

## EVOLUTION EAST VILLAGE

520 5<sup>th</sup> Avenue SE, 530-550 6<sup>th</sup> Avenue SE,  
525-549 Riverfront Avenue SE  
Calgary, AB

Ground floor retail podium in the heart of East Village,  
one of Calgary's trendiest and fastest growing inner-city  
neighbourhoods



# THE OFFERING

CBRE Limited (“CBRE”) has been exclusively retained by Embassy Bosa Inc. (the “Vendor”) and is pleased to offer for sale a 100% interest in Evolution East Village (the “Property”), located at 520 5<sup>th</sup> Avenue SE, 530-550 6<sup>th</sup> Avenue SE and 525-549 Riverfront Avenue SE, Calgary, AB.

The Property is comprised of nine condominium-titled retail units on the main floor of two, high-rise multi-residential towers, totaling 17,627 square feet. Located in the dynamic and rapidly evolving East Village neighborhood of Calgary, this prime site enjoys exceptional access to a rich array of amenities, including a variety of restaurants, cafes, bars, and the picturesque Bow River Pathways. East Village is also home to over 2,700 residential and condominium units, fostering a vibrant community atmosphere. Currently, Evolution East Village boasts an impressive occupancy rate of 91%, featuring a diverse mix of local tenants that contribute to the area’s unique charm and appeal.

The Property offers near-term income growth, as the current average in-place rents are 4.0% below market rates. With a remaining Weighted Average Lease Term (WALT) of 2.7 years, this allows for the potential to align rents with market levels over the next few years, enhancing overall income potential.



## RETAIL

**17,627 SF**  
Net Rentable Area

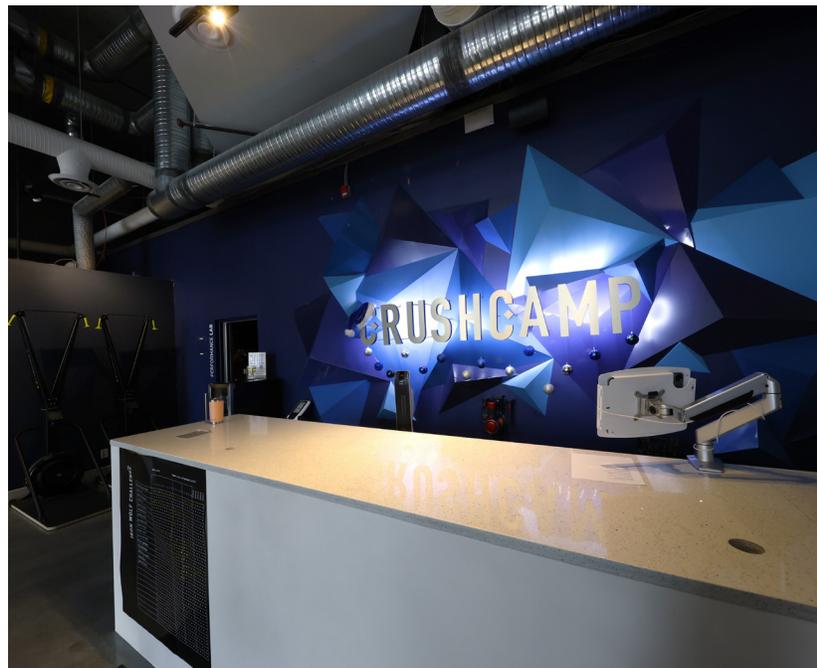
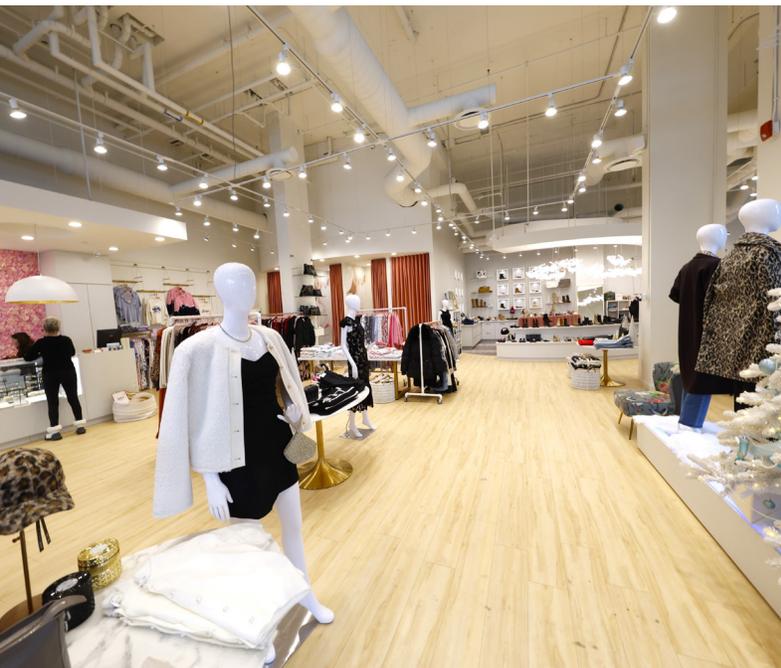
**9**  
# of Units

