



For Lease

1212 11 Avenue SW
Calgary, AB

Inline Improved Retail Bay - 1,314 SF



RON ODAGAKI

Associate Vice President

ron.odagaki@jll.com

+1 403 456 3245

LAUREN YANICK

Associate

lauren.yanick@jll.com

+1 403 456 3136

Property Highlights

Prime inline retail bay in Calgary’s most walkable neighbourhood. High pedestrian traffic along 11 Avenue SW with exceptional street visibility. Surrounded by dense residential towers and urban amenities, steps from downtown—serving the Beltline’s established and growing urban population with unmet daily retail demand.

Available Unit



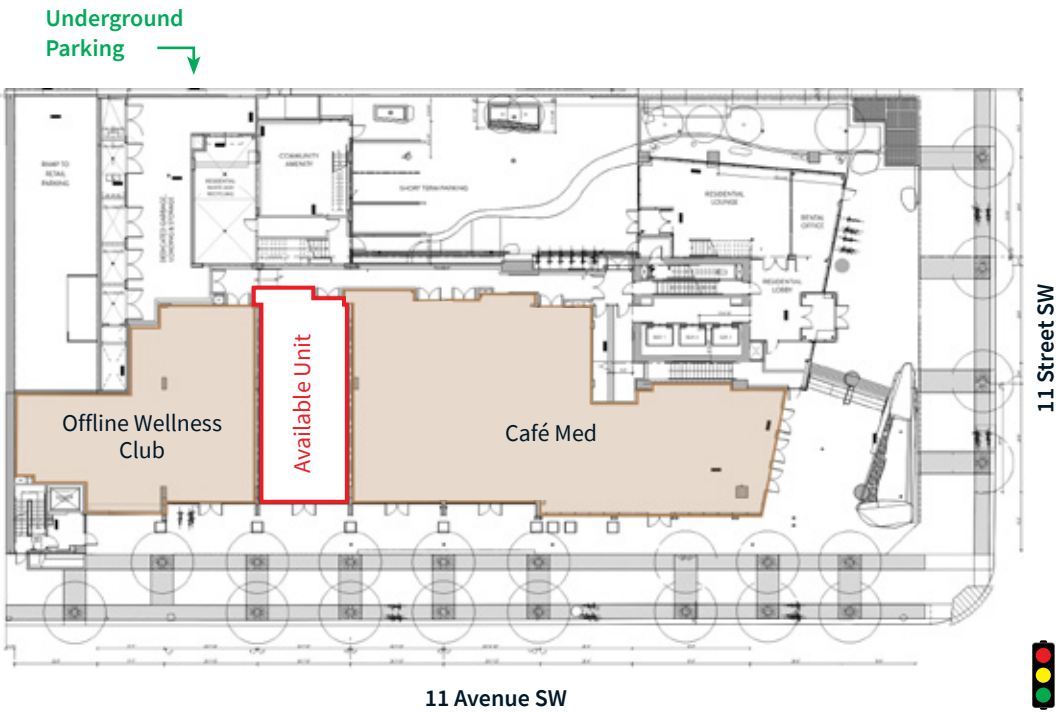
1,314 sf

Inline Retail Bay



Parking

34 underground retail customer stalls (2 hour free)



Property Details

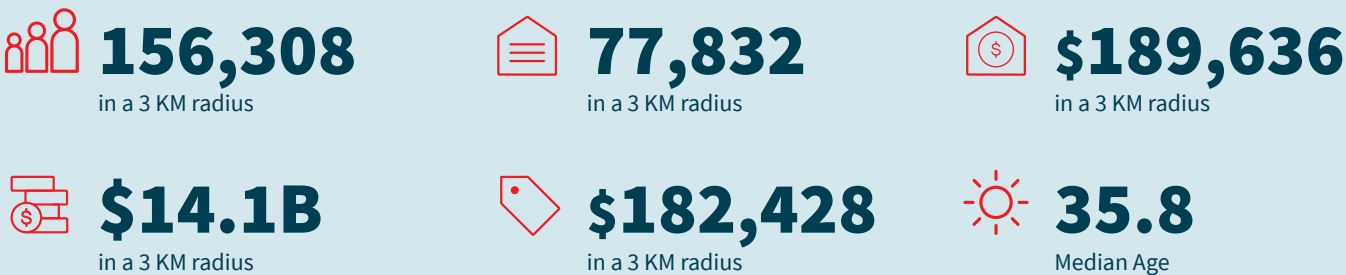
Base Rent		Additional Rent (Est. 2026)	
 Market	Lease Rate (PSF)	 \$9.40	Op. Costs (PSF)
Zoning		 \$5.21	Taxes (PSF)
 CC-X	Centre City Mixed Use District	 \$1.29	Management Fees (PSF)
Occupancy			
 Immediate			

*** Please call for details on fixtures and equipment**



Location Overview

The Beltline community is at a tipping point. The convergence of urban densification, walkable infrastructure, and a young professional demographic has created 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 Calgary’s most dynamic and densely populated urban neighbourhood.





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