

# TURN KEY PIZZA QSR SPACE FOR LEASE



1431 SQ.FT | 1510 11 AVE SW CALGARY



# SUNALTA & BELTLINE

## CALGARY'S FASTEST-SURGING CORRIDOR

### KEY MARKET STATS

#### POPULATION GROWTH

Sunalta has surged by 27% in the past decade, outpacing most inner-city communities.

#### DEMOGRAPHICS

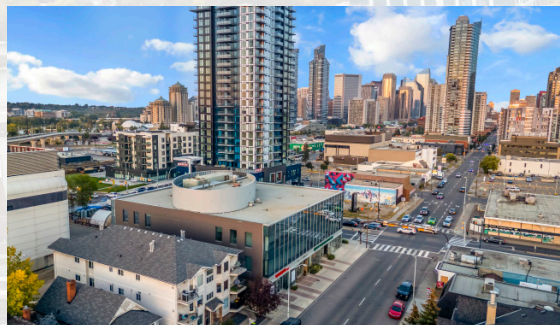
63% of residents are aged 20–39, the core demographic for quick-service dining.

#### DENSITY

Beltline/Sunalta combined represent over 35,000 residents within a 1 km radius — and climbing.

#### TRANSIT TRAFFIC

Sunalta LRT Station sees 12,000+ boardings per weekday, funneling foot traffic right past 10th & 11th Avenue corridors.



#### DAYTIME POPULATION

With nearby office, medical, and retail, daytime population expands by 150% during work hours.

#### NEW DEVELOPMENTS DRIVING DEMAND

West Tenth (1400 10 Ave SW): 7-storey, 105 residential units + 16,777 sq. ft. of retail.

#### HAT AT 14TH

28-storey, 239 upscale rental units.

#### SUNALTA HEIGHTS (1538 10 AVE SW):

Phase 1 → 27 storeys, 207 units; Phase 2 will add even more.

#### THE SENTINEL

Landmark mixed-use at 17th Ave & 14th St SW, one of Calgary's highest pedestrian/traffic intersections.

# THE RECA BUILDING ADVANTAGE

## KEY FEATURES

### YEAR RENOVATED

2018 (complete building modernization)

### FLOOR PLATES

~12,333 sq. ft. (efficient & divisible)

### TOTAL AREA

~37,000 sq. ft. across 3 levels

### WALK SCORE

97/100 – Walker's Paradise

### TENANT ECOSYSTEM (BUILT-IN TRAFFIC GENERATORS)

#### Real Estate Council of Alberta

professional anchor tenant

#### Peak Wellness Pharmacy & Sunalta Medical Clinic

consistent daytime and health-oriented footfall

#### Best of Kin Brewing

draws steady evening and weekend patrons

#### Ground Floor Retail

already proven as a restaurant/QSR destination

### TRANSIT SCORE

Excellent, direct connection to Sunalta LRT Station

### PARKING

On-site surface stalls + secure underground tenant parking

### VISIBILITY

Prominent frontage along 11th Avenue SW  
with steady vehicular & pedestrian traffic

### POSITIONING

The RECA Building acts as a daily destination point — blending office professionals, medical clients, brewery patrons, and walk-in retail visitors under one roof. Unlike standalone retail, this ecosystem ensures predictable, multi-daypart traffic for QSR operators.



### STRATEGIC LOCATION AT THE EDGE OF BELTLINE & SUNALTA

Its position captures both downtown commuters and the growing residential base west of the Beltline, making it a high-exposure, high-convenience site. With Beltline average retail rents hovering around \$30 psf, the RECA Building's turn-key QSR space at \$50 psf positions it as a premium, but well-justified opportunity given the infrastructure and built-in demand. For a pizza operator, this is not just a space — it's a plug-and-play launchpad inside a thriving building community.



**1431 SQ.FT**  
**1510 11 AVE SW CALGARY**

<b>BASE RENT</b>	<b>OPERATING COSTS</b>	<b>AVAILABILITY</b>
\$50 psf	\$17 psf	Immediate

### Minimal downtime between lease signing and opening day

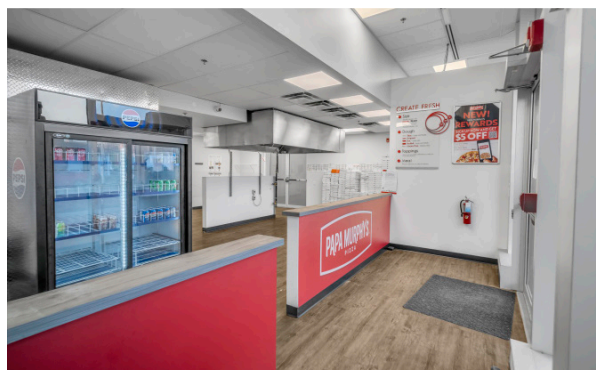
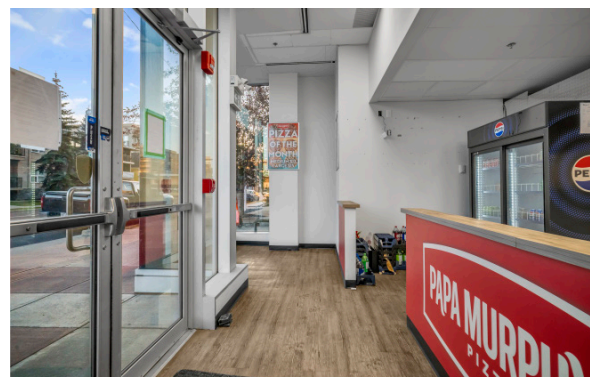
Infrastructure also supports other QSR concepts (sandwich, fried chicken, poke, Mediterranean, etc.)

This unit delivers a rare combination of location + infrastructure + proven use case. It's not an experiment — it's a proven pizza footprint in one of Calgary's most vibrant trade areas, ready to be re-activated.

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# GALLERY



# THE LOCATION ADVANTAGE



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BUILDING - THE RECA