**2.7 YEARS**  
WALT

**\$29.67 PSF**  
Avg. In-Place Rents

**91%**  
Occupancy

**4.0%**  
% Below Market



# PROPERTY SUMMARY

Address	520 5 <sup>th</sup> Avenue SE, 530-550 6 <sup>th</sup> Avenue SE, 525-549 Riverfront Avenue SE, Calgary, AB
Legal Description	Condominium Plan 1512254; Units 204-212
Property Type	Strata Retail Units at-Grade
Year Built	2015
Land Use	CC-EMU
Building Area	17,627 SF
Occupancy <sup>[1]</sup>	91%
Units	9 Retail Units
Weighted Average Lease Term (WALT) <sup>[1]</sup>	2.7 Years
% Below Market	4.0%

<sup>[1]</sup> As of April 2026



# INVESTMENT HIGHLIGHTS

## PREMIER RETAIL CONDOMINIUMS OF LUXURY AND INSTITUTIONAL QUALITY MANAGEMENT

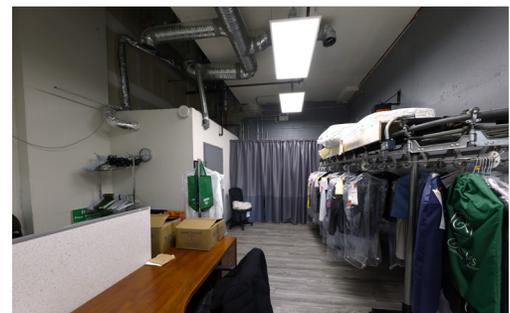
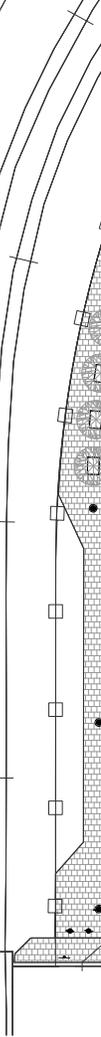
The Property exemplifies state-of-the-art condominium standards for retail spaces, featuring spacious layouts and luxurious finishes that enhance the overall customer experience. Each unit is meticulously designed to create an inviting atmosphere, showcasing high-quality materials and contemporary design elements. Since its construction in 2015, the Property has been institutionally managed, ensuring exceptional attention to detail and a steadfast commitment to maintaining the highest standards of service and upkeep. Retail tenants can thrive in an upscale environment that seamlessly combines sophistication with functionality, making it an ideal location for businesses looking to make a lasting impression.

