Prime Riverfront Space for Lease

417 Riverfront Ave SE

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PROPERTY OVERVIEW

417 Riverfront Ave SE, Calgary, AB T2G 0C2

Strategically positioned on **Riverfront Ave** and visible from the **4th Avenue flyover**—the **primary gateway into Calgary's vibrant downtown core**—this iconic culinary corner boasts unparalleled visibility. This is a prime opportunity for any restaurant or coffee shop to take advantage of this cost-effective, nearly turnkey space.

Main Floor	±2,635 sq.ft.
Op Cost (Estimated)	$14 / sq. ft.
Frontage	±100 ft.
Tenant Incentives	Negotiable
Term	5-10 Years
Availability	Immediately

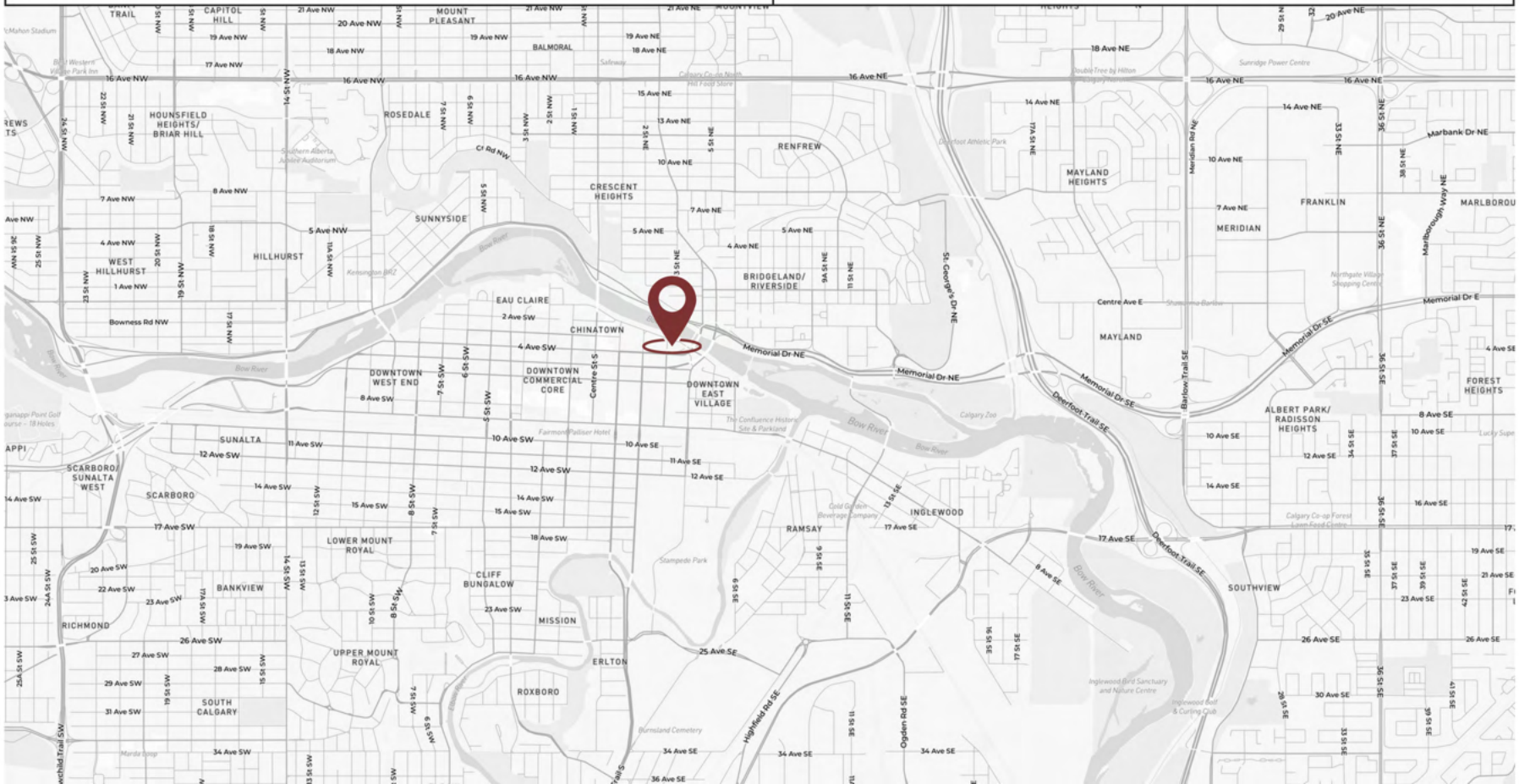
Aerial View

View From Riverfront Ave (8,000 DVT)

