



SOUTH BANK

1006 9th Avenue SE,
Calgary, Alberta

**Mix
Things
Up**

**RETAIL SPACE
FOR LEASE**





Hear Our Story

South Bank isn't just a place for people to shop and live. It's a lifestyle that caters to the eclectic, champions the creative and invites the extraordinary. Inspired by the vibrant Parisian Left Bank, we're bringing independent businesses and thoughtfully designed apartments together to serve a community of people who share values, yet embrace diversity. They're thinkers, connectors and doers who are hungry for something different. That's where you come in.

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South Bank at a Glance

- An engaging street retail component
- Lively Corner restaurant
- Gateway between Inglewood and downtown
- 69 residential rental units
- Street parking and one level of underground parking available
- Mix of eclectic shops and services
- Frequent transit service
- Ease of access to Blackfoot, Deerfoot Trail, Memorial Drive & Macleod Trail
- Close proximity to river pathways and parks

About the Building

South Bank is a retail space, but it's so much more. It's urban without the highrises. It's community without the crowds. And it's convenience without the cookie cutter. From chill rooftop gardens and laid back live-work lofts to a bustling main street market, South Bank will be shaped by those who value craft and commerce.

- Located in Inglewood-
"Best Community in Canada"
- Inglewood is home to charming small businesses
- South Bank is the perfect place for retailers who can help Inglewood continue to be a great place to live, work and shop.

sign

signage

signage

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A composite image showing a woman with purple hair working behind a counter in a cafe on the left, and a woman sitting at a table eating in the foreground on the right. The background is a blurred interior of a cafe with large windows and hanging light fixtures.

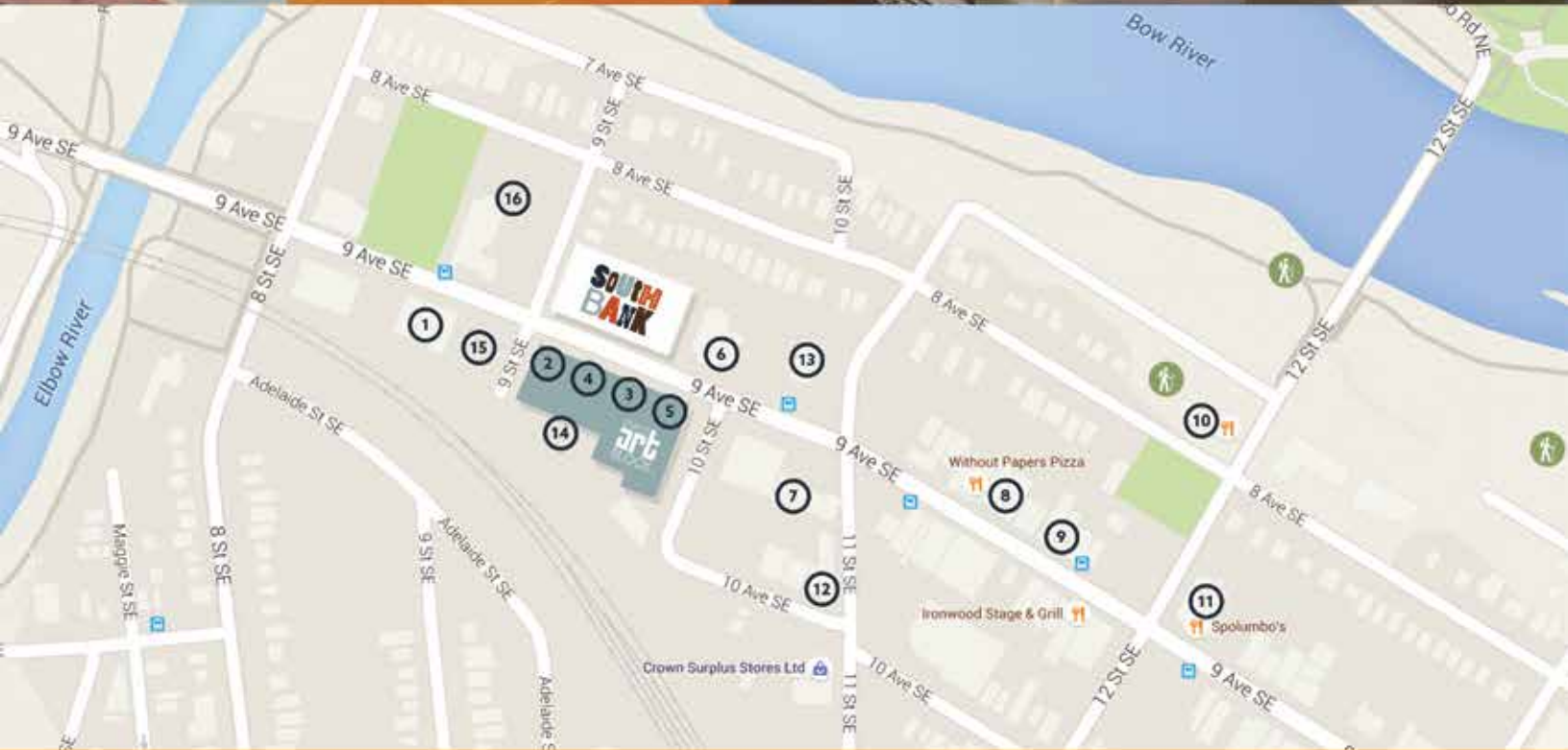
From underground parking and quick access to the downtown core, South Bank will serve as a gateway to downtown and be home to a number of amenities that retailers, residents and shoppers will love.