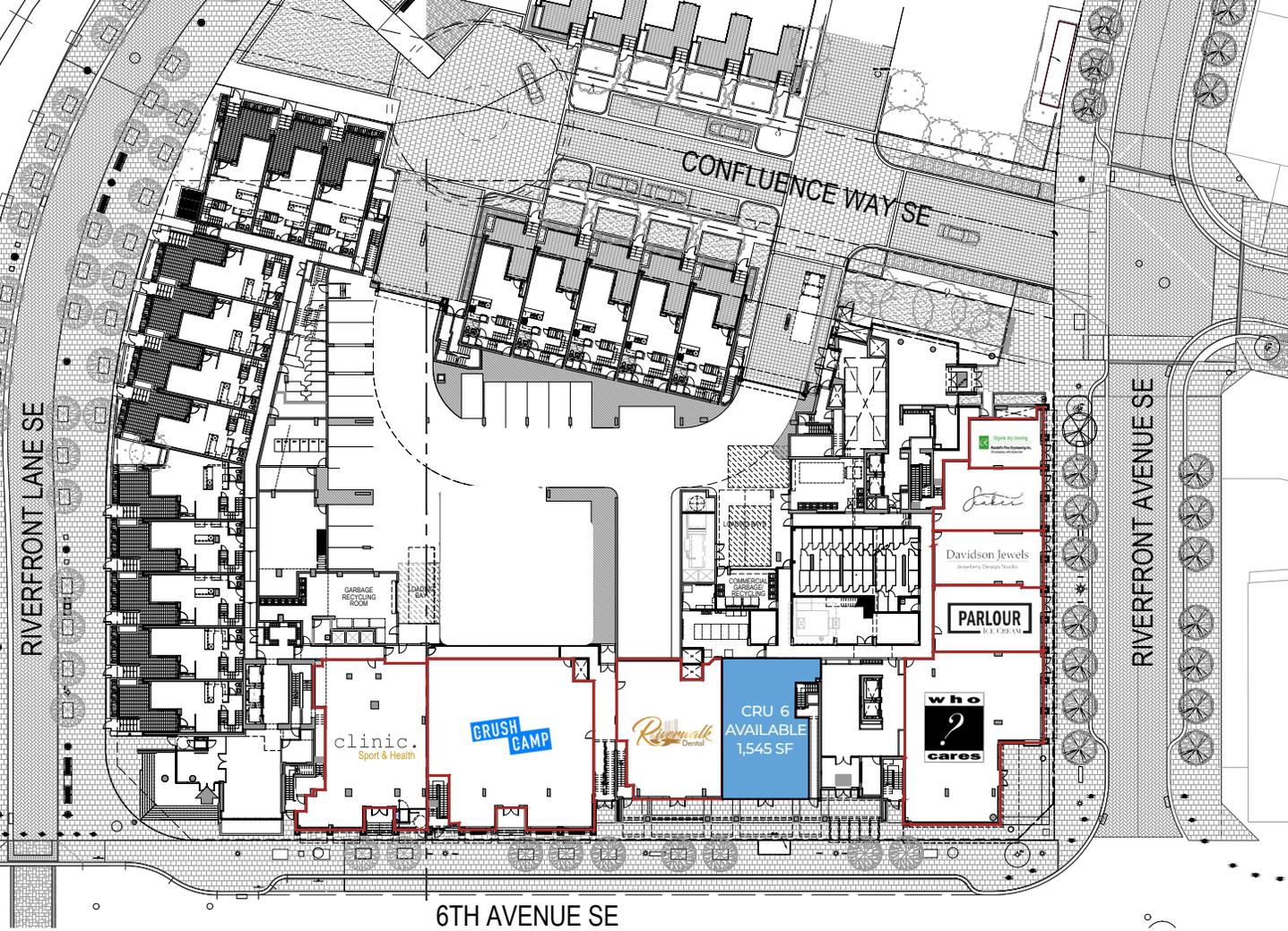
## QUALITY TENANTS WITH NEAR-TERM INCOME GROWTH POTENTIAL

Evolution East Village offers East Village residents a vibrant and diverse tenant mix, servicing the daily needs and desires with medical services, fitness centers, fashion boutiques, and an array of enticing food and beverage options. The Property features a short-term WALT of 2.7 years and in-place rents currently 4.0% below market, allowing for near-term mark-to-market potential.

## LOCATED IN THE HEART OF CALGARY'S TRENDIEST AND FASTEST GROWING-INNER CITY NEIGHBORHOOD

Strategically positioned within Calgary's thriving community of East Village, the Property boasts convenient access to an abundance of amenities. These include celebrated dining establishments, the picturesque Bow River pathways, and the highly anticipated Scotia Place Event Centre. East Village has seen substantial public investment exceeding \$400 million over the past several years, driving its remarkable transformation.

