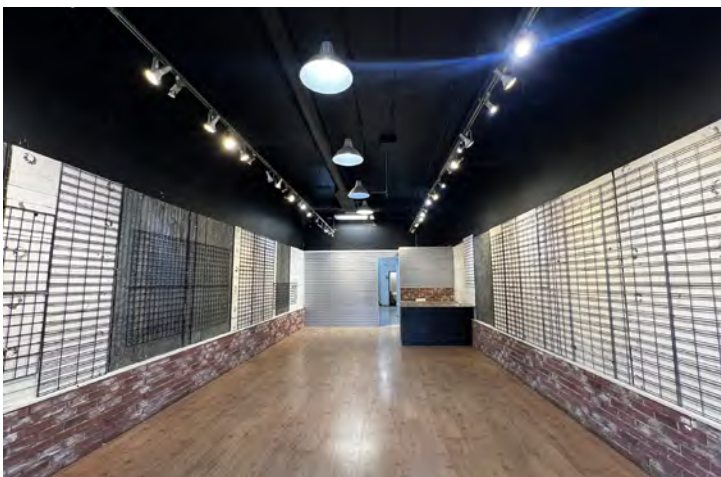
1,239 sq. ft.

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1,221 sq. ft.

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# Aerial



# Construction Photo



# Demographics



**79,089**

Population  
Within 2 Km

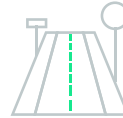
**179,990**

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**

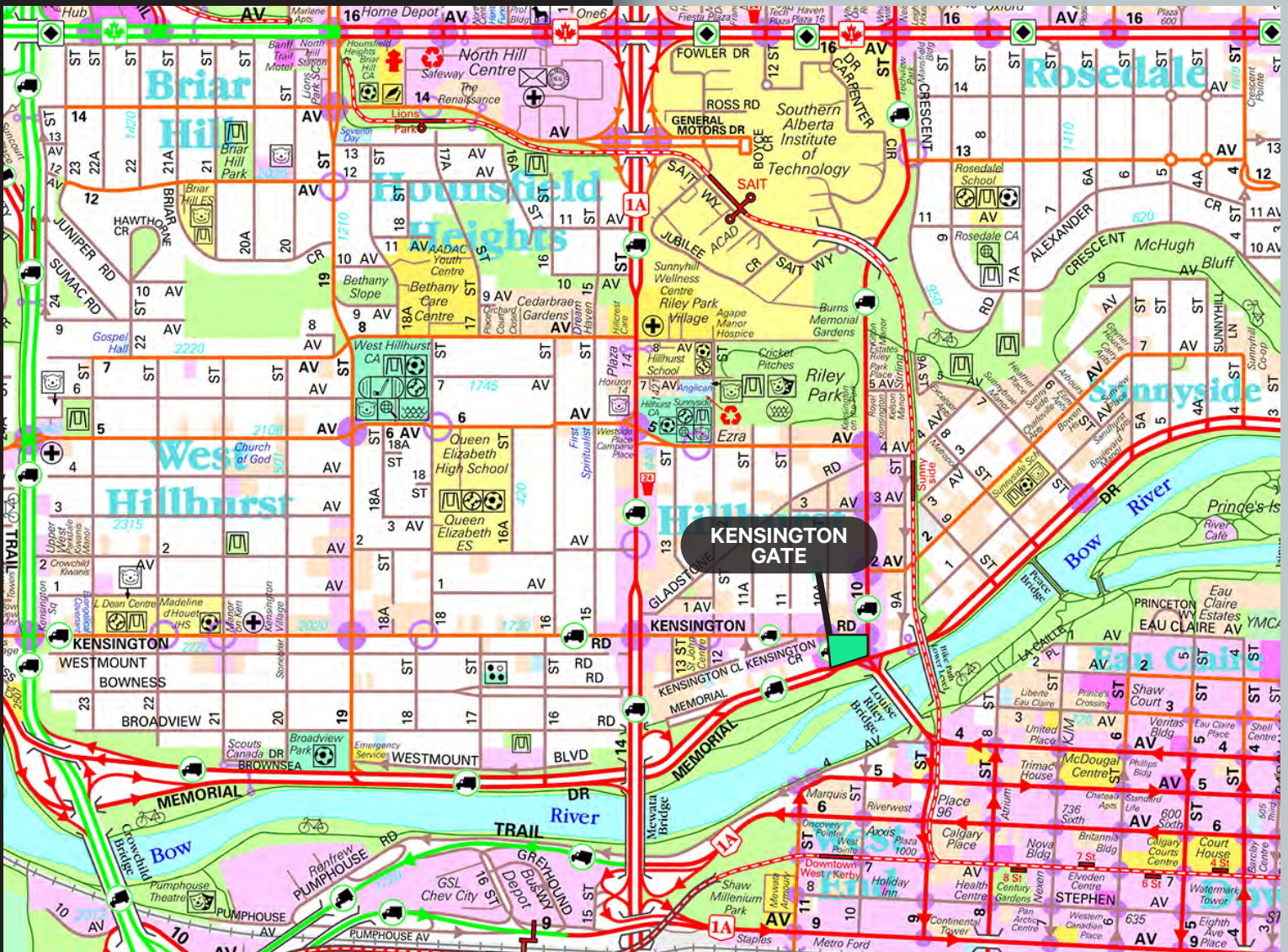
VPD along Kensington Road

# Kensington Village Retail Map



## Prominent Tenants

- |   |  |   |
|---|--|---|
| <ul style="list-style-type: none"> <li>1 Safeway</li> <li>2 Mary Browns Chicken<br/>Marble Slab</li> <li>3 Cobs Bread<br/>Meltwich<br/>Abbey's Creations</li> <li>4 Aggudo Coffee<br/>Sunnyside Natural Market<br/>Sidewalk Citizen Bakery</li> <li>5 Wow Chicken</li> <li>6 Regal Cat Cafe</li> <li>7 Scuba Jays</li> <li>8 Regal Cat Cafe</li> <li>9 Red's<br/>Pie Junkie<br/>Tuk Tuk Thai</li> <li>10 RBC</li> </ul> | <ul style="list-style-type: none"> <li>11 Ridley's Cycle</li> <li>12 F45<br/>Chocoberry<br/>Canary Refillery &amp;<br/>Zero Waste Market</li> <li>13 Leela Thermal House<br/>Poesie Co.<br/>Nail Salon<br/>Fuwa Fuwa<br/>Pet Planet<br/>Removery<br/>Myodetox<br/>Dental<br/>Hair Salon<br/>Tupi Acai</li> <li>14 Oakberry Acai</li> <li>15 Plaza Theater</li> <li>16 Pulcinella<br/>Free House</li> </ul> | <ul style="list-style-type: none"> <li>17 Deville</li> <li>18 Higher Ground<br/>Hayden Block Smoke &amp; Whisky<br/>Satsuki</li> <li>19 Blanco</li> <li>20 Scotiabank</li> <li>21 Original Joe's<br/>Pedego Electric Bikes</li> <li>22 Kensington Wine Market</li> <li>23 HSBC</li> <li>24 Metro Element</li> <li>25 Peppino Gourmet Foods<br/>Skrubbles Hair Co<br/>Ramen Arashi<br/>The UPS Store</li> <li>26 Shoppers Drug Mart</li> </ul> |
|---|--|---|



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