Area Amenities

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"Calgary's original Main Street, Inglewood is now home to more than 100 shops, boutiques and eateries."

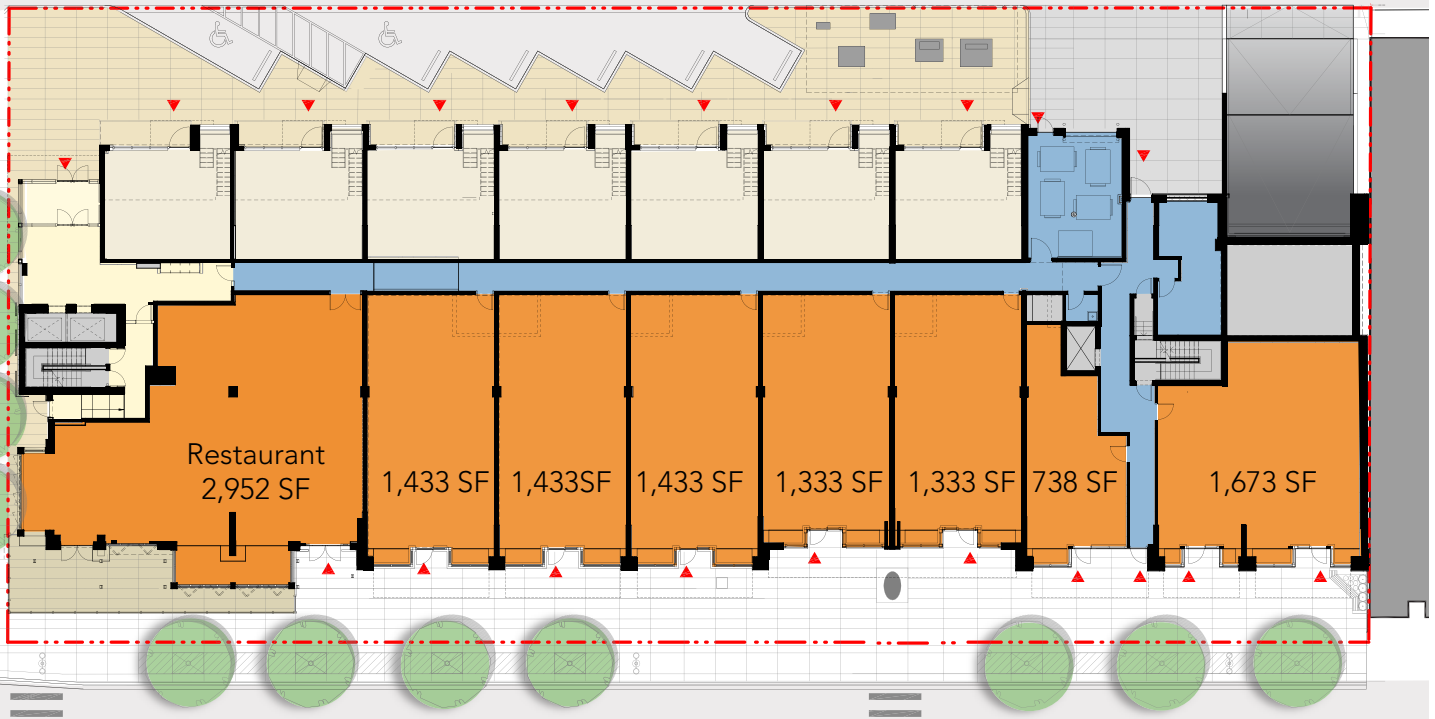


- 1. Junction 9 Yoga Studio
- 2. Cinquecento Cucina
- 3. Bite Groceteria
- 4. Esker Gallery
- 5. Gravity Cafe

- 6. Future AVLI Condos
- 7. Starbucks
- 8. Sugo
- 9. CIBC
- 10. Rouge

- 11. Spolumbos
- 12. The Nash
- 13. Hose & Hound Pub
- 14. Atlantic Avenue Art Block
- 15. Future Sculptural Garden
- 16. Alexandra Centre

SOUTH BANK



Floor Plans

Building Size:	84,034 SF
Total Retail Space:	12,329 SF
Occupancy:	Early 2020
Building Uses:	Retail and Residential
Estimated Op Costs:	\$14.50 PSF
Onsite and Offsite Parking:	Street front, rear surface stalls and underground visitor
Annual Net Rent:	Market
Inducements:	Negotiable

For further information on this opportunity,
please contact:

403.209.5555
leasing@opuscorp.ca

Or, contact the retail leasing
broker directly:

Chris Howard, Avison Young
403-830-6908
chris.howard@avisonyoung.com



Commercial Retail Unit

Rooftop Patio



Residential Entrance off 9th Street SE



With a young, forward thinking and independent demographic, we're looking for retailers who can meet their needs. The South Bank shopper wants restaurants where they can savour new food trends, shops where they can find one-of-a-kind pieces and uncommon stores where they can find uncommon gifts for their uncommon friends. Do you have something they want?

