

STEPHEN

AVENUE PLACE



**FOR
LEASE**
RETAIL SPACE

+ KRAFT & VENATOR

SLATE

CBRE



Stephen Avenue, officially known as 8th Avenue SW, is Calgary's only year-round pedestrian mall and a vibrant hub of culture, commerce, and community. Managed by the Calgary Downtown Association on behalf of the City of Calgary, this iconic street draws between 5,000 to 10,000 visitors per hour during peak times with a recorded 4.6 Million visitors in 2024.

Lined with an eclectic mix of boutiques, galleries, and some of Calgary's finest restaurants, pubs, cafés, and bars, Stephen Avenue is more than just a shopping destination—it's a living piece of history. The avenue is home to nine major shopping centres and department stores, and it regularly hosts live performances, buskers, music festivals, and cultural events that bring the street to life.

Welcome to Stephen Avenue- Home to Stephen Avenue Place

SLATE

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PROPERTY HIGHLIGHTS

- Slate Asset Management, an owner and operator of real estate and infrastructure, acquired Stephen Avenue Place in 2018, taking into account its prominent location in Calgary's downtown core to redevelop and reposition it in the market.
- Stephen Avenue Place faces the busy intersection of Stephen Avenue and 2nd Street SW featuring some of Calgary's top restaurants such as Barbarella and Major Tom.
- Connected by the Plus 15 system, this prominent retail corner is also at the base of a 40 storey office tower.
- Welcome to Stephen Avenue, home to Stephen Avenue Place. Stephen Avenue features a year-round pedestrian experience featuring shopping, restaurants and entertainment venues. It is home to 5,000 - 10,000 people per hour in peak times with live performances, music, artists and festivals.

