

BANNERMAN BLOCK

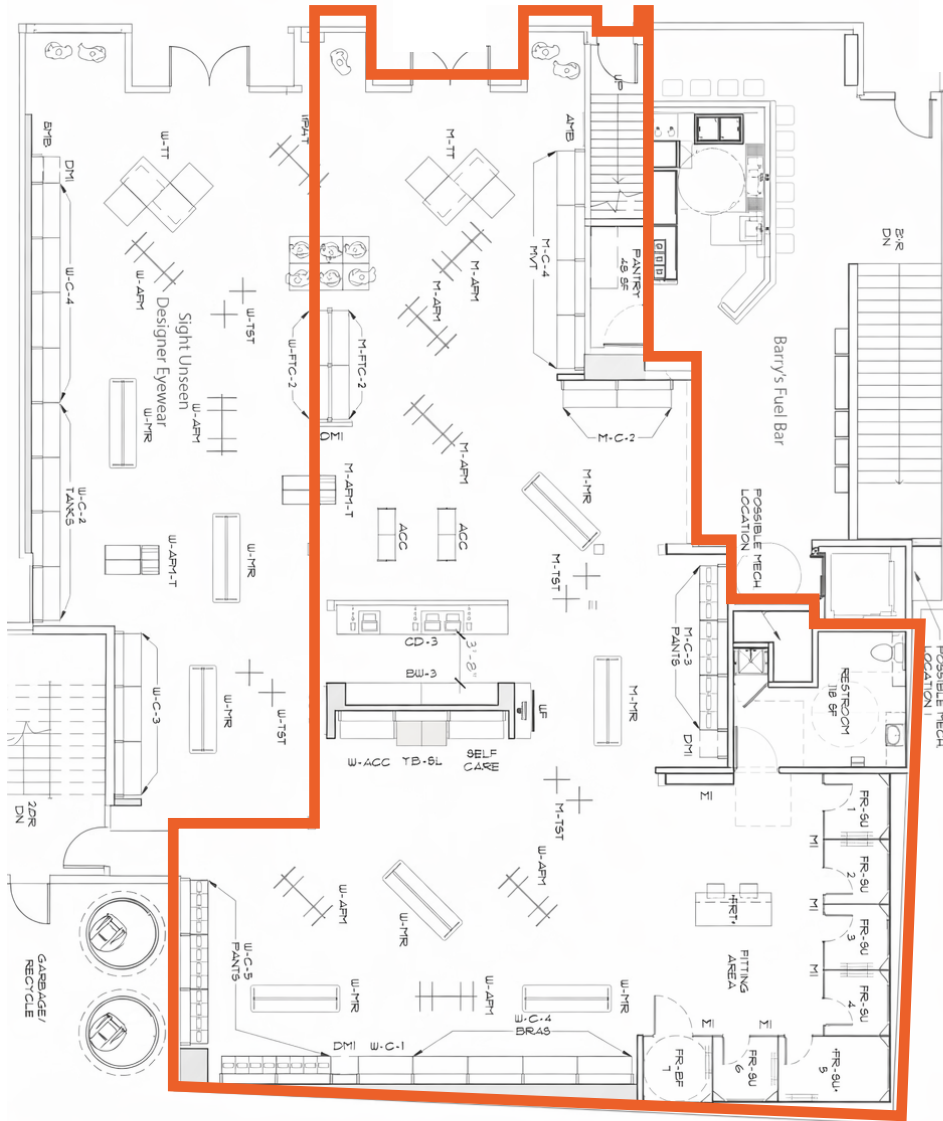
📍 2306 4th Street SW
Calgary, Alberta



certus open
PROPERTY GROUP

FLOORPLAN

MAIN FLOOR



THE DETAILS

Area	2,585 sf
Rate	Market
Additional Rent	\$23.00 (2026)
Term	10 Years
Availability	Immediate