View From 4th Ave Flyover (40,000 DVT)

THE TRADE AREA (3 km)

Average Annual Income is $145,368	Adjacent communities: Mission, Beltline, Bridgeland, Crescent Heights, Downtown
On average, 36-year-old couples with no kids.	2020 population: 197,841 2025 population: 223,350 (projected)

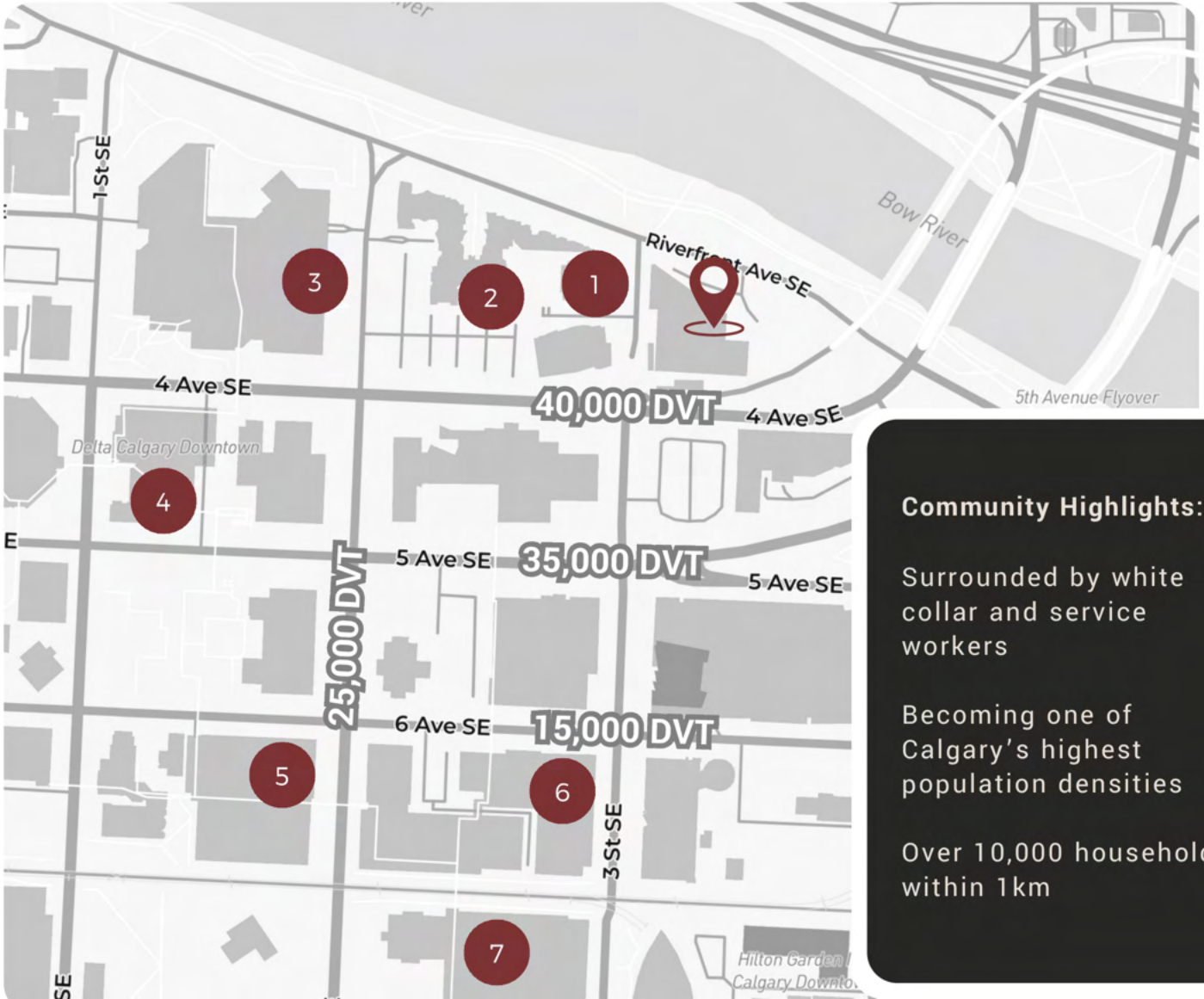


ABOUT EAST VILLAGE

East Village's cultural novelty, local restaurants, destination stores, and attractions like the Bow River and Confluence Park bring Calgarians from **all sides of the city regardless of their proximity.**

