DOWNTOWN WEST
RETAIL / PROFESSIONAL SPACE FOR LEASE

800 Six West
800 6 Avenue SW, Calgary

Main Floor & +15



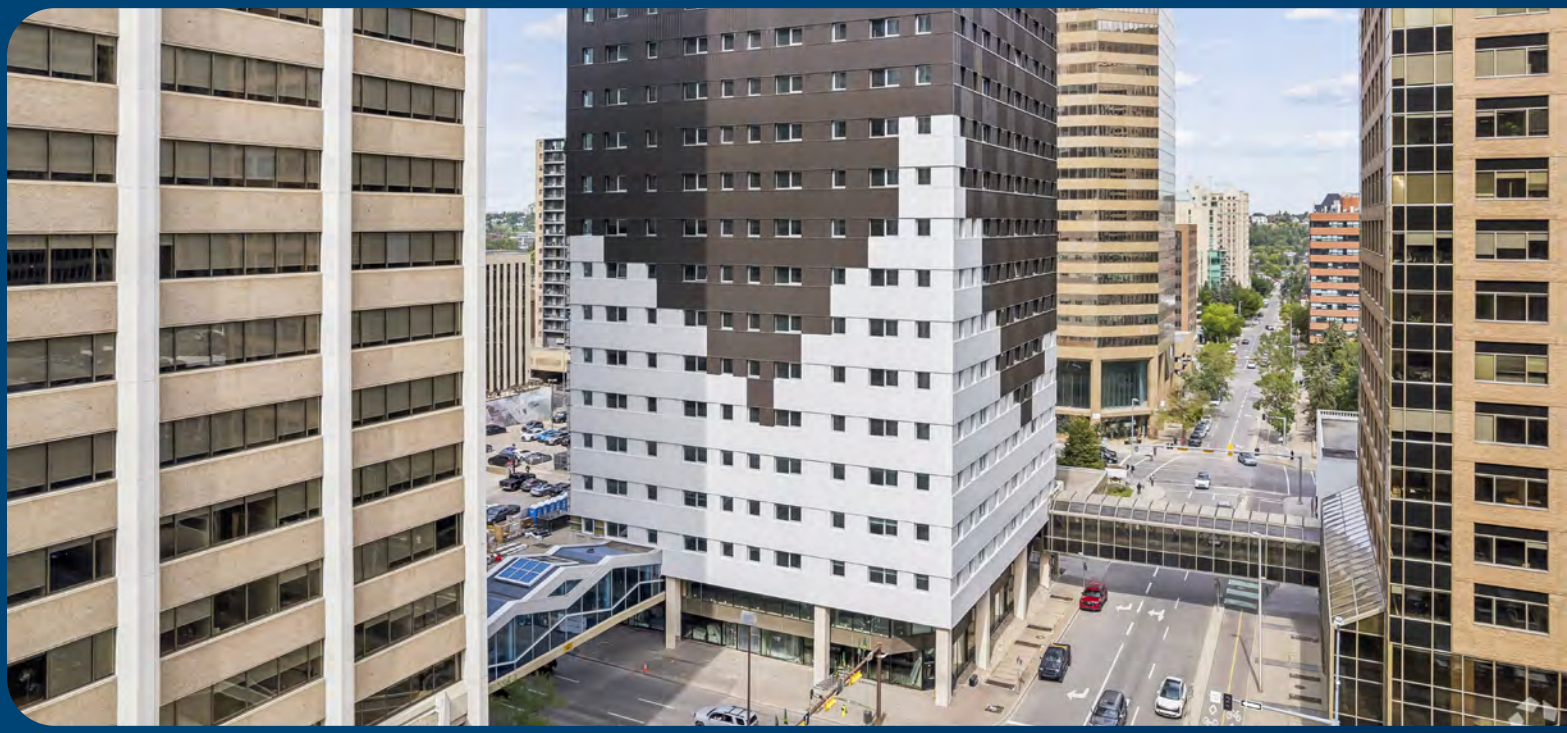
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BARCLAY STREET REAL ESTATE
LOCAL EXPERTISE MATTERS

