

RESTAURANT SPACE FOR LEASE

1005 17 AVE SW
CALGARY, AB



ABOUT THE PROPERTY

Located at 1005 17 Avenue SW, this is a rare opportunity to lease a fully built-out restaurant space with a massive patio in one of Calgary's most established and high-traffic retail corridors. Positioned directly on 17th Avenue SW, known for its vibrant mix of national retailers, independent boutiques, and destination dining, this property benefits from exceptional visibility, consistent pedestrian traffic, and strong day-to-night activity.

Surrounded by dense residential neighborhoods, office users, and ongoing urban growth, 1005 17 Avenue SW offers an ideal setting for a restaurant brand seeking a prominent and energetic location in the heart of the Beltline.

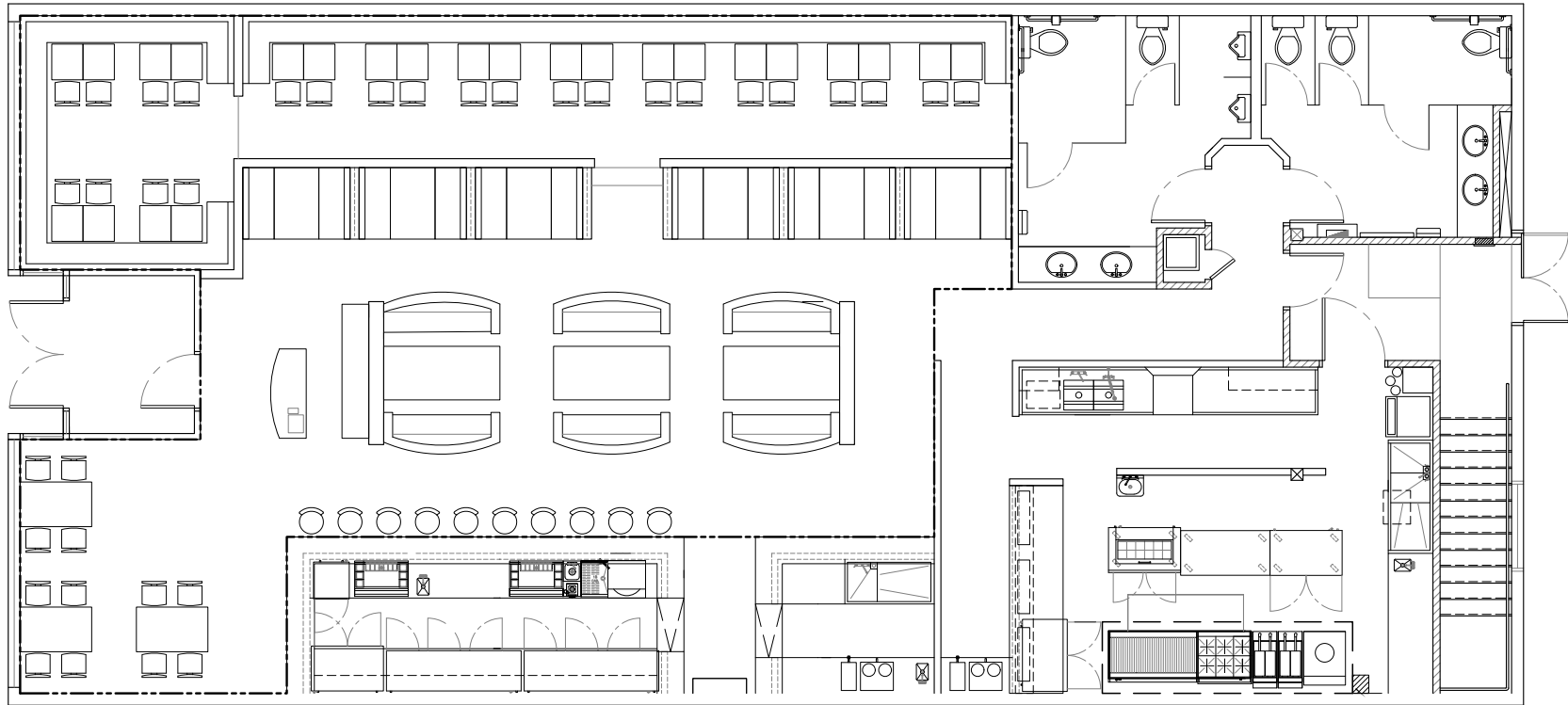
**3,252 SF +
3,000 SF PATIO**
SIZE

MARKET
LEASE RATE

\$22.00 **IMMEDIATELY** **STREET**