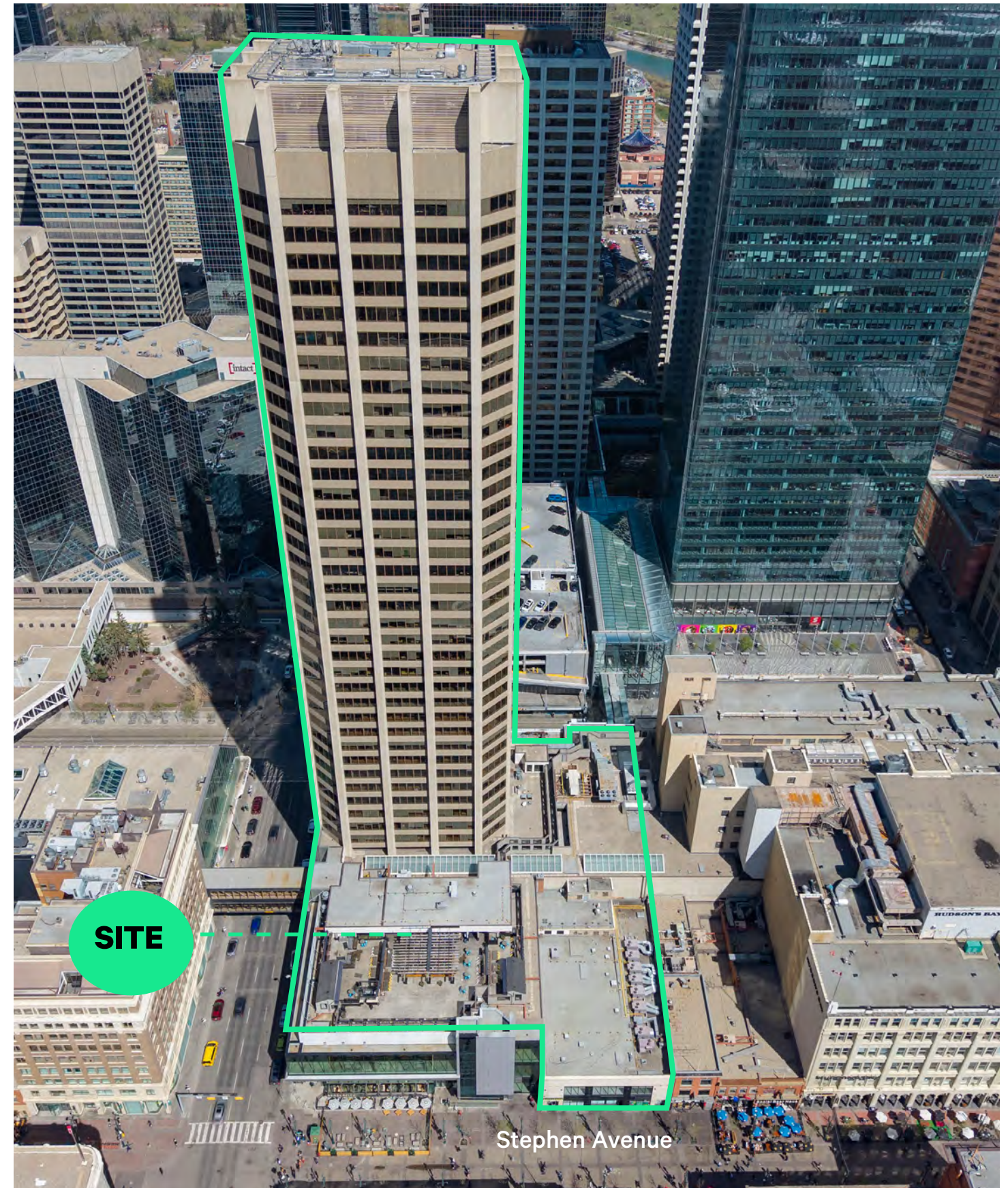
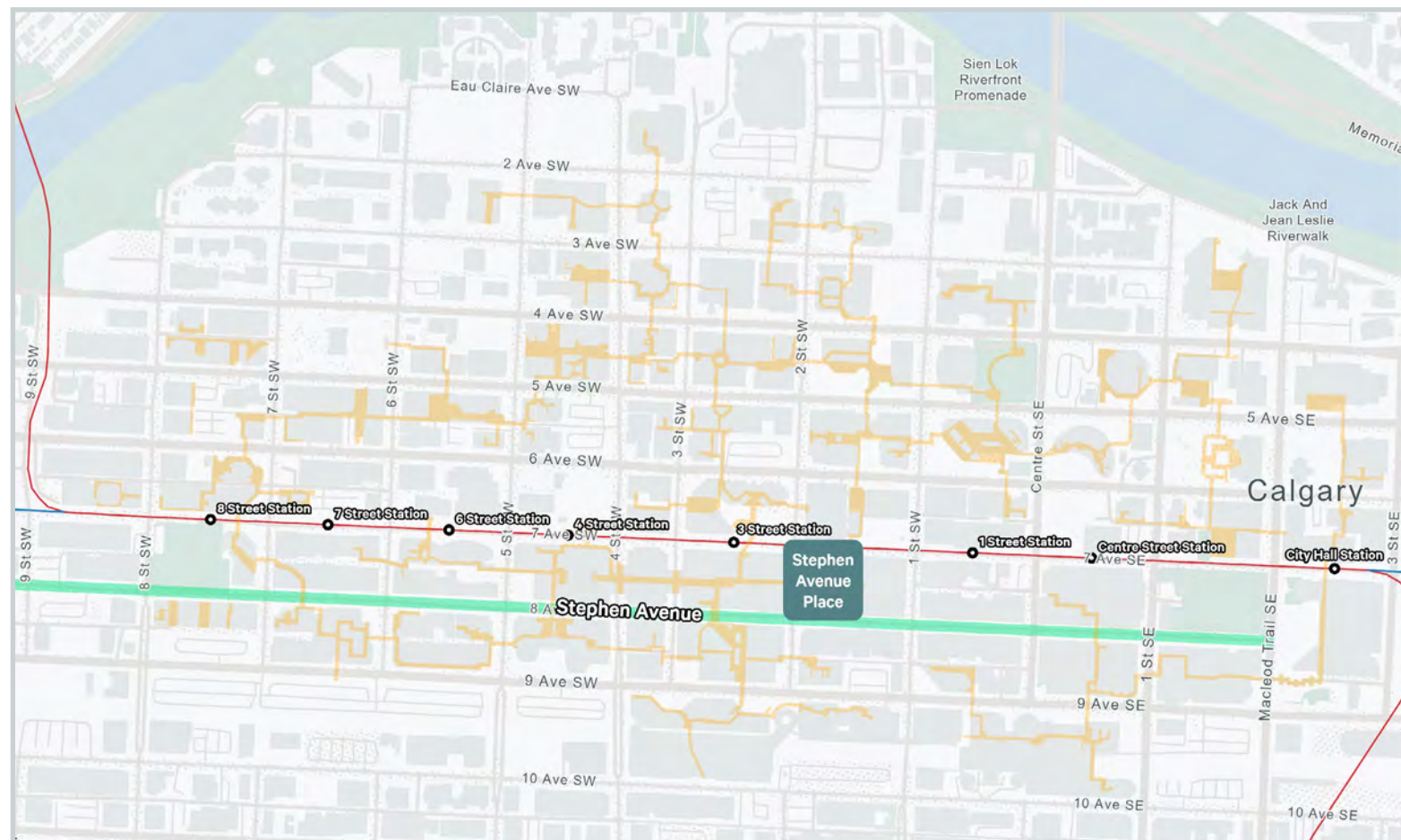


