



For Lease

1538 10 Ave SW
Calgary, AB

Sunalta Heights
Immediate Occupancy



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Sunalta/Beltline Neighbourhood

Business Profile

The Beltline is Calgary's most densely populated and fastest-growing urban neighbourhood, positioned immediately south of downtown. This dynamic mixed-use district combines residential density with commercial vitality, creating a pedestrian-oriented environment that attracts young professionals, urban families, and students. The area around 10th Avenue SW sits in the historic Sunalta section, benefiting from both established community roots and ongoing urban renewal.

The neighbourhood has transformed from Calgary's original streetcar suburb into a vibrant urban core with approximately 30,000 residents. Its walkable streets, abundant dining options, and proximity to major employment centres make it one of Calgary's premier live-work-play communities.

Notable Features

- High residential density with significant condominium and apartment development
- Proximity to 14th Street SW, a major north south arterial connecting the community to Mount Royal, Kensington and beyond.
- Strategically located adjacent the Sunalta LRT station
- Significant office and residential presence, providing strong daytime and evening traffic
- Ample free street parking along 10th Ave

Transportation

- Sunalta CTrain station
- 10th Street SW connects to 14th Street, Bow Trail, Crowchild Trail and other major arterials and local connector roadways
- Walking distance to downtown core (15 minutes)
- Abundant street parking available in close proximity to the building



Property Overview

Sunalta Heights represents a textbook example of a successful urban mixed-use development. Its strength lies not just in the building itself, but in its strategic integration with public transit and the surrounding densifying community.

For a retailer focused on convenience, services, or daily needs, this property offers a powerful combination of extended hours foot traffic, a captive residential audience, and excellent visibility.

Available Area

918 sf

1,311 sf

1,441 sf

± 1,239 sf

± 1,404 sf

• All units in shell condition

Property Details

Asking Base Rent

Market Lease Rate (PSF)

Additional Rent (Est. 2026)

\$14.00 Op. Costs + Taxes (PSF)

Allowance

\$35 - \$50 PSF (covenant dependant)