#not in my city



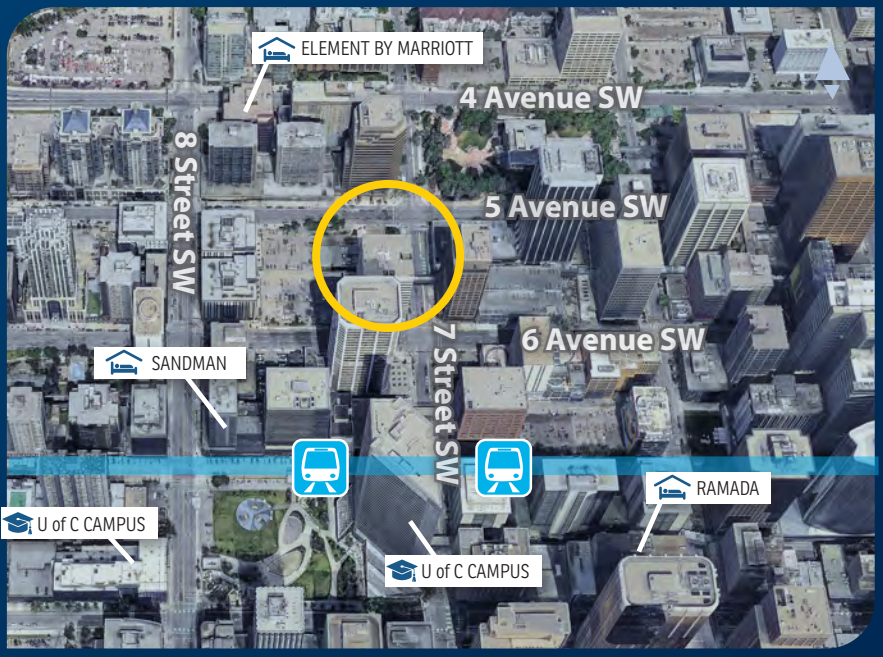
LEASING OVERVIEW

AVAILABLE NOW

Retail and professional space is available for lease on the main floor and +15 level at 800 Six West, a residential development with 204 rental units, including 144 offered at below-market rates. Located at the corner of 6 Avenue SW and 7 Street SW, the building is part of an established and evolving residential and commercial district.

Main Floor **1,200 and 5,100 SQ. FT.**

+15 **750 – 2,800 SQ. FT.**



KEY RETAIL HIGHLIGHTS

HIGH-VISIBILITY LOCATION

Main-floor spaces offer prominent 6 Avenue SW frontage with exposure to vehicle and pedestrian traffic, while +15 spaces provide convenient access to Calgary's downtown pedestrian network.

NEWLY RENOVATED BUILDING

A major redevelopment has transformed 800 Six West with new residential construction, renovated retail space and upgraded +15 areas.

GROWING RESIDENTIAL DENSITY

Activity throughout the day is driven by a mix of students, downtown employees, residents, commuters and visitors. With Downtown West undergoing significant transformation, continued development and growing residential density are expected to further increase activity in the area.



POPULATION / CONSUMPTION / DAYTIME EMPLOYMENT

800 Six West is surrounded by established apartment buildings, hotels and daytime businesses, with residential density continuing to grow through new developments and ongoing office-to-residential conversions.