STEPHEN AVENUE PLACE

LOCATION HIGHLIGHTS

Stephen Avenue Place is a modern hub of urban energy in the heart of Downtown Calgary. With its multi-million dollar redevelopment, Stephen Avenue Place has positioned itself with bold office space, best-in-class retail and some of Calgary's new favourite restaurants.

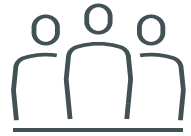
- Connected in three directions to the Plus 15, with pedestrian traffic counts of 32,689 people from The CORE and 13,086 from Brookfield Place.
- Located on the C-Train line, with close proximity to two different train stations, each serving over 24,000 people per day.
- Connected via the Plus 15 system to the Bow parkade, inclusive of 875 parking stalls.



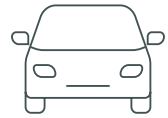
STEPHEN AVENUE PLACE

DEMOGRAPHICS

Situated between the CORE and Brookfield Place on Stephen Avenue, the property sees over 22,500 weekly pedestrians through the Plus 15 network and benefits from high vehicle traffic along 2nd Street SW.



Daytime traffic within 3km of 267,408 people



8,761 vehicles per day on 2nd Street SW



* Food & beverage spending of \$16,447 (11%) & \$6,506 (6%) on clothing/ personal care



Retailers



Source: Demographic information- Sitewise; Maps- Environics Analytics
* Average annual spending per household within 3km

STEPHEN AVENUE PLACE

PROPERTY DETAILS & SITE PLANS

Details-

700 2nd Street SW, Calgary AB

Ground Floor

Unit 105: 2,791 sq. ft. est.

Unit 160: 587 sq. ft. est.

Second Floor

Unit 200: 2,958 sq. ft. est.

Unit 233: 2,902 sq. ft. est.

Unit 234: 984 sq. ft. est.

Unit 235: 1,001 sq. ft. est.

Third Floor

Unit 300: 17,337 sq. ft. est.

Op Costs + Property Taxes
(2025 est.):

\$23.28 per sq. ft.