Two Reserve Parking

\$150/month by stall

Zoning

DC 256D2018
Direct Control District

Occupancy

Immediate

Residential Occupancy

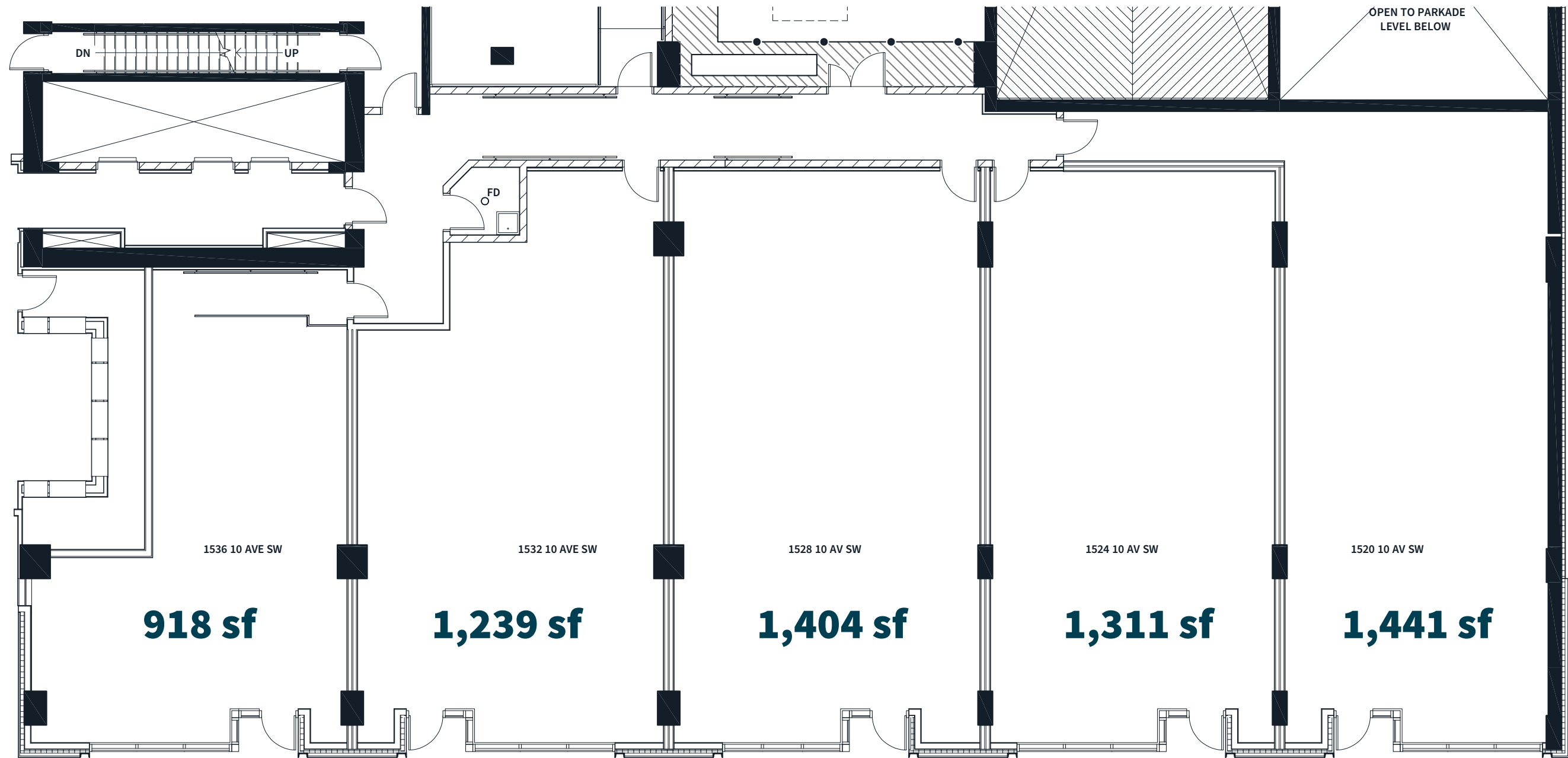
95%
Leased

Residential

207
Units



Site Plans



Building Specifications

Electrical Infrastructure

- 200-amp electrical panel with individual metering per suite
- Ready for high-demand commercial operations

HVAC System

- Central heating and cooling with HRV
- Ductwork infrastructure in place—ready for tenant connection
- Expandable intake and exhaust capacity to meet your operational needs

Plumbing & Utilities

- 2-inch water supply line to each bay
- Pre-installed rough-in points for one washroom per suite (toilet and sink drainage)
- Below-grade drainage capacity with flexible routing options

Accessibility & Safety

- Automatic door openers at all entries
- Fully accessible entrance design
- Complete sprinkler system throughout
- 2-hour fire-rated demising walls between units

Tenant Advantages

Move-In Ready Features

- Generous \$35/sf tenant improvement allowance
- Partially finished spaces reduce your build-out timeline and costs

Parking Solutions

- Up to 2 reserved parking stalls available per bay at \$150/month per stall
- Convenient 2-hour free street parking along 10th Avenue

Visibility & Foot Traffic

- Custom signage opportunities on building band or blade sign mounting
- Direct access to 302 residential tenants in building
- High-traffic 10th Avenue frontage

Location Overview

The Sunalta community is at a tipping point. The confluence of public transit infrastructure and accelerating residential density has created a powerful demand for retail that the current market has not yet met. This presents a compelling opportunity for a well-chosen retail concept to thrive by serving the daily needs of a growing and captive urban community.

 **156,308**
in a 3 KM radius

 **77,832**
in a 3 KM radius

 **\$189,636**
in a 3 KM radius

 **\$14.1B**
in a 3 KM radius

 **\$182,428**
in a 3 KM radius

 **35.8**
Median Age





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