LOCAL MARKET

450,000 Population 200,000 Households



\$150,000 Avg. Household \$

38.5 Median Age

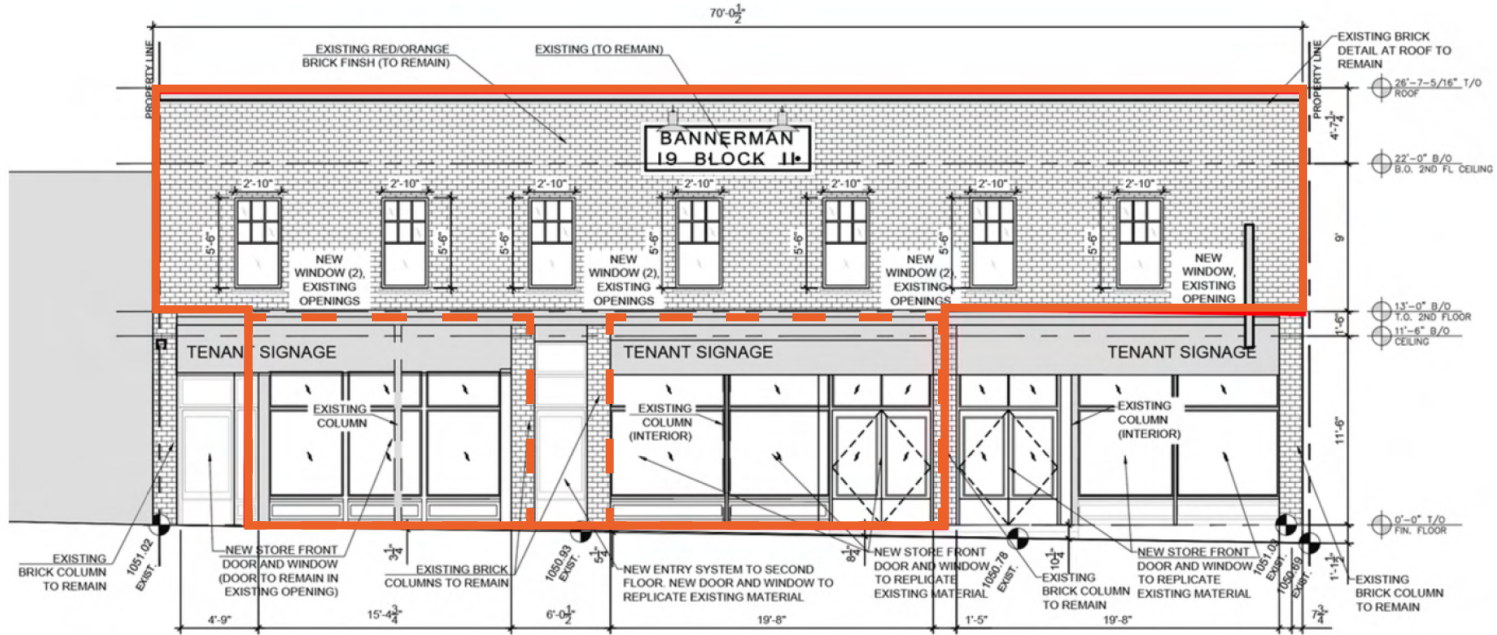


VISUALS

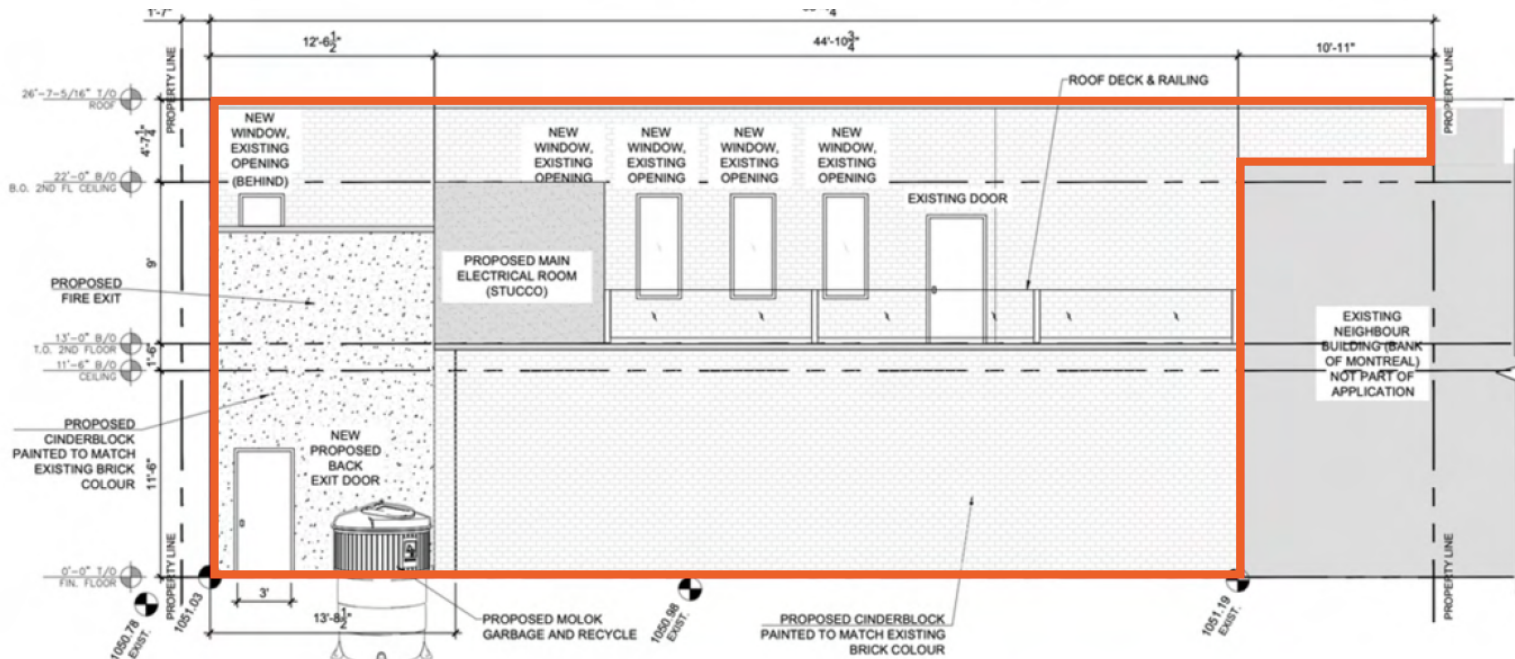


FRONTAGE

STOREFRONT



EAST & SOUTH FACING



FROM MORNING TO MIDNIGHT

As a whole, Mission blends historic charm with modern density, positioned along the Elbow River and steps from 17th Avenue SW, Calgary's iconic retail and entertainment corridor. The proximity to 17th Ave adds energy and extended foot traffic, while Mission itself maintains a more intimate, walkable neighbourhood feel anchored by 4th Street's restaurants and independent retailers. Together, the area offers a seamless mix of residential, lifestyle, and destination appeal, making it one of Calgary's most dynamic and consistently sought-after inner-city communities.

BUILT IN CUSTOMER

Career-Driven but Lifestyle-Focused
Values balance and convenience



Health and Wellness Oriented
River runs, boutique fitness, or time at
The Glencoe Club

Social but Curated
Prefers chef-driven restaurants and
intimate wine bars

Shops Local and Independent
Along 4th Street and
near 17th Avenue SW

Values Experiences Over Excess
Quality coffee, elevated brunch,
specialty grocers