Zoning:

CR20- C20/R20

Available:

Immediate

Signage:

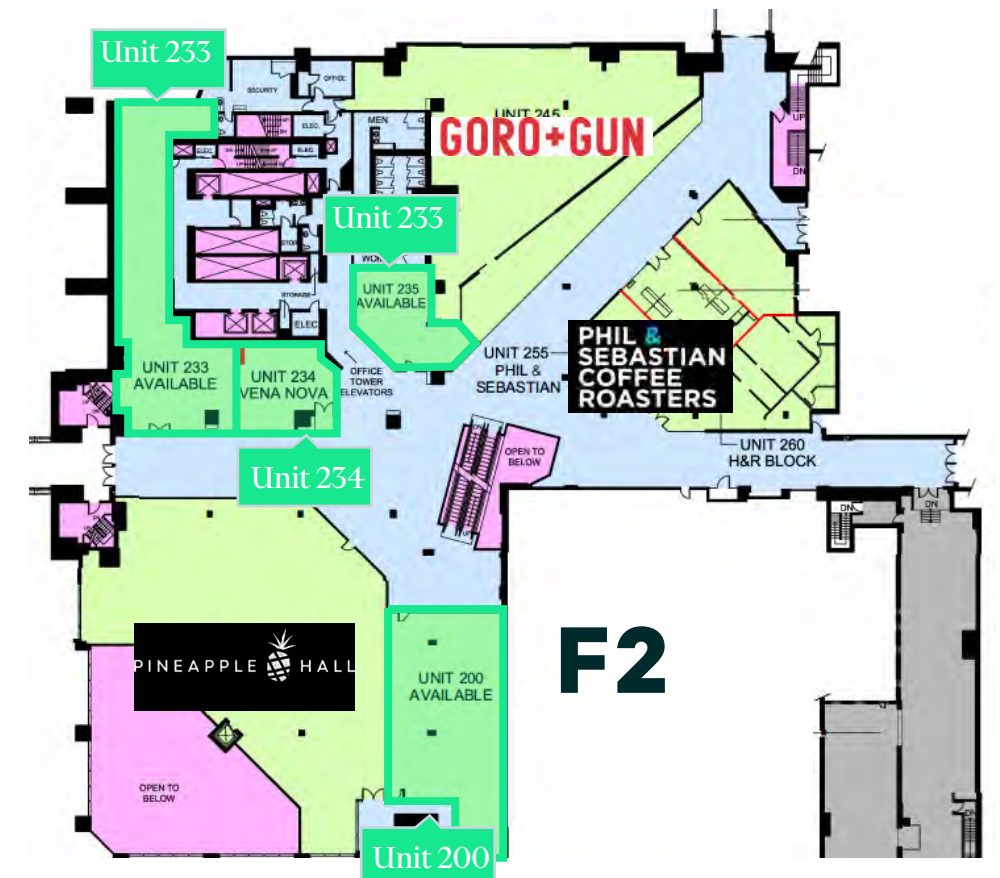
Fascia

Rates:

Market



GF



F2



F3

- Available Space
- Under Offer
- Leased

STEPHEN AVENUE PLACE

PROPERTY DETAILS & SITE PLANS

Details-

222-236 8th Avenue SW, Calgary AB

Ground Floor

Unit 230: 4,261 sq. ft. est.

Unit 228: 4,094 sq. ft. est.

Second Floor

Unit 226: 8,935 sq. ft. est.

-Connected to Ground Floor by stairwell

Size:

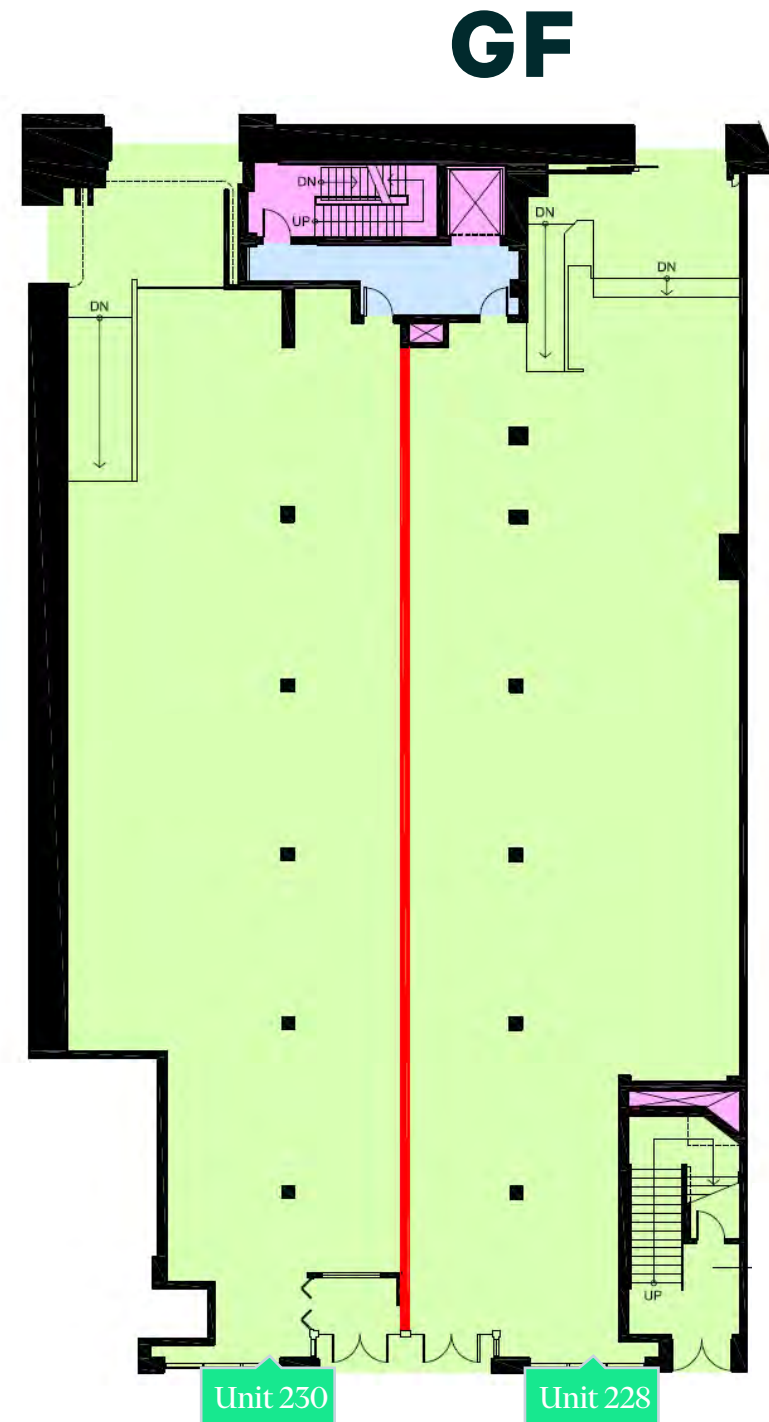
Op Costs + Property Taxes
(2025 est.): \$17.17 per sq. ft.

Zoning: CR20- C20/R20

Available: Immediate

Signage: Fascia

Rates: Market



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PHOTOS



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CBRE

JOHN MOSS

Senior Vice President

T +1 403 750 0507

john.moss@cbre.com

ANIA GRYZEWSKI

Vice President

T +1 403 750 0806

ania.gryzewski@cbre.com

BRITTANY CAMILLERI

Client Service Specialist |

Sales Representative

T +1 403 294 5706

brittany.camilleri@cbre.com

BRODIE DAVIS

Sales Representative

T +1 403 750 0513

brodie.davis@cbre.com

CBRE Limited | Real Estate Brokerage | 525-8th Avenue SW | Suite 3200 | Calgary, AB T2P 1G1 | +1 403 263 4444 | www.cbre.ca

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