

Retail | For Lease

CBRE

# IMPERIA

503 11<sup>th</sup> Avenue SW, Calgary AB

New Centre City Mixed-Use Development





# Property Details

- Brand-new street-level retail anchored by the Truman Imperia residential tower
- Positioned in Calgary's most dynamic downtown district, surrounded by culture, dining, and lifestyle destination
- High-exposure frontage with strong pedestrian flow and seamless connectivity
- Steps from major employment hubs, residential density, and daily traffic drivers
- Designed to capture a steady, built-in customer base from both residents and downtown commuters
- Located among an evolving mix of boutique retail, cafés, fitness studios, and upscale dining

## Details

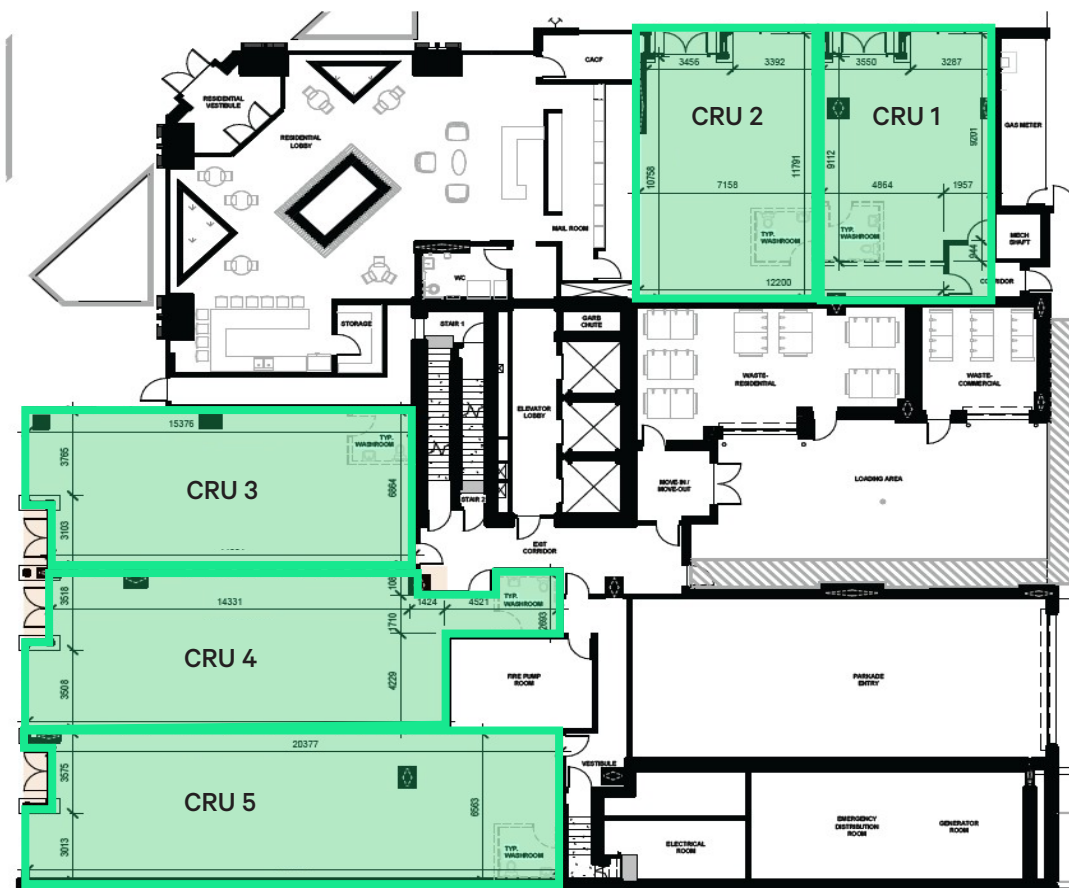
**Size:** CRU 1- 677 sq. ft. CRU 5 - 1,461 sq. ft.  
CRU 2- 934 sq. ft.  
CRU 3- 1,120 sq. ft.  
CRU 4- 1,314 sq. ft.