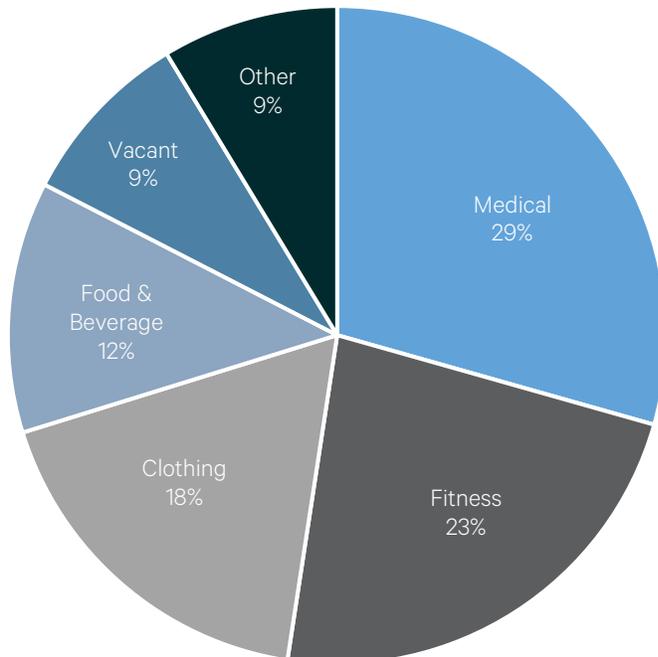




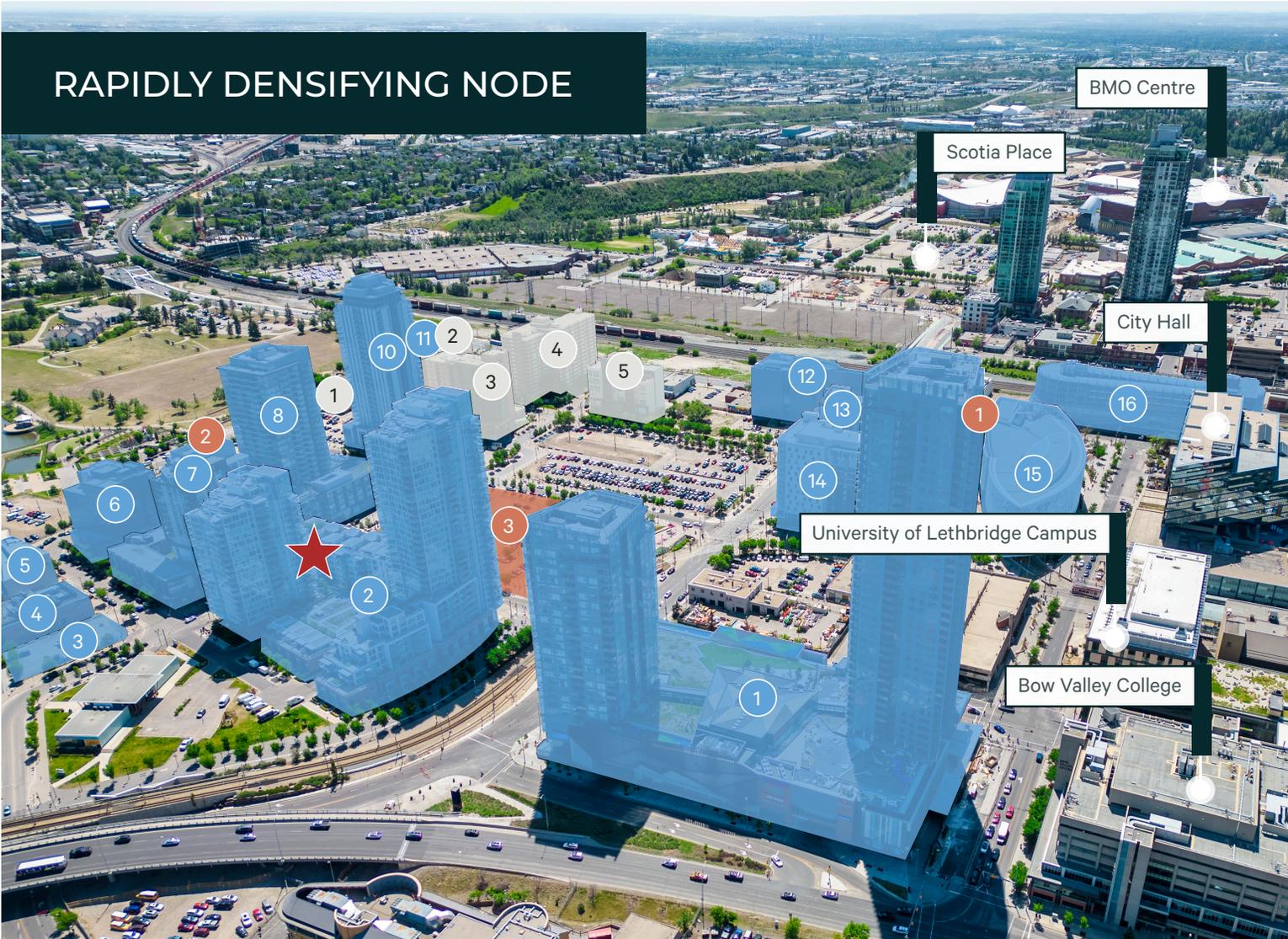
## RETAIL LEASING PROFILE

Tenant	NRA	% of Total
Crush Camp Fitness	4,060 SF	23%
Who Cares Wear	3,137 SF	18%
Clinic Sport & Health	2,768 SF	16%
Riverwalk Dental	2,412 SF	14%
Parlour Ice Cream	1,138 SF	6%
8 Cakes Bake Shoppe	1,039 SF	6%
DavidsonJewels	947 SF	5%
Randell's Fine Drycleaning Inc.	581 SF	3%
<b>Occupied Tenants</b>	<b>16,082 SF</b>	<b>91%</b>
Vacant	1,545 SF	9%
<b>Total</b>	<b>17,627 SF</b>	

Net Rentable Area by Tenant Type



# RAPIDLY DENSIFYING NODE



## LEGEND

### SUBJECT SITE

 Evolution East Village

### EXISTING

-  Rivertwin  
64 CONDOS
-  George C. King Tower  
130 CONDOS
-  East Village Place  
163 CONDOS
-  Murdoch Tower  
360 CONDOS
-  Orange Lofts  
106 CONDOS

### COMPLETED

-  Arris / 5<sup>th</sup> & Third  
472 CONDOS & 190 RENTALS
-  Evolution  
472 CONDOS
-  EV606  
38 RENTALS
-  Simmons Building
-  M2  
RETAIL & OFFICE
-  Alt Hotel  
155 ROOMS
-  First  
196 CONDOS
-  Verve  
288 CONDOS
-  Rivertwin  
64 CONDOS
-  Hat @ East Village  
219 RENTALS
-  INK  
108 CONDOS
-  Studio Bell
-  N3  
167 CONDOS
-  Hilton Garden Inn  
300 ROOMS

-  Central Library
-  Platform  
INNOVATION CENTRE

### PROPOSED

-  Bankside  
81 CONDOS
-  Vibe  
160 CONDOS
-  East Village Courtyard  
692 RENTALS



# LOCATION OVERVIEW

## STUDIO BELL

Studio Bell is a one stop shop for performance halls, recording facilities, broadcast studio, live music venue, and museum. The studio is the first of its kind in North America. There are nine subtly curved and interlocking towers with over 160,000 square feet. The complex also incorporates the revitalized King Edward Hotel, one of Calgary's oldest buildings and a legendary blues club.

