

**Blackstone**  
Commercial Real Estate Services Inc.

# For Lease

**Unit 103** - 151 4 Street NE | Calgary AB

**High-Visibility Retail Opportunity in Bridgeland**



**Vibrant Bridgeland - New Retail Podium**  
Ample Parking Nearby





**Unit 103**  
1,500± SF

**Mahmud Rahman** VP /Associate

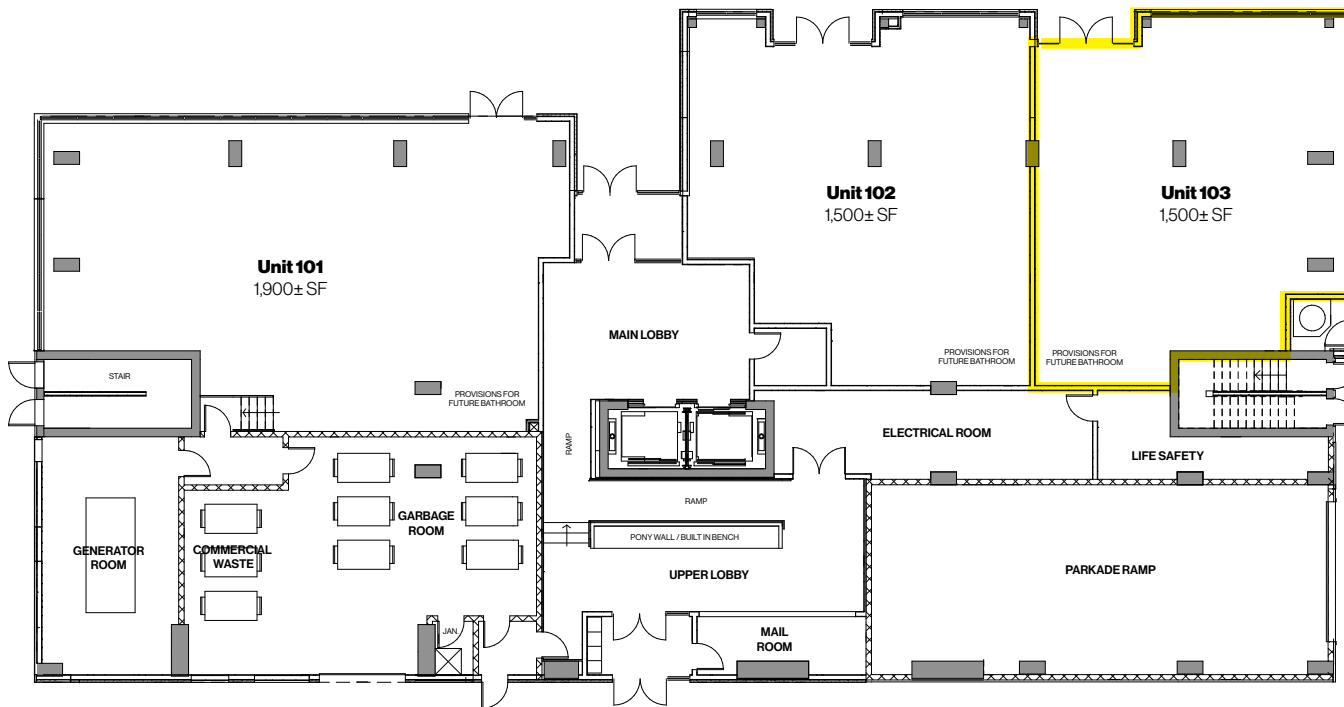
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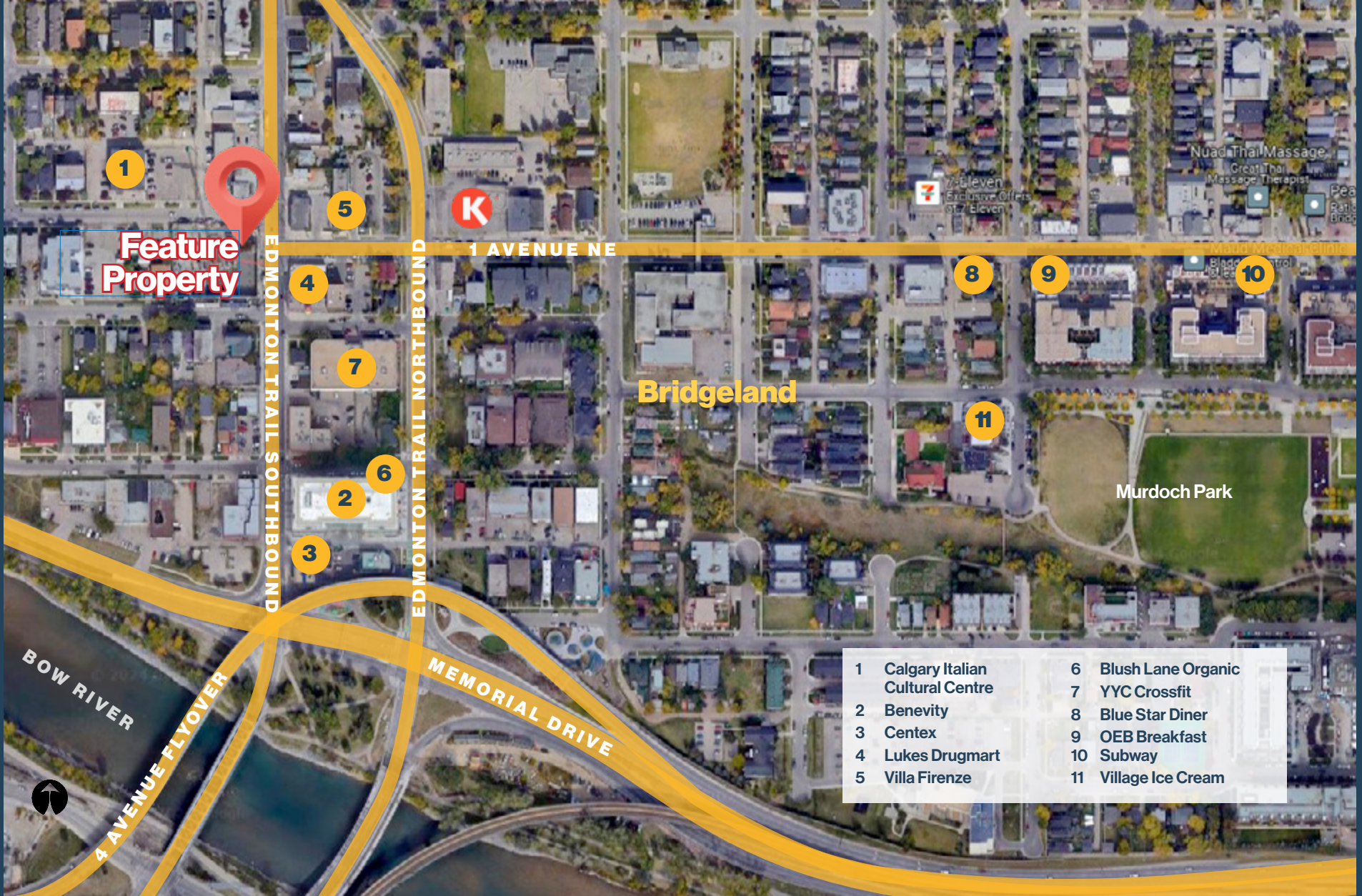
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<b>Size</b>	<b>Unit 103:</b> 1,500± SF
<b>Lease Rate</b>	Market
<b>Op Costs</b>	\$17 psf (Est. 2025)
<b>Zoning</b>	DC
<b>Parking</b>	Ample Nearby
<b>Building</b>	13-Storey Residential with Retail on Main
<b>Year Built</b>	2023

- New condo high-rise with retail podium
- 3 minutes from Downtown core
- Can accommodate a 750+ SF outdoor patio
- 186 residential units
- Up-to 13,000 Vehicles per day
- Located on southbound Edmonton Trail
- Nearby high-density residential population
- Close to parks and river pathway
- Easy walk to Downtown





- |   |                                 |    |                    |
|---|---------------------------------|----|--------------------|
| 1 | Calgary Italian Cultural Centre | 6  | Blush Lane Organic |
| 2 | Benevity                        | 7  | YYC Crossfit       |
| 3 | Centex                          | 8  | Blue Star Diner    |
| 4 | Lukes Drugmart                  | 9  | OEB Breakfast      |
| 5 | Villa Firenze                   | 10 | Subway             |
|   |                                 | 11 | Village Ice Cream  |



**NEIGHBORHOOD**  
Bridgeland



**POPULATION 3KM**  
106,620



**MEDIAN AGE**  
38.2



**HOUSEHOLD INCOME**  
\$76,284



**TRAFFIC COUNT**

13,000 VPD | 4 Street & Meredith Road  
31,000 VPD | 4 Ave Flyover & Memorial

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# Thank you for your Interest



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