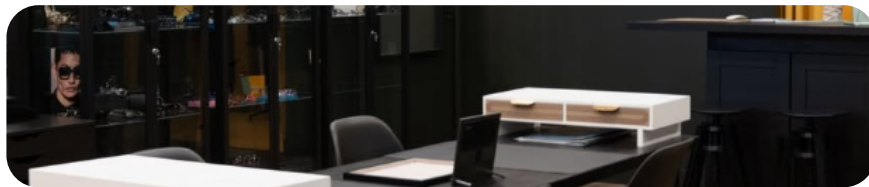


Drawn to Walkability
Heritage character, and an urban energy
with sophistication

ON SITE PARTNERS



sight
unseen
OPTICS



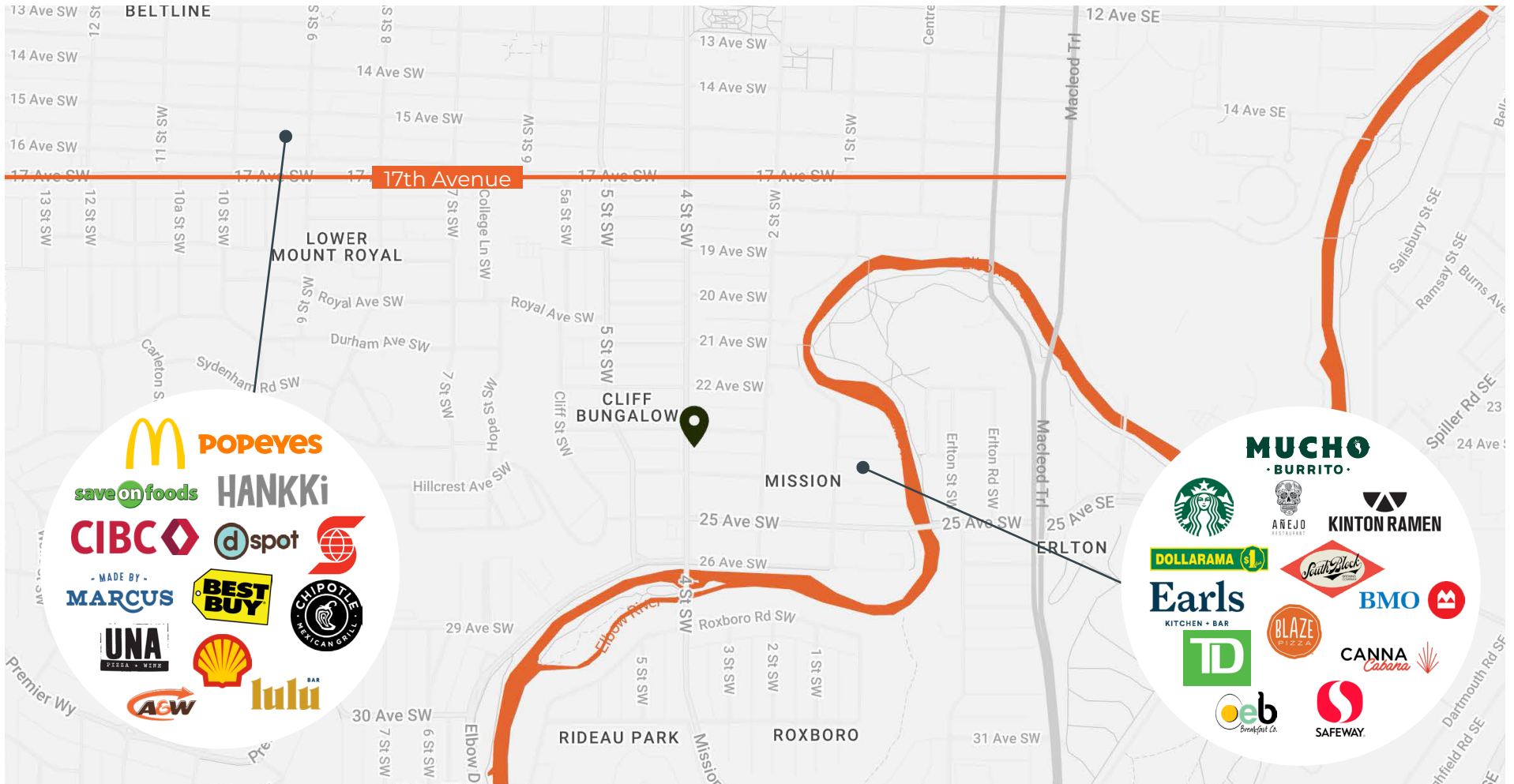
Sight Unseen is a vibrant Calgary-based concept known for its bold branding, creative energy, and strong community appeal. With a reputation for delivering unique experiences and connecting with a wide audience, they have built brand recognition that resonates locally and beyond. Their presence at Bannerman Block would enhance the tenant mix by adding a culturally relevant, experiential draw that compliments the centre's dynamic character and helps drive both foot traffic and destination appeal.

Barry's Bootcamp is a globally recognized boutique fitness brand known for its high-intensity, instructor-led workouts that combine cardio and strength training in a community-driven environment. With a strong and loyal following, Barry's delivers consistent traffic throughout the day and evening, attracting fitness enthusiasts who prioritize both results and experience. Their presence on site would enhance the overall tenant mix by adding a dynamic experiential use that drives frequent visits, supports adjacent food and beverage concepts, and reinforces the destination appeal of the centre.

BARRY'S



PERKS



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BUILT TO KEEP RETAIL OPEN AND EVOLVING.

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