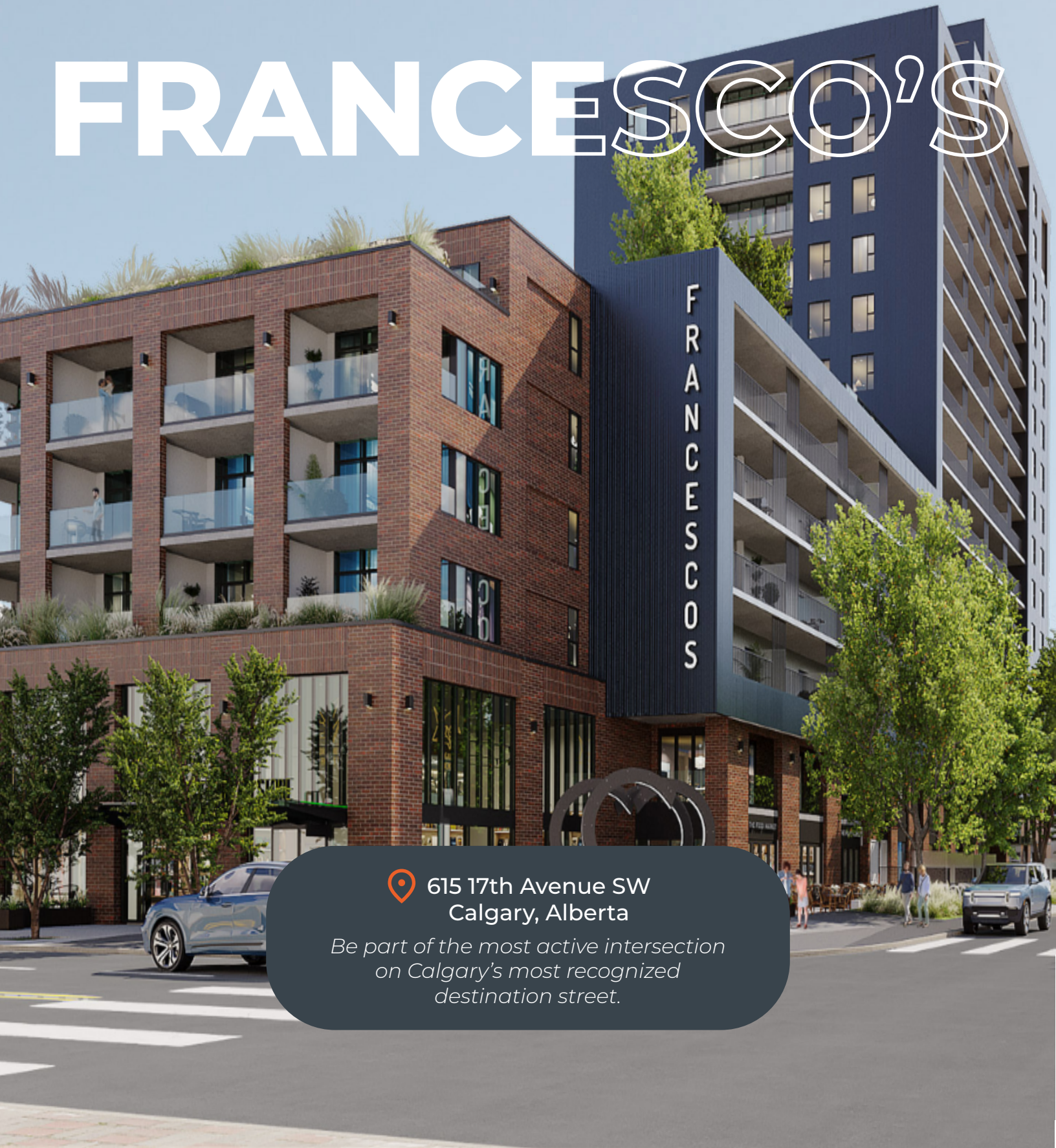


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FRANCESCO'S



615 17th Avenue SW
Calgary, Alberta

*Be part of the most active intersection
on Calgary's most recognized
destination street.*

SNAPSHOT

- Francesco's is designed to attract best-in-class retailers and hospitality operators, creating an exclusive tenant mix that enhances brand prestige and customer experience.
- Positioned within a highly walkable, high-energy district surrounded by dense residential, office, and entertainment uses that drive consistent day and evening traffic.
- Purpose-built infrastructure including black iron venting to the exterior and centralized grease interceptors designed to streamline restaurant and hospitality operations.
- Supported by a strong surrounding demographic of professionals, established neighbourhoods, and high-income residential communities that drive consistent, premium consumer traffic.
- 209 residential units directly above retail, providing built-in daily foot traffic and a strong, convenience-driven customer base along 17th Avenue.

