

PRIME RETAIL OPPORTUNITY AVAILABLE



Kensington Gate

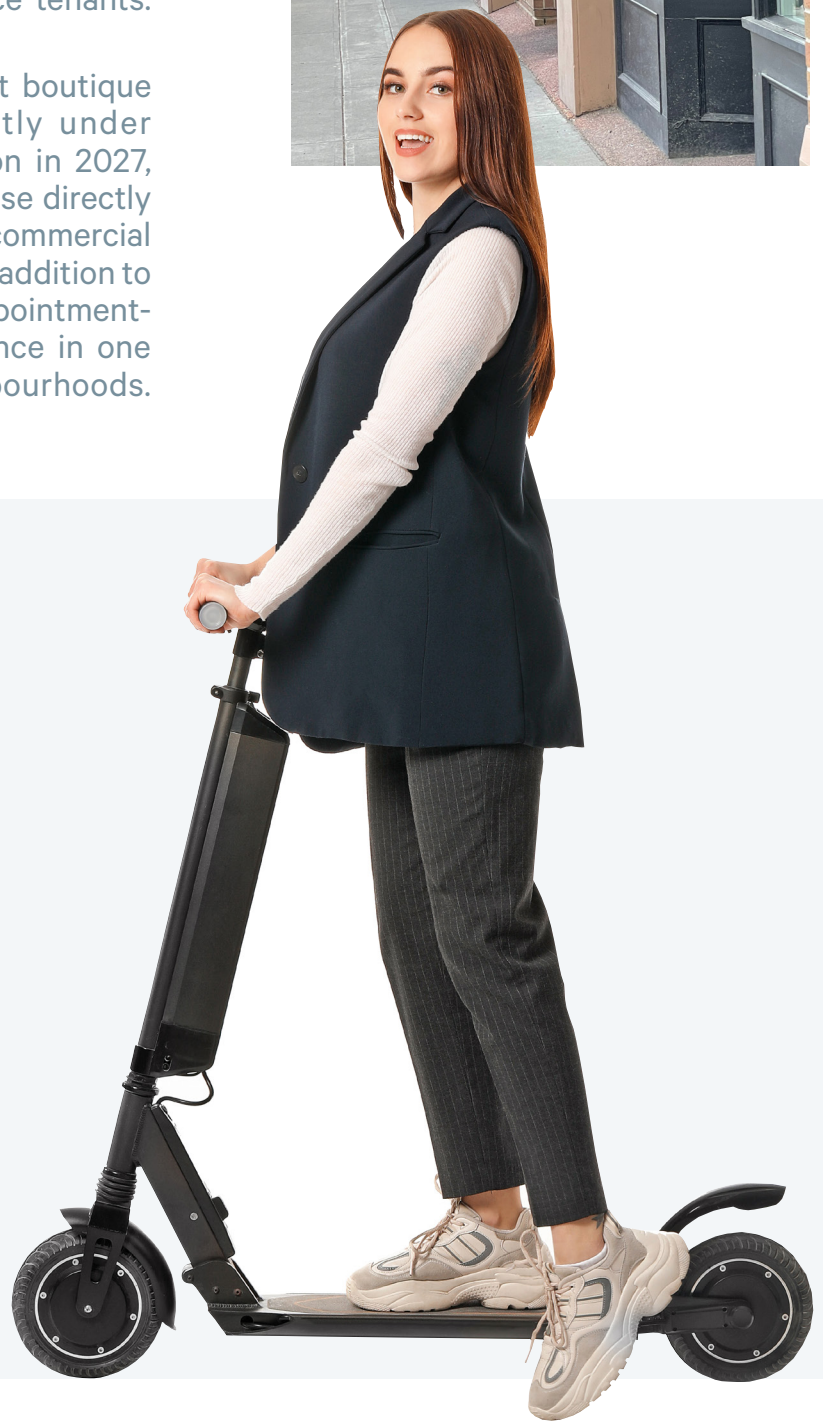
1117 Kensington Road NW
Calgary, AB

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.

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.



1,221 sq. ft.



