

736 SIXTH



RETAIL SUITES

Calgary's downtown west end is experiencing a residential renaissance

Over 750 new residential units are under development within blocks of 736 Sixth, delivering a surge of neighborhood residents who will shop, dine, and spend locally every day. Major projects include the 204-unit 800 Six West (late 2026), the 315-unit Cantiro 4th Ave Tower (late 2027), and the 234-unit Cidex Development (2028).

The newly opened University of Calgary downtown campus at 801 7th Avenue SW adds 1,200 students year-round. Occupying 180,000 square feet, the School of Architecture, Planning and Landscape drives consistent foot traffic from early morning through evening—ideal for coffee shops, quick-service dining, casual eateries, and lifestyle retail that serves students beyond traditional office hours.



LOCATION

736 6th Avenue SW, Calgary, AB



BASE RENT

Market Rates



AVAILABLE SPACE

Suite 103 1,099 square feet
Suite 202 1,231 square feet



ADDITIONAL RENT

\$17.61 PSF (Est. 2026)



ZONING

CR20-C20/R20



AVAILABILITY

Immediately

Location Map



736 Sixth



Moxie's Downtown



Fonda Fora Mexican



Ceasar's Steakhouse



Starbucks



Tim Hortons



McDonald's



ATB Financial



800 Six West



Cantiro 4th Ave Tower



Cidex Development



Dominion Civic Apartments



University of Calgary Downtown Campus



University of Calgary School of Architecture, Planning and Landscape (Winter 2026)

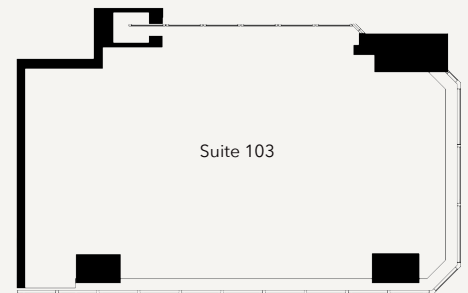
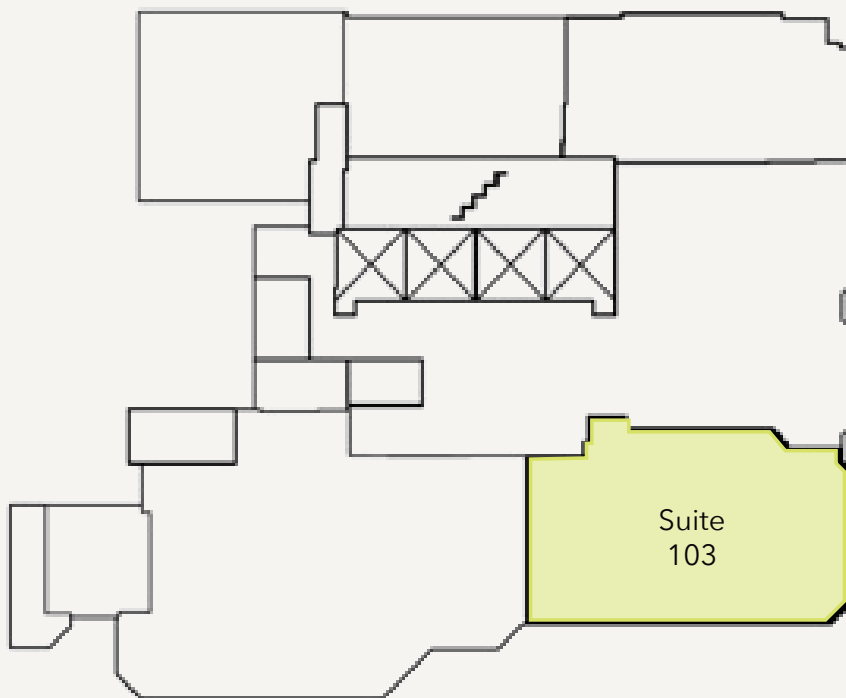


Calgary Court Centre

Unit 103

1,099 SF

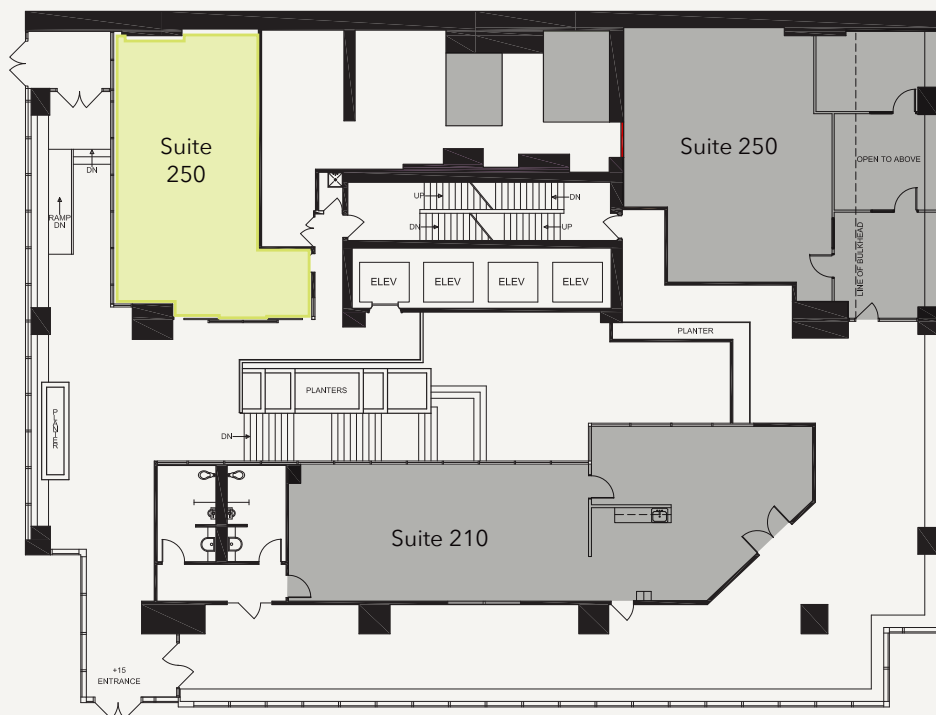
- Prime main floor location: Main floor retail with maximum visibility and accessibility
- Dual Street Frontage: Direct exposure on both 7th Avenue SW and 6th Street SW, capturing pedestrian traffic from two major downtown corridors
- Condition of Premises: Shell



Suite 202

1,231 SF

- Plus 15 Connected: Direct access to Calgary's extensive Plus 15 system, ensuring year-round foot traffic regardless of weather
- Immediate Availability: Ready for tenant improvements
- Condition of Premises: Partially improved food and beverage build out



Parking Map



 736 Sixth

 Impark Lot 22

 AMEC Place Parking

 Surface Lot

 Pacific Parkade - Vibe Parking Lot 26

PHOTOS



Buidling lobby



Plus 15 walkway



Plus 15 walkway



Unit 202 (kitchen interior)



736 SIXTH

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