THE DETAILS

Area	2,433 sf
Rate	Market
Additional Rent	Est. \$29.00 psf
Term	10 Years
Availability	October 1, 2026

265,113
Daytime Population



31,000
Vehicles Per Day



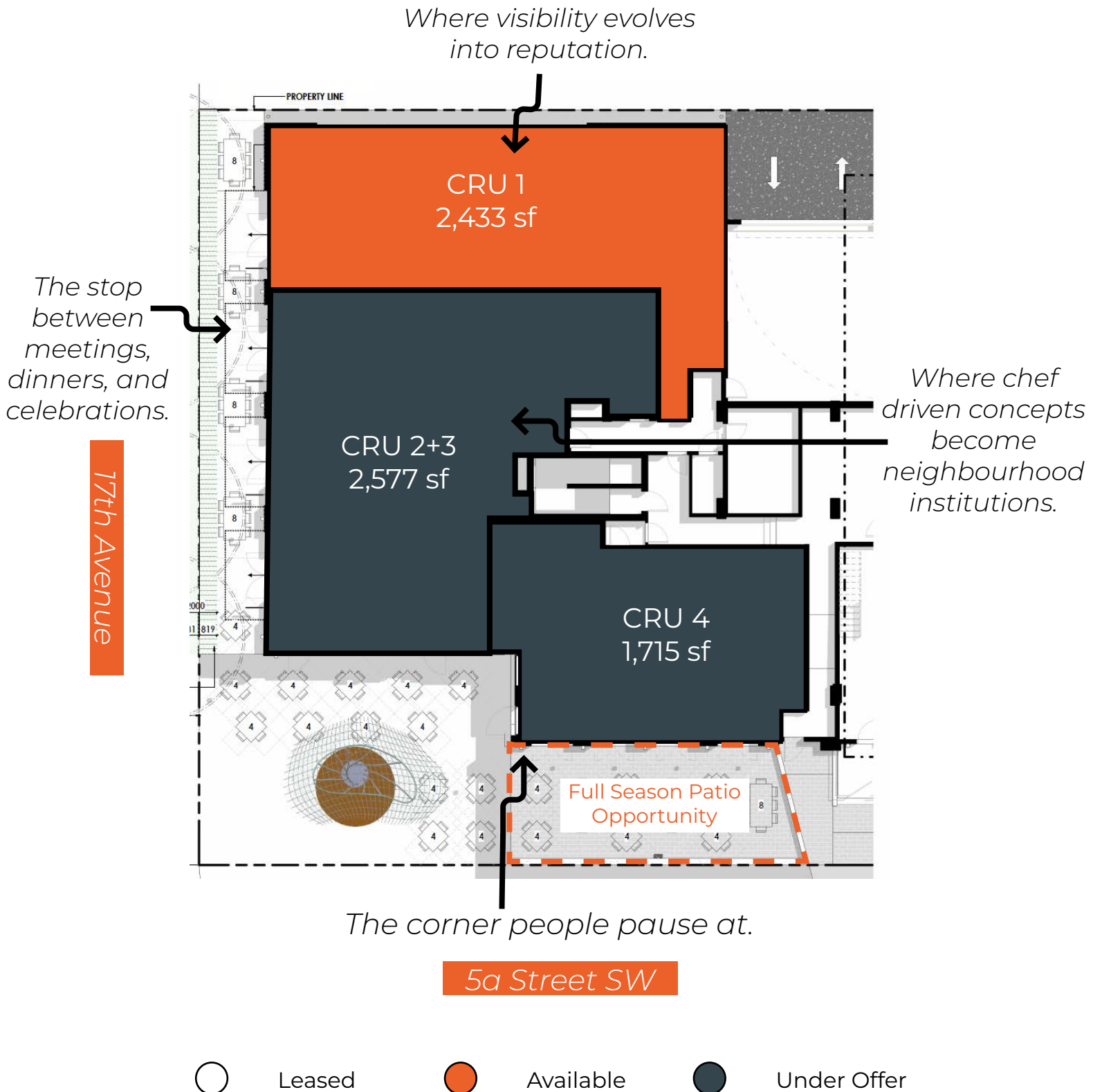
\$177,393
Avg. Household \$



VISUALS



SITE PLAN



PERKS



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OPEN BY NATURE. CONNECTED BY DESIGN.

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CANADA

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