EST. OP COSTS AVAILABILITY PARKING



FLOOR PLAN

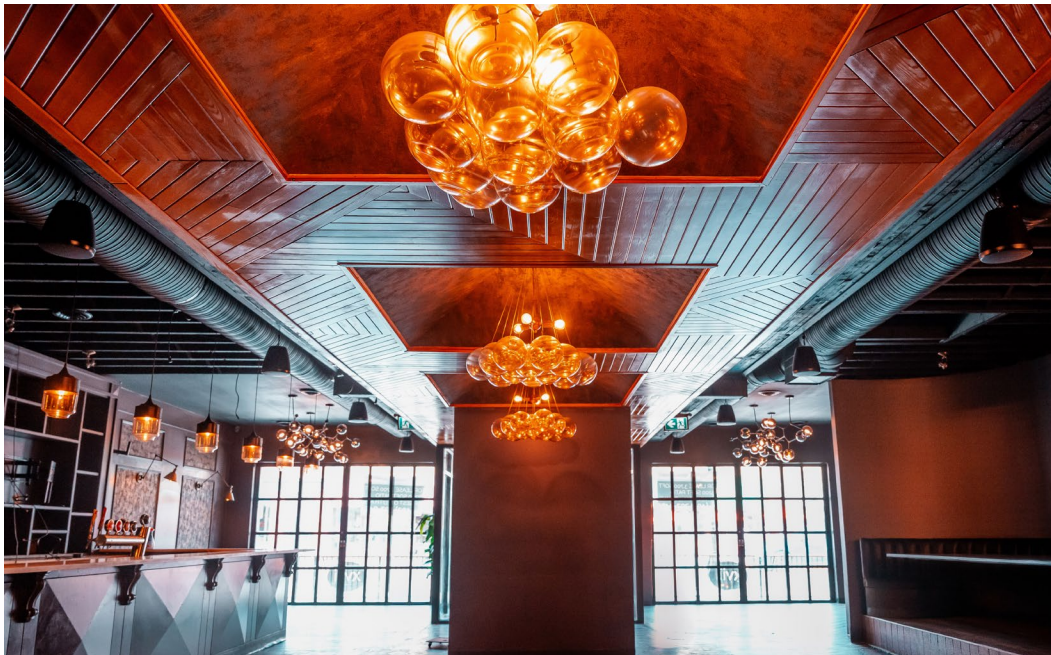


SITE PLAN

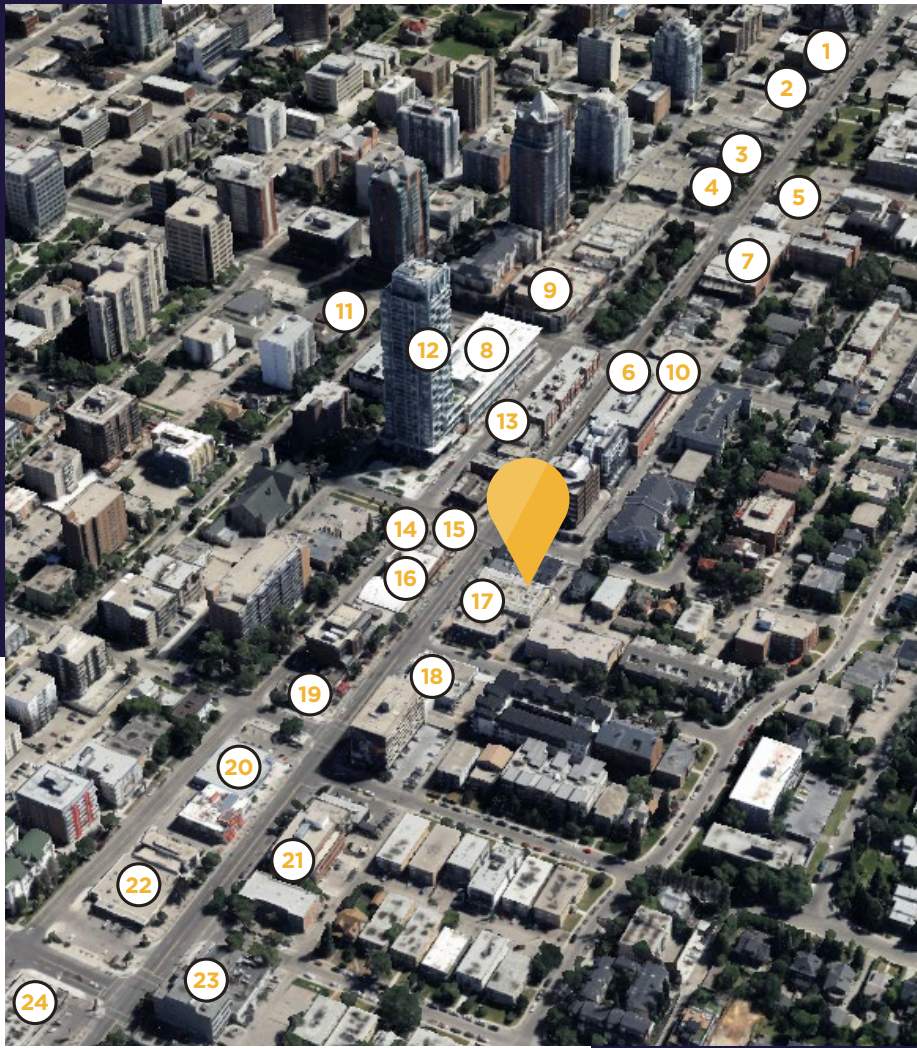


3,252 sf
Restaurant Space

3,000 sf
Patio Space



ABOUT THE AREA



AMENITIES

1	UNA	2	PHILOSOPHY
3	PORCH	4	A ANALOG COFFEE
5	Bussin	6	BEST BUY
7	SHOPPERS DRUG MART	8	save on foods
9	GoodLife FITNESS	10	TD
11	Chevron	12	CANADIAN TIRE
13	THE GOUP	14	CAFFÈ BEANO
15	OAK BERRY	16	WHISKEY ROSE SALOON
17	MADE BY MARCUS ICE CREAM	18	H&R BLOCK
19	Pizza Hut	20	ATB
21	WATCHMAN'S Spa	22	LIQUOR depot
23	Fusion	24	PAPA JOHN'S

DEMOGRAPHICS

61,546

Total Population

187,285

Daytime Population

35,773

Total Households

\$109,259

Avg. Household Income

DRIVE TIMES

6 MINS

to MNP Community & Sport Centre

15 MINS

to Deerfoot Trail

25 MINS

to YYC Int'l Airport



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