## ST. PATRICK'S ISLAND

St. Patrick's Island park is situated across 31 acres of land at the confluence of the Bow and Elbow river just northeast of Downtown Calgary. The park has a historic history dating back to the early 1900's in Calgary. It has now been newly redeveloped in July of 2015 as part of the Calgary Municipal Land Corporation's East Village redevelopment plan. George C. King bridge connects the island park with both the East Village to the south and Bridgeland to the north.

## BOW RIVER PATHWAY

Bow River Pathway is a multi-use trail of over 40 kilometres that follows alongside the Bow River in the South of Calgary. The trail starts from Fish Creek Provincial Park and follows north all the way to the Bearspaw Dam which connects major parks and green areas in Calgary. The construction of the Pathway started in 1975 to mark the city's centenary.

## CALGARY CENTRAL LIBRARY

Construction of Calgary's Central Library began in 2014 with a first-of-its-kind engineering which encapsulated the LRT line that was used as a foundation for the building above. The 240,000 square foot building has five levels that contain about 600,000 items. When it opened in November of 2018, over 1 million people visited the library in the first 7 months.

## SIMMONS BUILDING

The Simmons building is described as an Edwardian-style Commercial Warehouse. Built in 1912 to house a mattress and bedding factory, it started out its life under the Alaska Bedding Company which later amalgamated into Simmons. The building now houses a number of household names serving amazing food and drinks thanks to the Calgary Municipal Land Corporation's East Village Master Plan. Currently The Simmons Building is home to Phil and Sebastians Coffee Roasters, Sidewalk Citizen Bakery and Charbar.

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C A L G A R Y

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