AREA DEMOGRAPHICS
0.5 KM RADIUS

POPULATION
10,884

MEDIAN AGE
34.3

AVERAGE HOUSEHOLD INCOME
$109,709

DWELLINGS
5,838

CURRENT CONSUMPTION

FOOD $65.6M	HEALTH CARE $13.8M	PERSONAL CARE $10.7M
CLOTHING $16.4M	RECREATION $22.6M	LIQUOR/TOBACCO $8.9M

DAYTIME EMPLOYMENT
1 KM RADIUS

95,349 EMPLOYEES

3,811 BUSINESSES

ACCESSIBILITY / TRAFFIC

WALK SCORE
98

BIKE SCORE
93

TRANSIT SCORE
86

TRAFFIC COUNT
16,000+ VPD ON 6 AVE SW



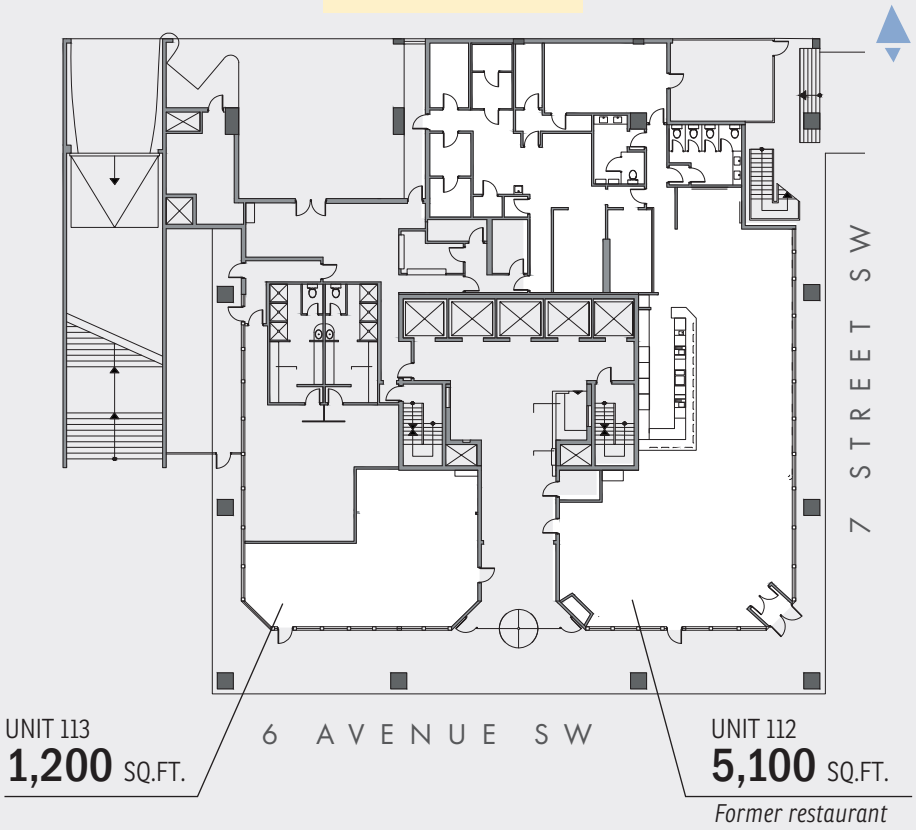
Ideal uses include:

- Café and specialty food,
- Quick service restaurants,
- Boutique and specialty retail,
- Hair salons and barbershops,
- Beauty and personal services,
- Dental and medical clinics,
- Physiotherapy and massage,
- Yoga, Pilates and fitness studios,
- Banking and financial services

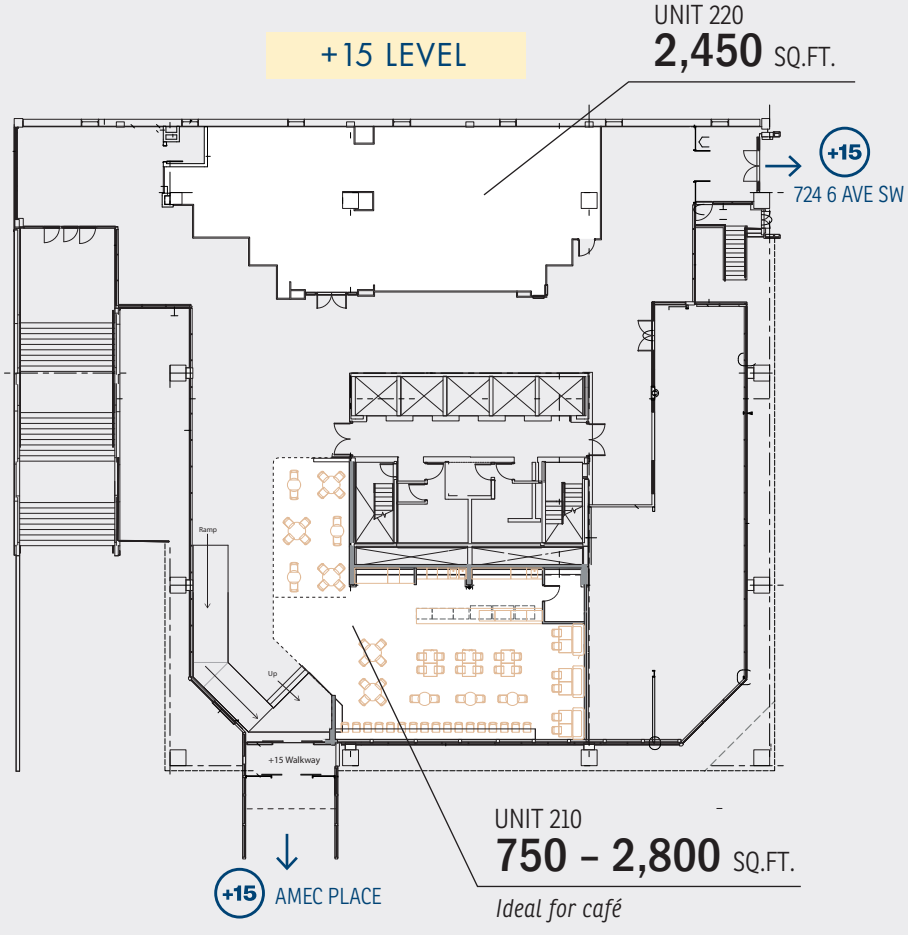
Uses subject to municipal approvals and unit location. Additional restrictions apply at the +15 level.