**Op Costs ( 2026 est.):** \$18.71 per sq. ft.

**Zoning:** CC-X Centre City - Mixed Use

**Available:** December 2027

**Signage:** Fascia



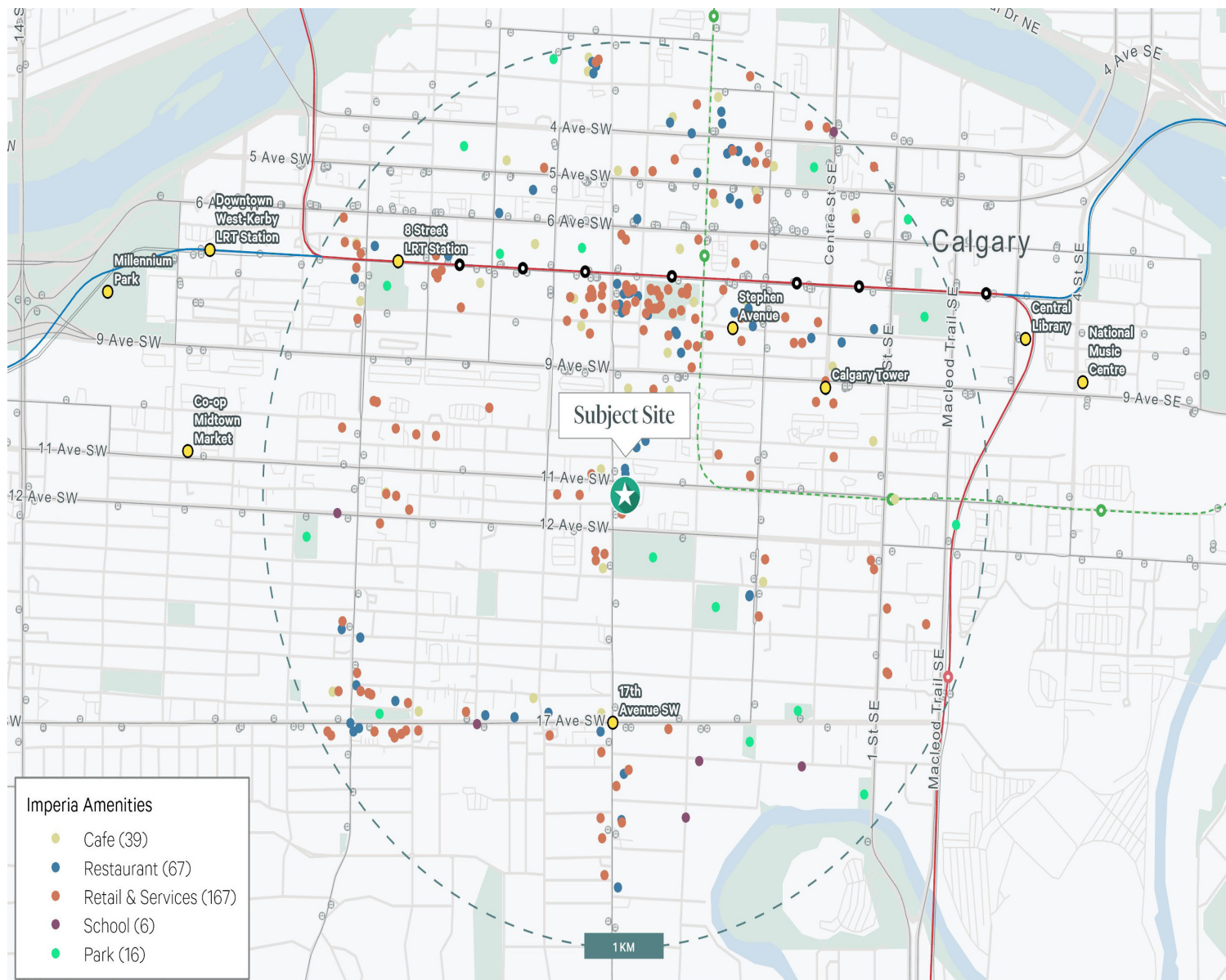


# Renderings





# Demographics & Site Map



## Area Demographics



Population of 260,912  
within 5km with an  
average age of 37



~21,000 vehicles per day  
on 11th Avenue SW



Average household  
income of \$185,179 within  
5km with an average of 2  
people per household



# FOR LEASE

## IMPERIA

## Contact Us

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