South Bank Shopper

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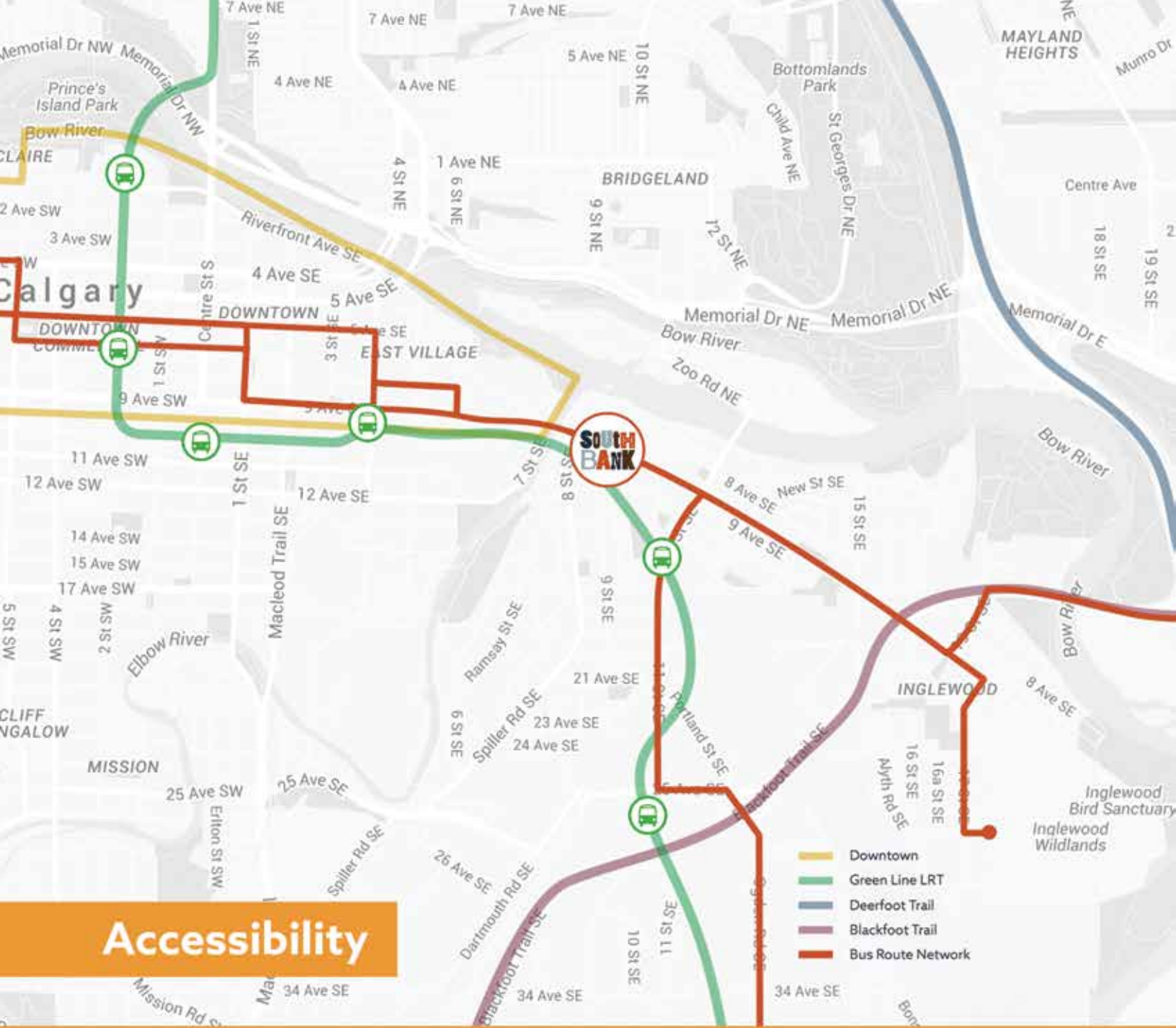
POPULATION	3km	5km	5 Min Drive
2018 Estimated	72,273	194,525	41,014
Average Age	35.7	35.9	35.4

HOUSEHOLDS	3km	5km	5 Min Drive
2018 Estimated	39,222	95,995	22,566

DAYTIME POPULATION	1km	3km	5km
2017 Estimated	22,193	241,124	411,229

Daily Traffic Count: 64,000 vehicles per day





Accessibility

Travel Time Driving

4 minutes
from Inglewood to Downtown

Travel Time by Foot

20 minutes
from Inglewood to Downtown
2 minutes
from Bow River Pathways

Nearest C - Train Station:

City Hall Station (EB / WB)

West Bound

- 1 - Bowness
- 75 - Riverbend
- 125 - Erin Woods Express
- 126 - Applewood Express
- 305 - BRT Bowness
- 411 - City Center

East Bound

- 1 - Forest Lawn
- 75 - Riverbend
- 102 - Douglasdale Express
- 103 - McKenzie Express
- 133 - Cranston Express
- 151 - New Brighton Express
- 302 - BRT SE
- 305 - BRT Bowness
- 411 - East Calgary