Aerial



Construction Photo



Demographics



79,089

Population
Within 2 Km

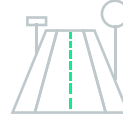
179,990

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

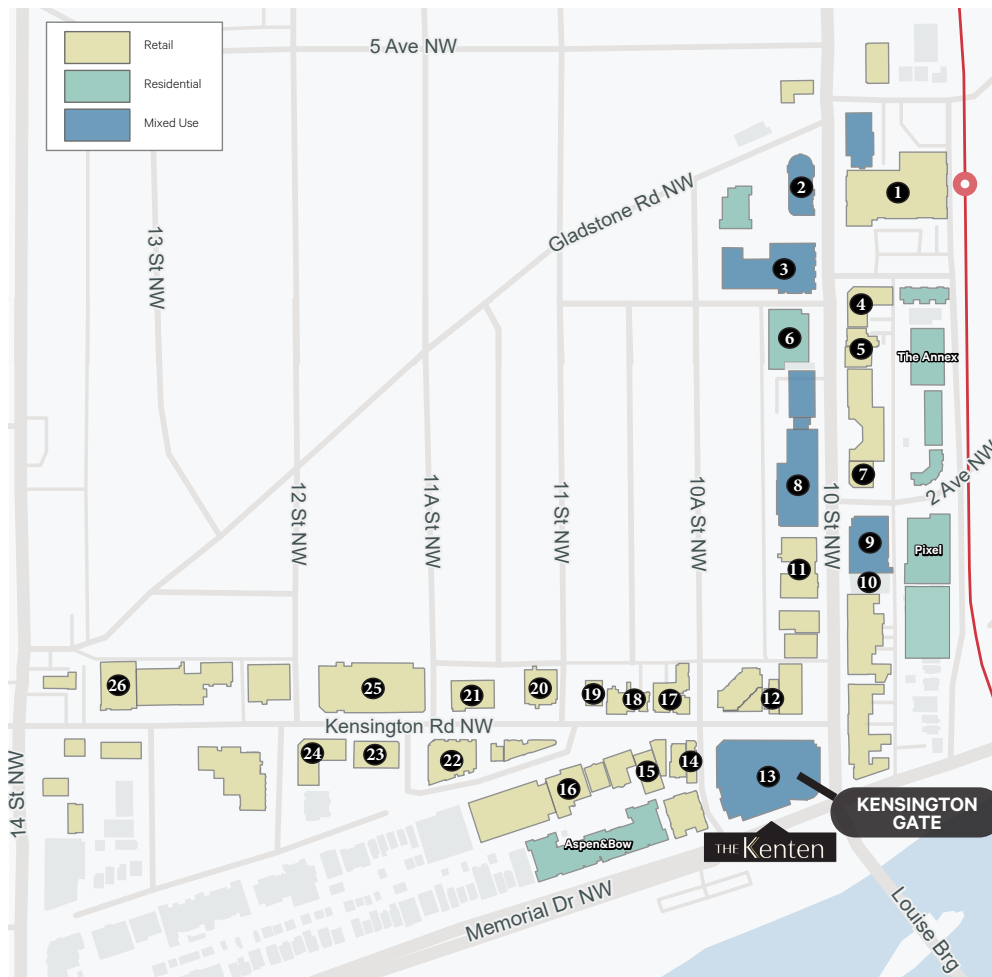
16,552

VPD along 10th Street NW

7,754

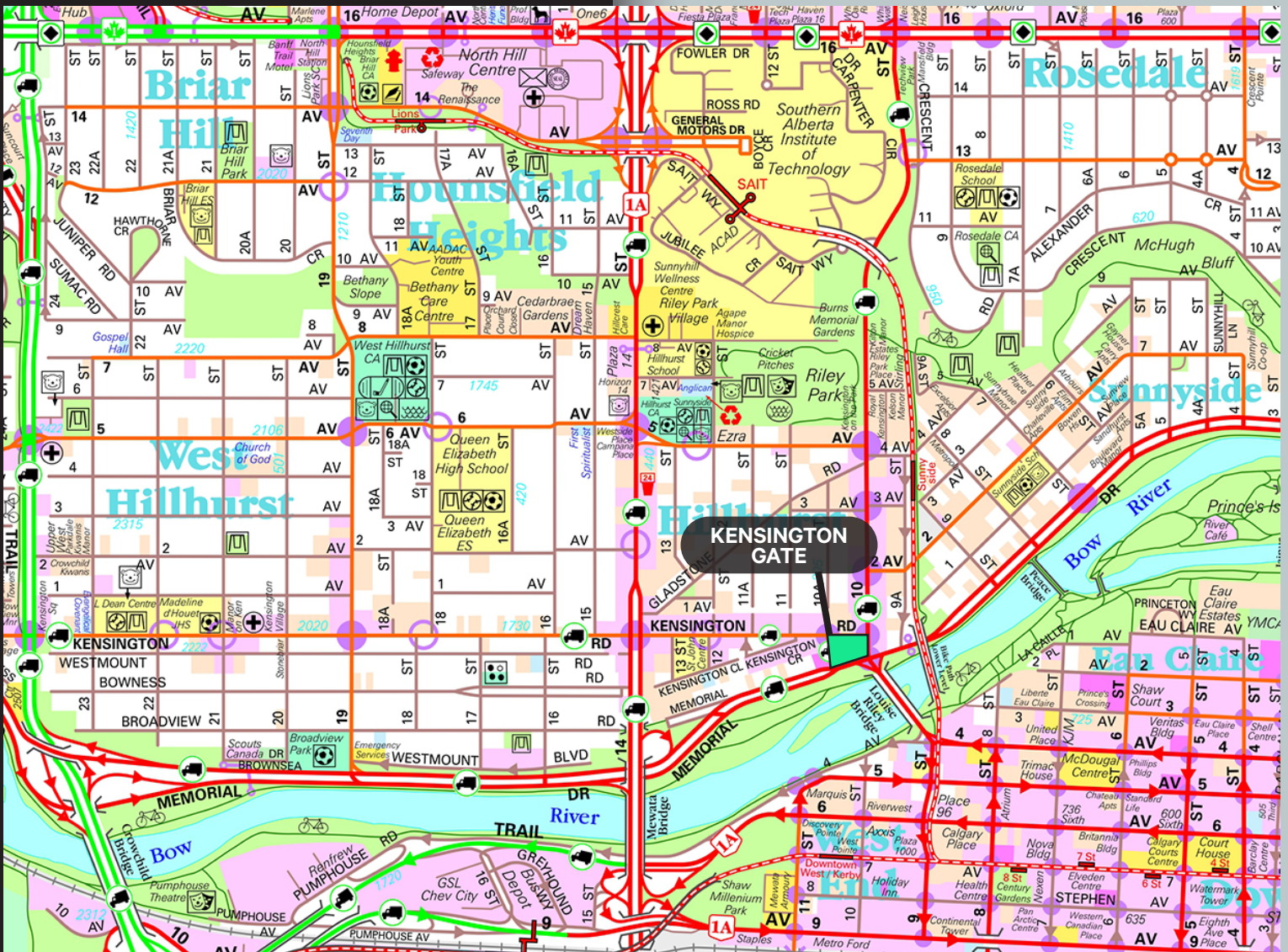
VPD along Kensington Road

Kensington Village Retail Map



Prominent Tenants

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



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