



9TH AVENUE

CALGARY, ALBERTA





9th Avenue

9 Avenue SW and 10 Street SW, Calgary, AB



The 9th Avenue project is located near Calgary’s western gateway to the downtown core at the intersection of 9 Avenue SW and 10 Street SW. This mixed-use development, located just two blocks away from the West Kerby CTrain station and has immediate access to the Bow Valley river parkway system, will be a popular destination for visitors and workers in the Beltline and Downtown area.

Upon full build-out of the two-phased development, the project will feature 816 residential suites across two towers (approx. 1,225 residents) along with two floors of retail space, totalling 109,400 sq. ft. The ground floor will have 35,400 sq. ft. of high-visibility, street-level accessible retail units and the second floor will include a 38,000 sq. ft. grocer in addition to 36,000 sq. ft. of retail space.



SIZE (NLA)

Total Retail.....	109,400 sq. ft.
Ground Floor.....	35,400 sq. ft.
Second Floor (with Grocer).....	74,000 sq. ft.

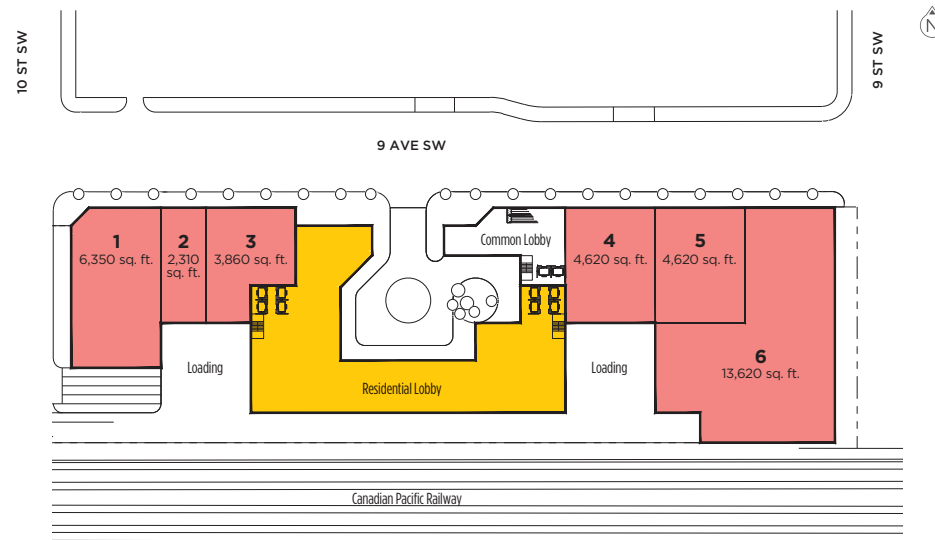
OPENING

Phase 1 Construction.....	Future
Phase 1 Occupancies.....	Future

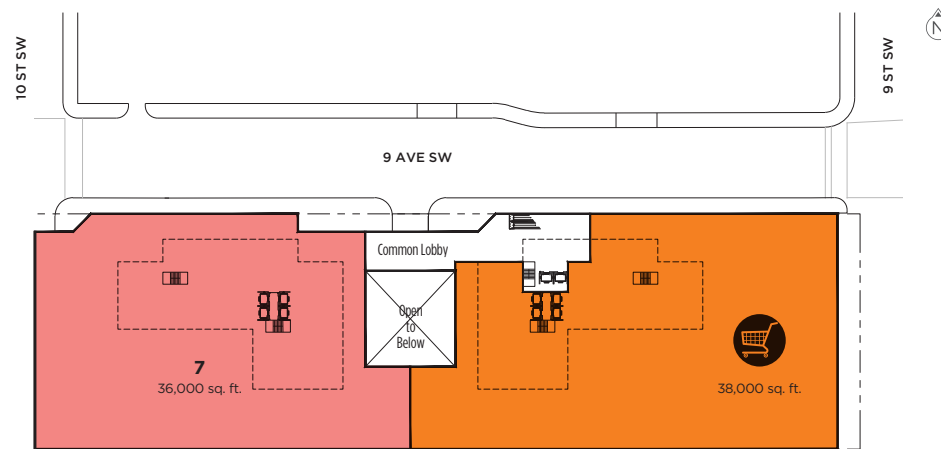
TRADE AREA

	2022 ESTIMATE	2027 PROJECTION	2032 PROJECTION
Within 1 km	28,838	35,804	41,303
Within 3 km	131,392	160,937	183,806
Within 5 km	241,133	279,558	310,326

GROUND FLOOR



SECOND FLOOR



- Retail
- Residential



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one properties

LEASING CONTACT

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