1. **Riverfront Pointe Condos**
   19 storeys, 174 multi-family
2. **Riverfront Condos**
   4 storeys, 174 multi-family
3. **Harry Hays**
   Government services building
4. **Delta Hotels**
   4-Star Hotel
5. **Bow Valley College**
   West Campus
6. **Bow Valley College**
   North Campus
7. **Calgary City Hall**
   Government building

115,000 Daily Vehicle Traffic (DVT)
on surrounding main roads



Community Highlights:

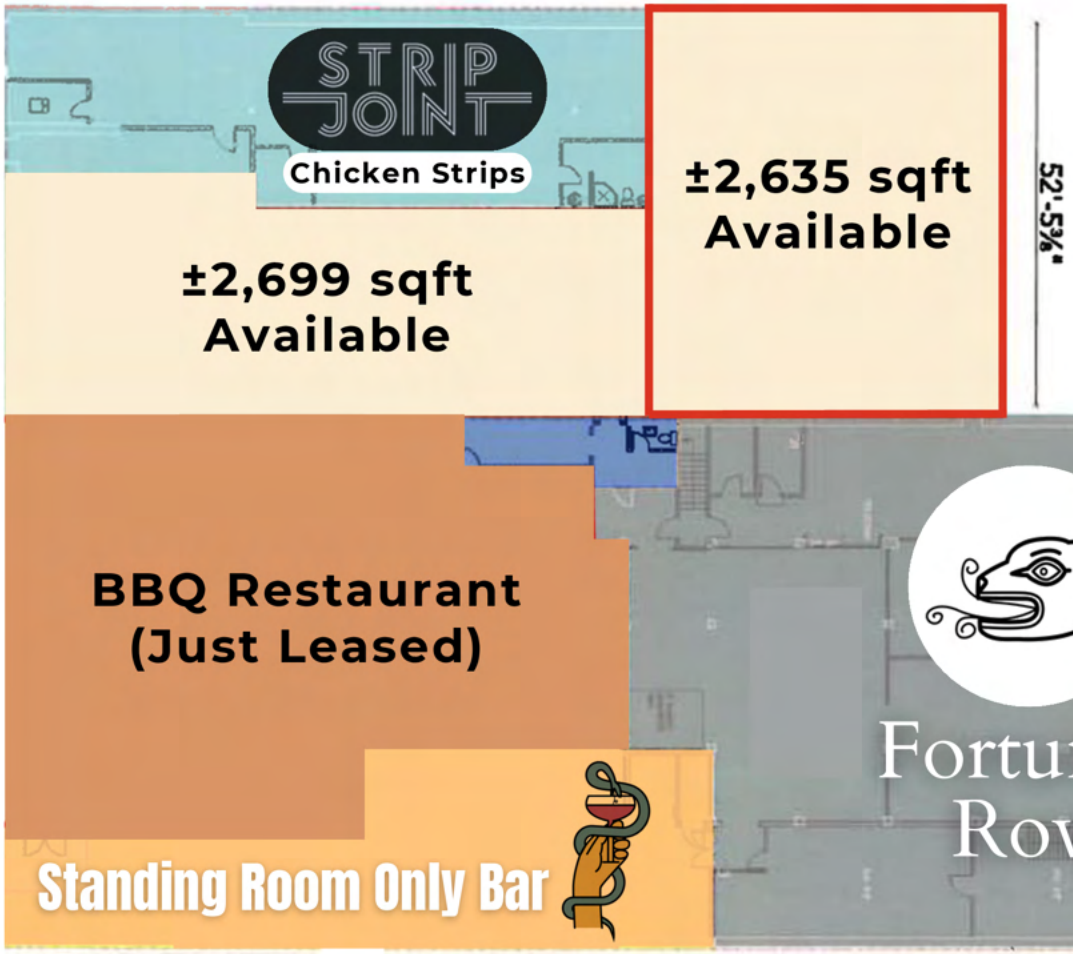
Surrounded by white collar and service workers

Becoming one of Calgary's highest population densities

Over 10,000 households within 1km

SITE PLAN

Join **Fortuna's Row, Standing Room Only, Strip Joint (chicken strips)**, and the newly leased barbecue restaurant (currently undisclosed name).