CONCEPTUAL PLAN

MAIN FLOOR



+15 LEVEL



LEASE INFORMATION

MUNICIPAL ADDRESSES:
800 6 Avenue SW, Calgary

ZONING:
Commercial Residential Core (CR20-C20/R20)

AVAILABLE FOR LEASE:

MAIN FLOOR
- 5,100 sq. ft. – Unit 112 ← *Former restaurant*
- 1,200 sq. ft. – Unit 113

+15
- 750 – 2,800 sq. ft. – Unit 210 ← *Ideal for café*
- 2,450 sq. ft. – Unit 220

AVAILABILITY: Immediate

OP. COSTS AND TAXES:
$18.50 per sq. ft. (est.)

NET RENT: Market



PART OF DOWNTOWN WEST'S TRANSFORMATION

Originally constructed in 1972, 800 Six West is a 17-storey, approximately 205,000 sq. ft. building that was acquired by Astra Group in 2023.

Formerly an office building, the property has been transformed into 204 new rental units (including 144 offered at below-market rates), complemented by renovated retail space and +15 opportunities.

REPURPOSE, REIMAGINE, AND REVITALIZE

ABOUT THE DEVELOPER

Astra

Astra Group is a Calgary-based real estate company involved in the acquisition, development, redevelopment, construction, and management of commercial, industrial, and residential properties.

The company focuses on identifying opportunities to reposition and enhance existing properties, as well as developing new real estate projects across Calgary.

With an integrated approach to real estate, Astra Group manages projects through multiple stages of the property lifecycle, from acquisition and development through construction and ongoing property management.

Its portfolio includes commercial and industrial assets as well as residential developments, with a focus on adding value to properties and contributing to the continued evolution of Calgary's established and emerging communities.

ASTRA GROUP'S DOWNTOWN / BELTLINE PROPERTIES



The Cornerstone



Petro Fina



800 Six West



Plaza 1000



Atrium I and II



The Lincoln



DOWNTOWN WEST: IN TRANSITION

1 THE RIVERWALK WEST

RiverWalk West is a City of Calgary initiative to enhance the Bow River's southwest bank with a continuous riverfront promenade, expanded pathways, green spaces and gathering areas, improving connections between downtown and the river.



2 RIVER HALL

River Hall is a Bow River gathering space in Downtown West, developed by The City of Calgary and Aire Commune Productions. It hosts local food vendors, live music, markets, wellness activities and community events.



3 REVITALIZE 8 STREET SW

The Revitalize 8 Street SW Project is a $30 million investment to transform a 1.5-kilometre corridor from the Bow River to 17 Avenue SW into a greener, pedestrian-friendly connection between Downtown West and the Beltline.



4 CENTURY GARDENS

Century Gardens is a downtown Calgary park featuring green spaces, walking paths, seating and a central fountain, offering a quiet place to relax amid the urban environment.



5 STEPHEN AVE REVITALIZATION

The Stephen Avenue Revitalization Project is a City of Calgary initiative to extend the avenue's pedestrian-friendly atmosphere westward into Downtown West. Plans aim to improve public spaces, strengthen connections and create opportunities for businesses, private investment and redevelopment.



LOCAL EXPERTISE MATTERS

Commercial Real Estate Sales, Leasing and Property Management

Leasing
OFFICE, RETAIL, INDUSTRIAL

Sales
OFFICE, RETAIL, INDUSTRIAL, HOTELS, MIXED USE, MULTI-FAMILY, LAND

Property Management
OFFICE, RETAIL, INDUSTRIAL, COMMERCIAL AND RESIDENTIAL CONDOMINIUMS

BARCLAY STREET REAL ESTATE

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