

QSR / CAFÉ SPACE FOR LEASE

BRIDGELAND PROFESSIONAL CENTRE

SMALL FOOTPRINT. BIG NEIGHBOURHOOD DEMAND.

700 SQ.FT | 1010 1 AVE NE CALGARY

BRIDGELAND

INNER-CITY FOOD ENERGY + BUILT-IN DAYTIME TRAFFIC

OPPORTUNITY SNAPSHOT

- **700 SF** retail unit suited for café / QSR / fast-casual
- **Condition:** Vanilla shell
- **Address:** 1010 1 Avenue NE, Calgary
- **Building:** Bridgeland Professional Centre
- **Parking:** 13 surface stalls + 35 underground stalls



KEY MARKET DRIVERS

MAIN STREET EXPOSURE

The building has direct exposure onto 1st Avenue NE, the main commercial corridor through Bridgeland.

BUILT-IN DAYTIME POPULATION

The property is approximately 81% occupied with a large portion of tenants being medical and long-term professional users, creating steady weekday traffic.

AMENITY-RICH INNER CITY

Bridgeland is a dense, walkable inner-city neighbourhood known for its restaurants, cafés, and vibrant local retail scene.

DENSITY + DAILY DESTINATION BEHAVIOUR

The neighbourhood attracts repeat visitation from residents, commuters, and nearby downtown workers—ideal for coffee, grab-and-go, and fast-casual operators.

TRANSIT + CONNECTIVITY

Bridgeland benefits from excellent transit access and close proximity to downtown Calgary, supporting both commuter and neighbourhood traffic.

THE BRIDGELAND PROFESSIONAL CENTRE ADVANTAGE

KEY FEATURES

YEAR BUILT

1981

AVERAGE FLOOR PLATES

~10,000 SF

PARKING

13 surface stalls + 35 underground stalls

TOTAL BUILDING SIZE

29,319 SF

OCCUPANCY

~81%

VISIBILITY

Strong medical tenant presence

TENANT ECOSYSTEM (BUILT-IN TRAFFIC GENERATORS)

The Bridgeland Professional Centre operates as a daily destination building driven by a stable mix of medical and professional tenants. This ecosystem creates steady weekday visitation and consistent demand for food and beverage offerings throughout the day.

