



 **JLL** SEE A BRIGHTER WAY

# Retail Space For Lease

Century Park Place  
855 8th Avenue SW  
Calgary, AB

[jll.ca](http://jll.ca)



### Property Highlights

- **Prime Location:** Situated at 855 8th Avenue SW, this property is strategically located in the heart of Calgary, offering high visibility and easy access to vibrant city life.
- **Flexible Retail Spaces:** Available units provide versatile layouts suited for a variety of retail businesses, ensuring your specific needs are met with customizable options.
- **High Foot Traffic:** Benefit from continuous pedestrian activity.
- **Great Transit Links:** Easy access to major transit routes.

**274K**  
Daytime Population  
in a 3 km radius

**\$171K**  
Avg. Household Income  
in a 3 km radius

<b>Location</b>	855 8th Avenue SW Calgary, AB
<b>Size</b>	2,071 SF
<b>Base Rent</b>	Market Rate
<b>Additional Rent</b>	\$18.13 (est. 2026)
<b>Zoning</b>	CR20-C20/R20
<b>Availability</b>	Immediate

**\$12.4B**  
Total Expenditure  
in a 3 km radius

**35.7**  
Median Age  
in a 3 km radius

# Location Map

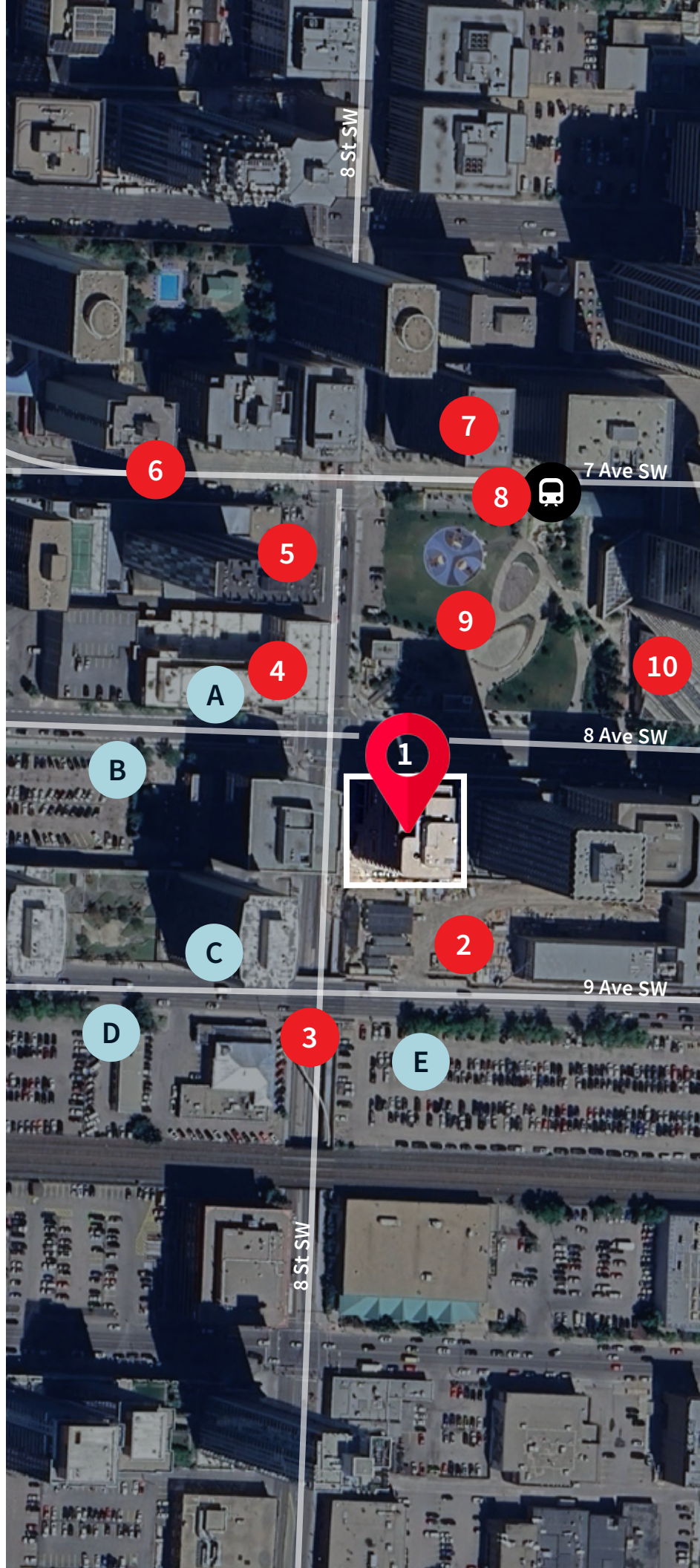
## Area Amenities

- 1 Subject Property
- 2 New Development
- 3 8th Street SW underpass
- 4 University of Calgary Downtown Campus
- 5 McDonald's, Circle K
- 6 7th Avenue SW: main C-Trail LRT line through the downtown core
- 7 Sandman Hotel and Moxies
- 8 8th Street SW LRT station eastbound platform
- 9 Century Gardens park area
- 10 Nexen Building: Future 170,000 SF University of Calgary campus (estimated 2026)

## Parking and Daily Rates

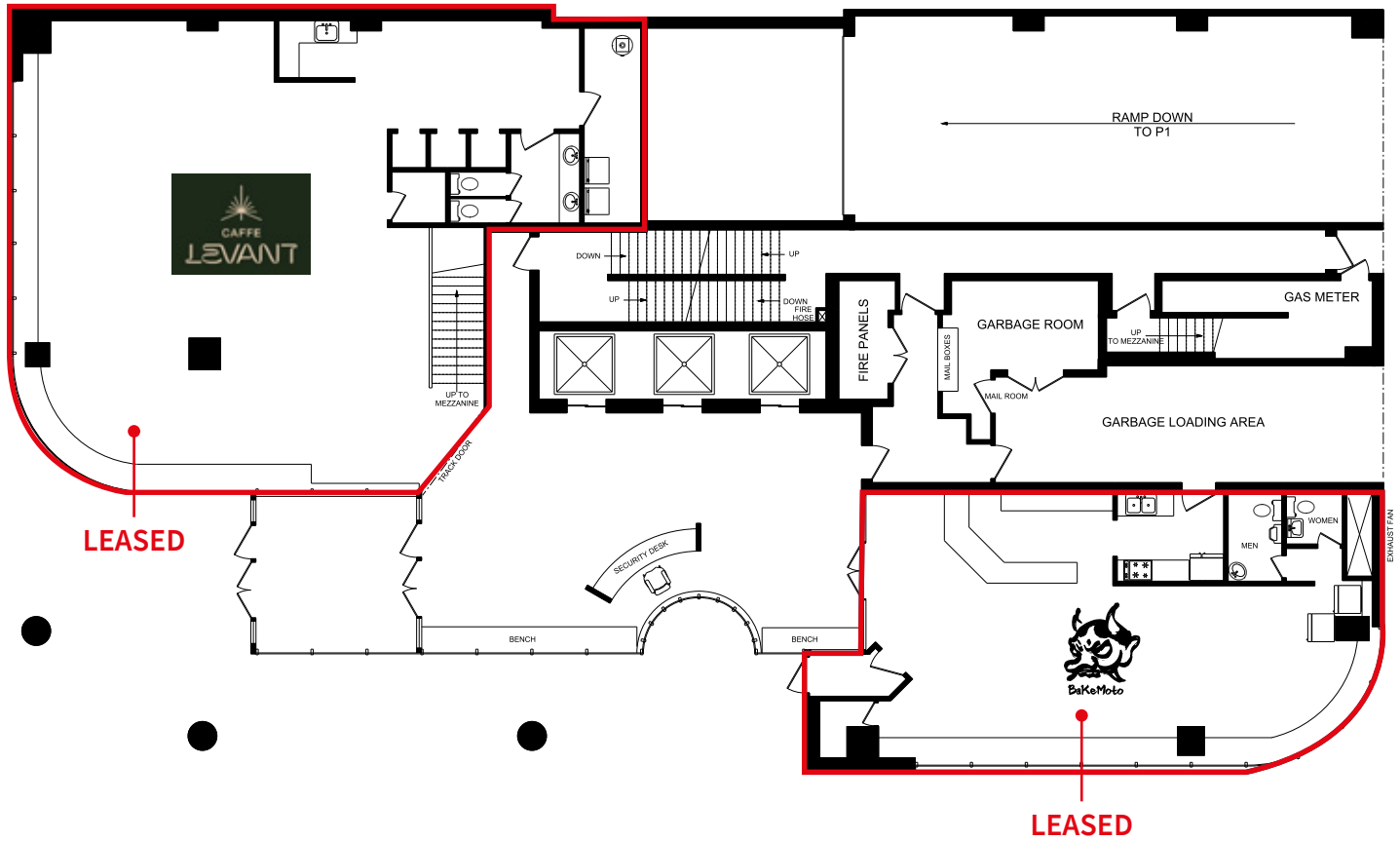
### Name

- A 906 8th Ave  
\$6.30/hour \$17.85/day
- B Lot #274 919 8 Ave  
\$10/hour \$17/ day
- C Continental Towers  
\$3.15/hour \$13.65/day
- D Lot #69 1009 9 Ave  
\$4/ hour \$17/day
- E Indigo 725 9th Ave  
\$8/ hour. \$23/ day



