

CHAPTER



RETAIL FOR LEASE

805 8 Avenue SW

 Calgary, Alberta

*Located on the Corner of
8th Avenue SW and 7th
Street SW!*

CONNECTED, TO ITS CORE.

CRESSEY 

open
PROPERTY
GROUP

THE DETAILS

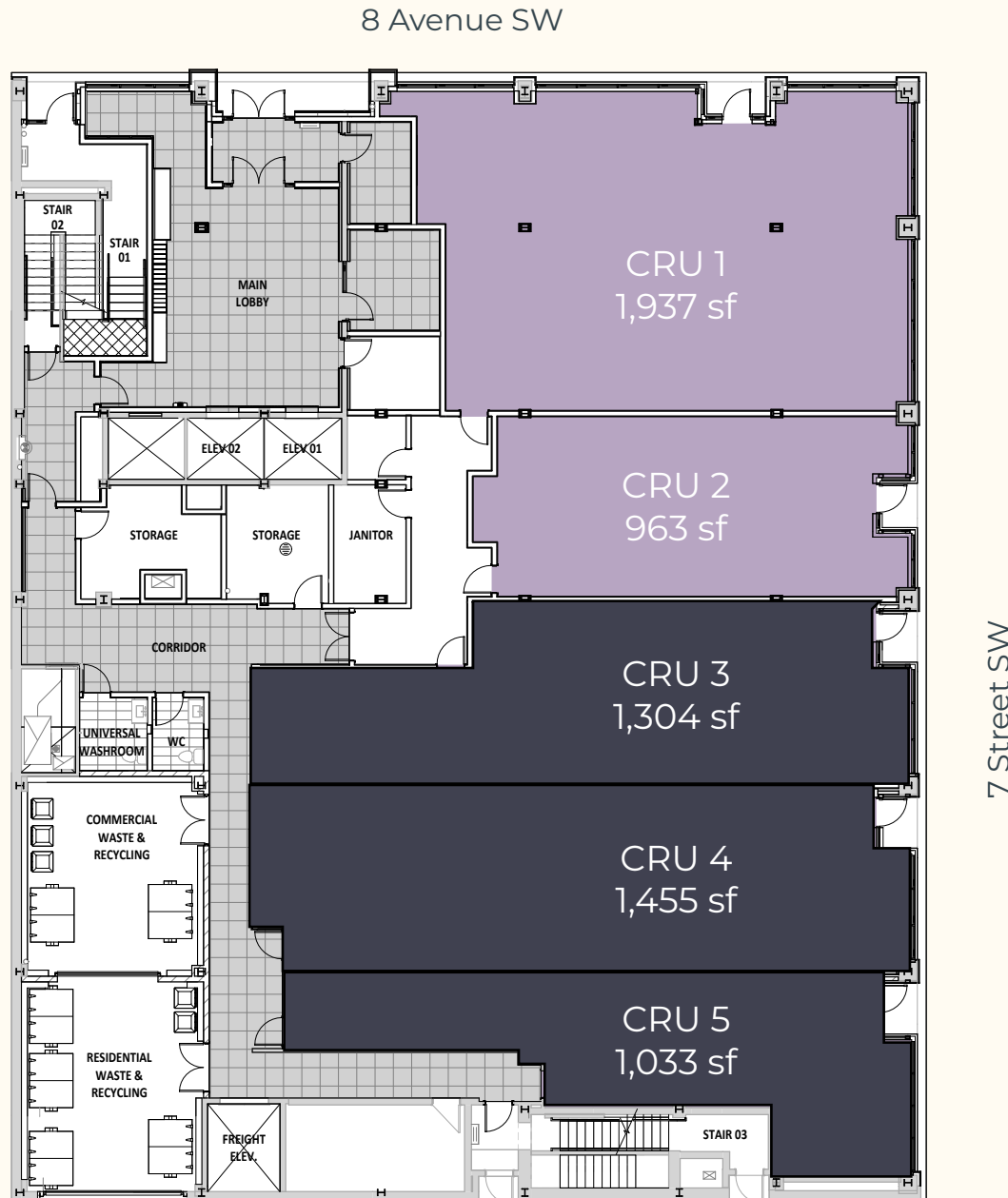
Area	Variable
Rate	Market
Additional Rent	EST. \$15.00-\$17.00 psf
Term	5-10 Years
Availability	Q4 2026

SNAPSHOT

- **High-Visibility Urban Location**
Located in Calgary's downtown west core, where new residential density and streetscape enhancements continue to reshape the neighbourhood
- **Built-In Residential Density**
Introduction of a new on-site residential population, supporting daily-needs retail, food & beverage, and service-oriented uses
- **Core Calgary Opportunity**
Positioned in a revitalizing downtown area supported by population growth, business activity, and long-term investment



CHAPTER SITE PLAN



- Leased
- Available
- Under Offer

* Opportunities available to combine units for larger users.

RENDERINGS



WHERE THE ACTION IS

Office to Residential Conversion

Calgary's downtown transformation continues to gain momentum through the City's office-to-residential conversion program, which now supports 21 projects expected to deliver 2,628 new homes. In 2025 alone, five completed downtown conversions added approximately 490 homes, while an additional 10 city-supported projects announced that year are projected to contribute a further 1,100 homes for roughly 2,000 residents.

Just steps from Chapter, the nearby Petro Fina Building conversion reflects this broader revitalization trend, introducing approximately 103 residential units through the adaptive reuse of roughly 130,000 SF of former office space. Together with continued public realm investments, including the new park across the street, these initiatives are helping drive increased population density, pedestrian activity, and renewed vibrancy throughout Calgary's downtown core.



University of Calgary Expansion

The University of Calgary's expansion, located across the street from Chapter, represents a transformative shift in Calgary's downtown core, converting underutilized office space into a vibrant post-secondary hub. Scheduled to open in Winter 2026, the project will introduce approximately 1,200 students into the area, activating the building and surrounding streets with consistent daily activity. Chapter is located immediately adjacent.

Through the conversion of roughly 180,000 SF across multiple floors, the development brings academic, research, and community-focused uses into the heart of downtown, contributing to increased foot traffic, economic activity, and long-term revitalization.

ABOUT THE DEVELOPER

CRESSEY



Award-winning commercial spaces designed for businesses to thrive - from contemporary offices to vibrant retail destinations.

For more than 55 years, Cressey has delivered exceptional properties shaped by quality craftsmanship, thoughtful design, and enduring value. As a family-run company, Cressey creates homes, offices, and retail spaces with a careful balance of form, function, and lasting quality.

More than a developer, Cressey is known for shaping landmark properties in both established and emerging neighbourhoods, contributing to vibrant communities and inspiring confidence in quality and design. With an experienced in-house team guiding every stage of the process, each project is carefully considered from concept to completion and delivered with a high standard of care, attention, and execution.



Where Great Places Begin

cressey.com

PERKS



LOCAL MARKET

136,057
Daytime Population



35
Average Age



\$109,430
Avg. Household \$



BUILT TO KEEP RETAIL OPEN AND EVOLVING.

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