POSITIONING

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FLOOR PLAN

700 SF
1010 1 AVE NE CALGARY

LEASE TERMS

BASE RENT

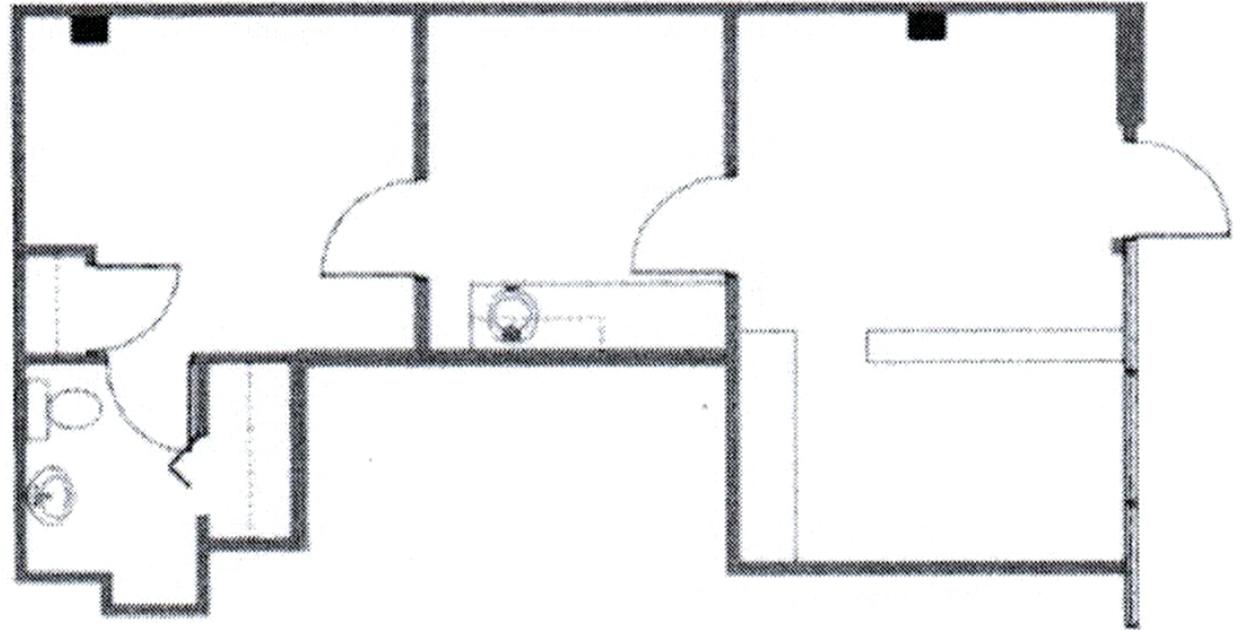
\$65 PSF

OPERATING COSTS

\$17 PSF

AVAILABILITY

May 1



SPACE OVERVIEW

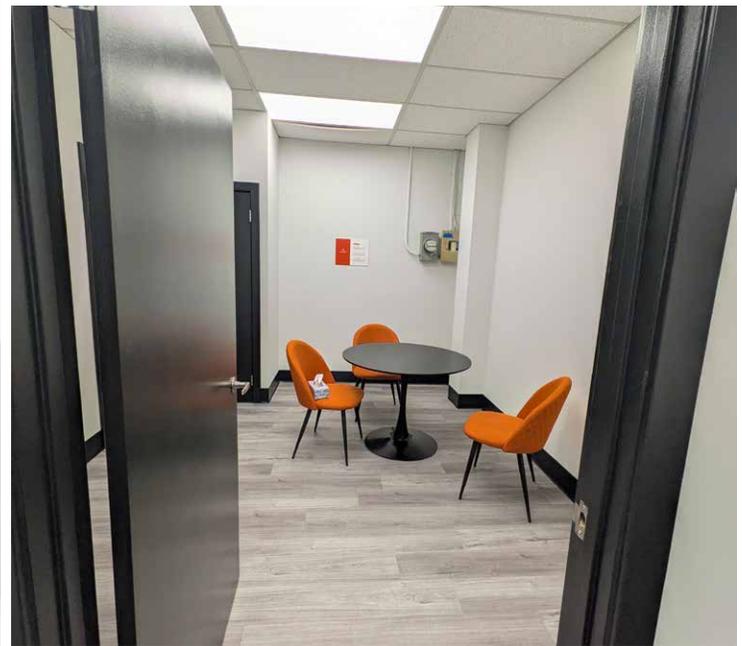
This 700 SF retail unit offers an efficient footprint well suited for café and quick-service restaurant operators seeking an inner-city location in Bridgeland.

Delivered as vanilla shell space, the unit allows incoming tenants to design and build a layout tailored to their concept, service line, and customer experience.