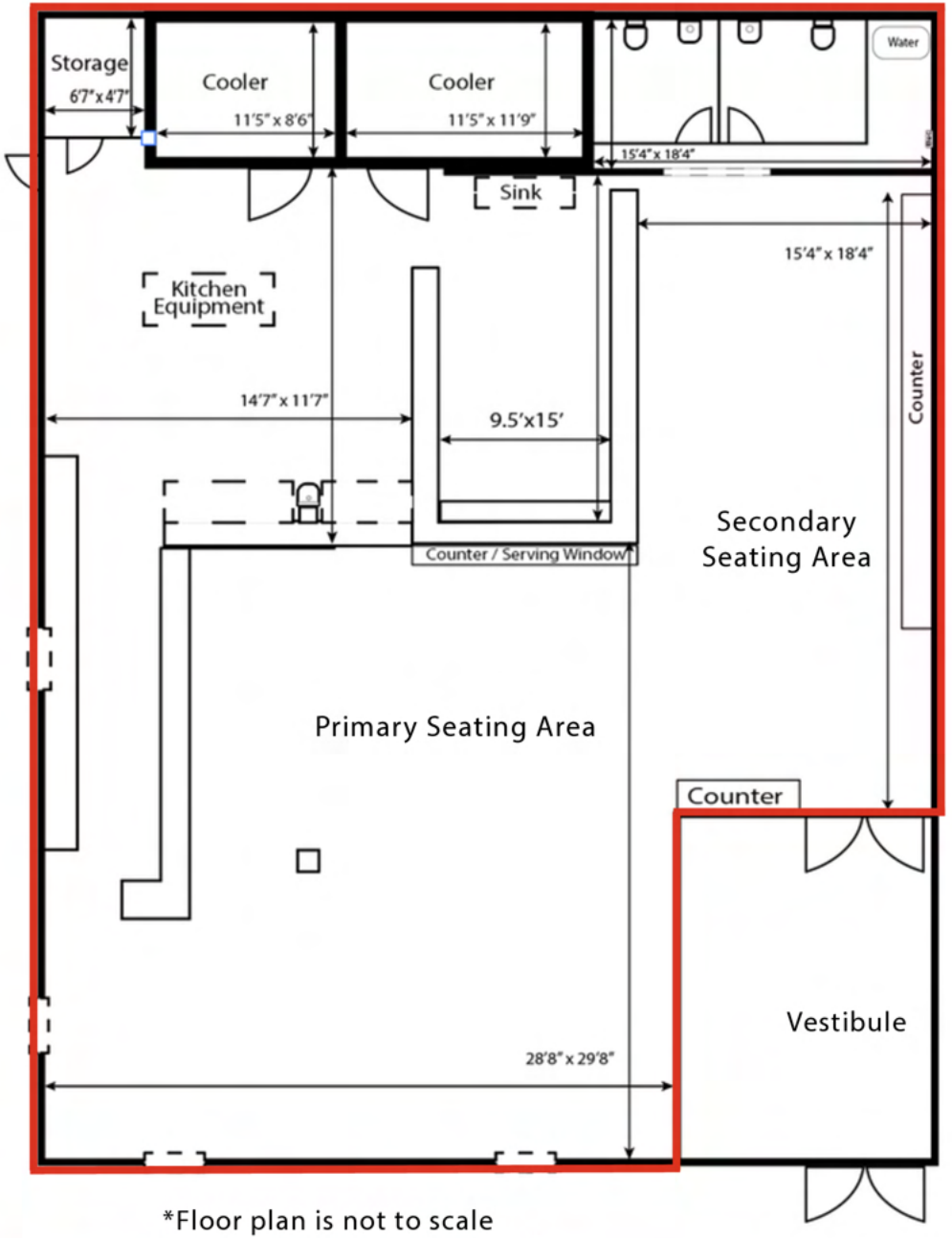


CONVENIENT PARKING OPTIONS

1. On-Site Public Parking
2. Public Street Parking
3. Public Street Parking
4. Public Lot
5. Public Lot

THE SPACE

This exceptional space is outfitted with counters, built-in coolers, and two full washrooms. It's a cost-efficient opportunity that provides a great foundation for any restaurant in the build-out of their space.



*Floor plan is not to scale
*Measurements are not exact

WHY LEASECO REALTY INC.?

CONNECTING THE RIGHT TENANTS WITH THE RIGHT OPPORTUNITIES.

Leaseco is a fully integrated real estate company delivering end-to-end solutions, from project conception, to development, leasing, and management. This keeps ourselves accountable while we drive forward with our tenant-focused values.

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