Parking

Building Parking

11 Surface Stalls

83 Underground Stalls

Surrounding Area Parking

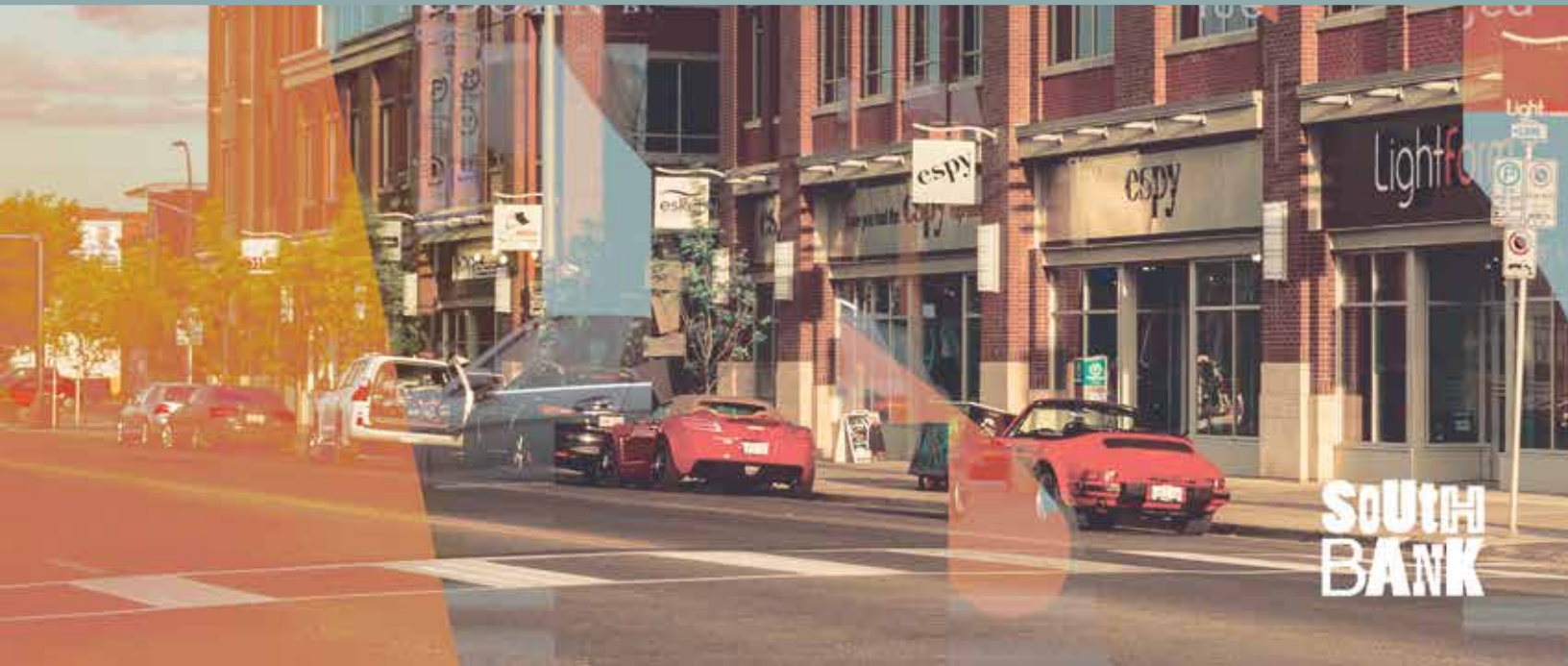
1 Hour Metered Parking ○

2 Hours Metered Parking ●

Surface Pay Lot ●

Underground Pay Lot ●

Street front parking ○





South Bank is the brainchild of local philanthropist, Jim Hill. After establishing The Esker Foundation Jim and Susan Hill built the Atlantic Avenue Art Block, which is home to a contemporary art gallery, unique retail shops and premium office spaces. Together, the Atlantic Block and South Bank will act as a hub for commerce, art, culture, business and community.

To bring South Bank's unique vision to life, an experienced team was brought together including Kasian as the architect, Clark Builders for construction and OPUS Corporation for leasing, development and marketing.

From architectural details to the community concept, it's a collaboration that will mix old and new, art and commerce and function with freedom.

About the Team

*"With character, charm
and rich artistic
sensibilities, South
Bank and the Atlantic
Avenue Arts Block are
poised to be the new
heart of Inglewood."*



Construction



Architecture



Leasing
Marketing
Property Mgmt.

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