WHY THIS SPACE WORKS

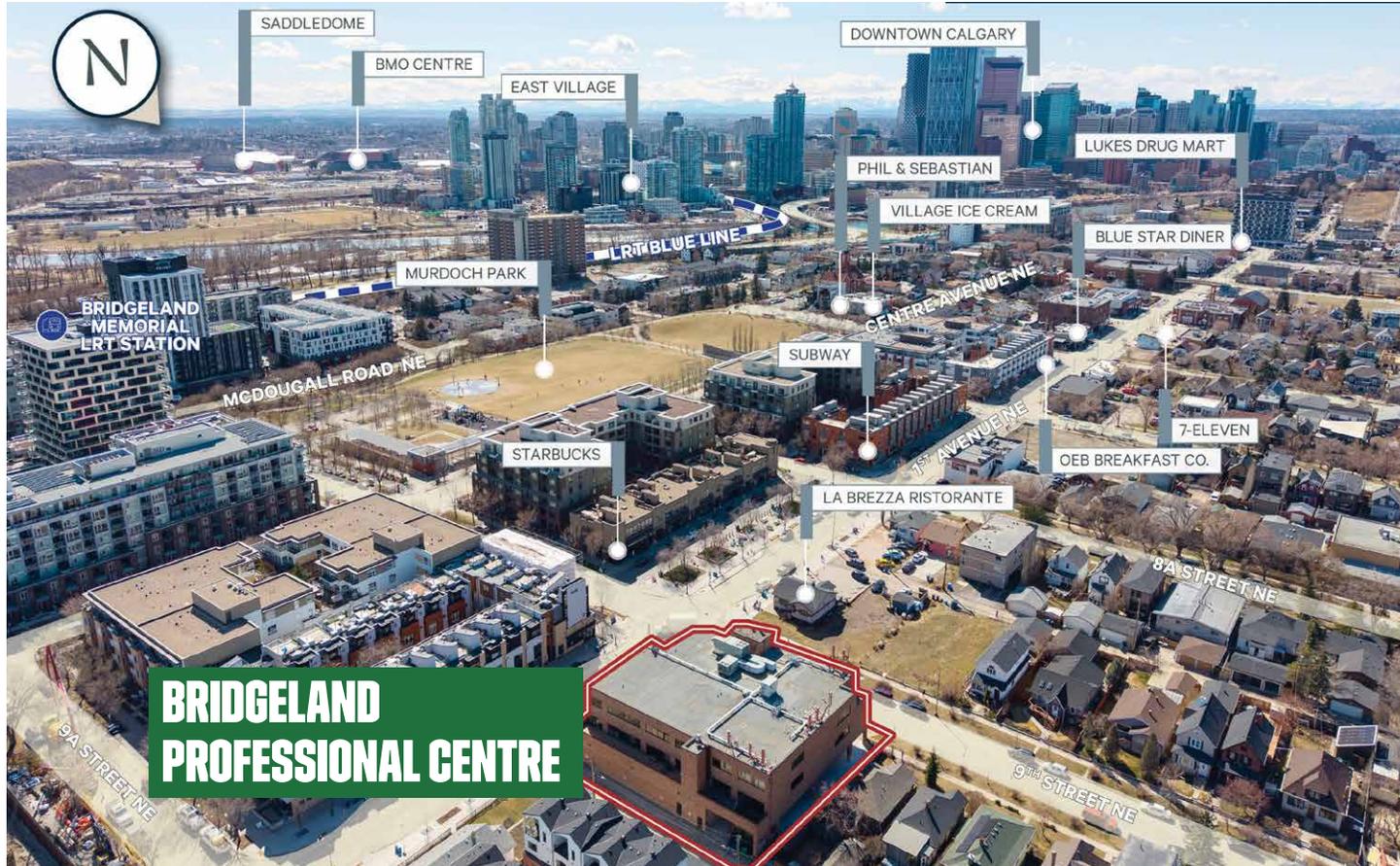
- ✓ Prime exposure along Bridgeland's main commercial corridor
- ✓ Built-in daytime demand from medical and professional tenants
- ✓ Strong surrounding residential density
- ✓ Immediate proximity to downtown Calgary
- ✓ Excellent customer parking

GALLERY



THE LOCATION ADVANTAGE

Located on a prominent corner in the amenity-rich community of Bridgeland, 1010 1 Avenue NE offers direct access to downtown Calgary and strong neighbourhood retail demand.



**BRIDGELAND
PROFESSIONAL CENTRE**

NEARBY AMENITIES INCLUDE:

- Bridgeland commercial corridor
- Downtown Calgary
- East Village
- River pathway system
- Major neighbourhood parks
- Transit connectivity



BIKESCORE

99



WALKSCORE

85

READY TO BUILD YOUR BRIDGELAND CAFÉ OR QSR LOCATION?

Small-format café and quick-service opportunities in Bridgeland are limited. This 700 SF vanilla shell unit offers the ideal footprint for operators seeking to establish a high-efficiency concept in a vibrant inner-city neighbourhood.

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BRIDGELAND PROFESSIONAL BUSINESS CENTER