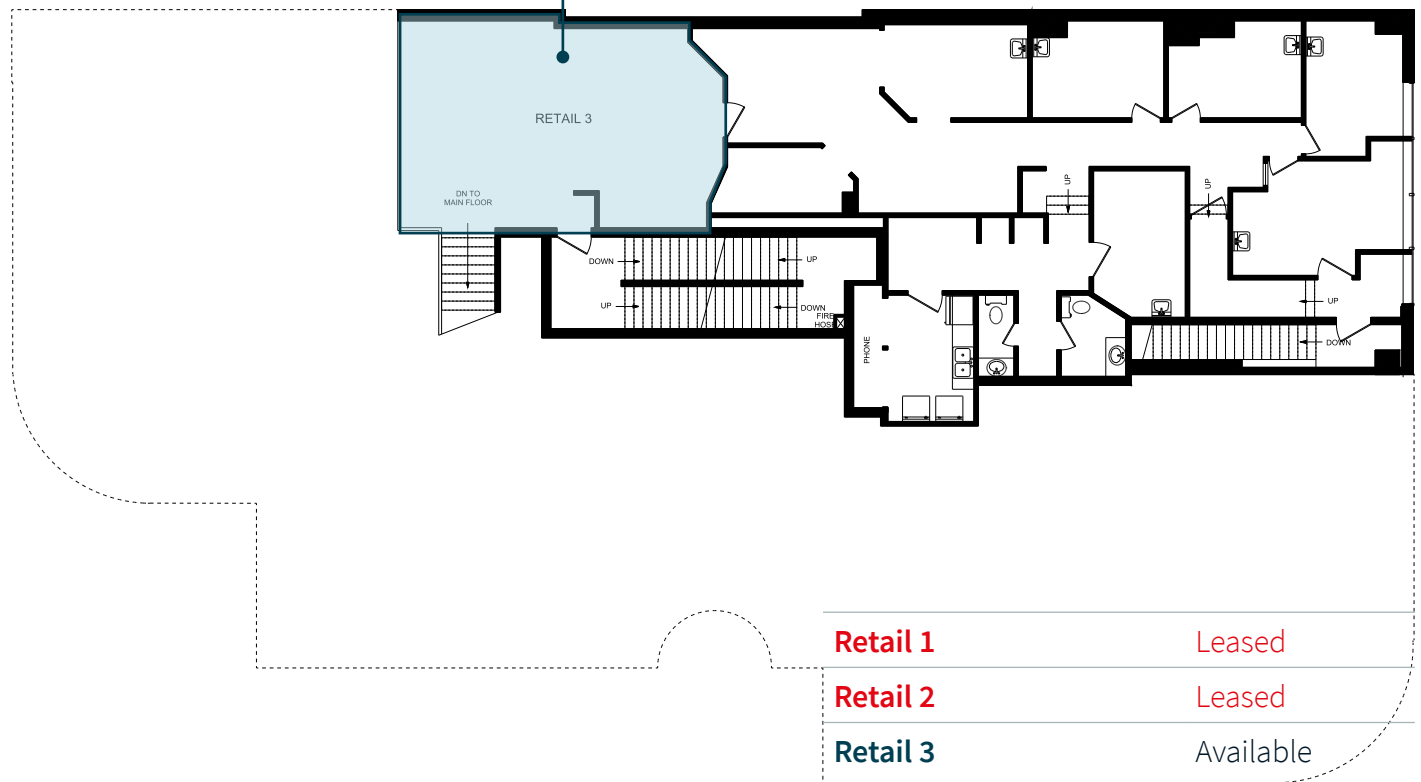
# Site Plan

855 8th Avenue SW  
1st Floor



855 8th Avenue SW  
1st Floor Mezzanine

AVAILABLE | 2,071 SF



Retail 1	Leased
Retail 2	Leased
Retail 3	Available

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## JLL

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