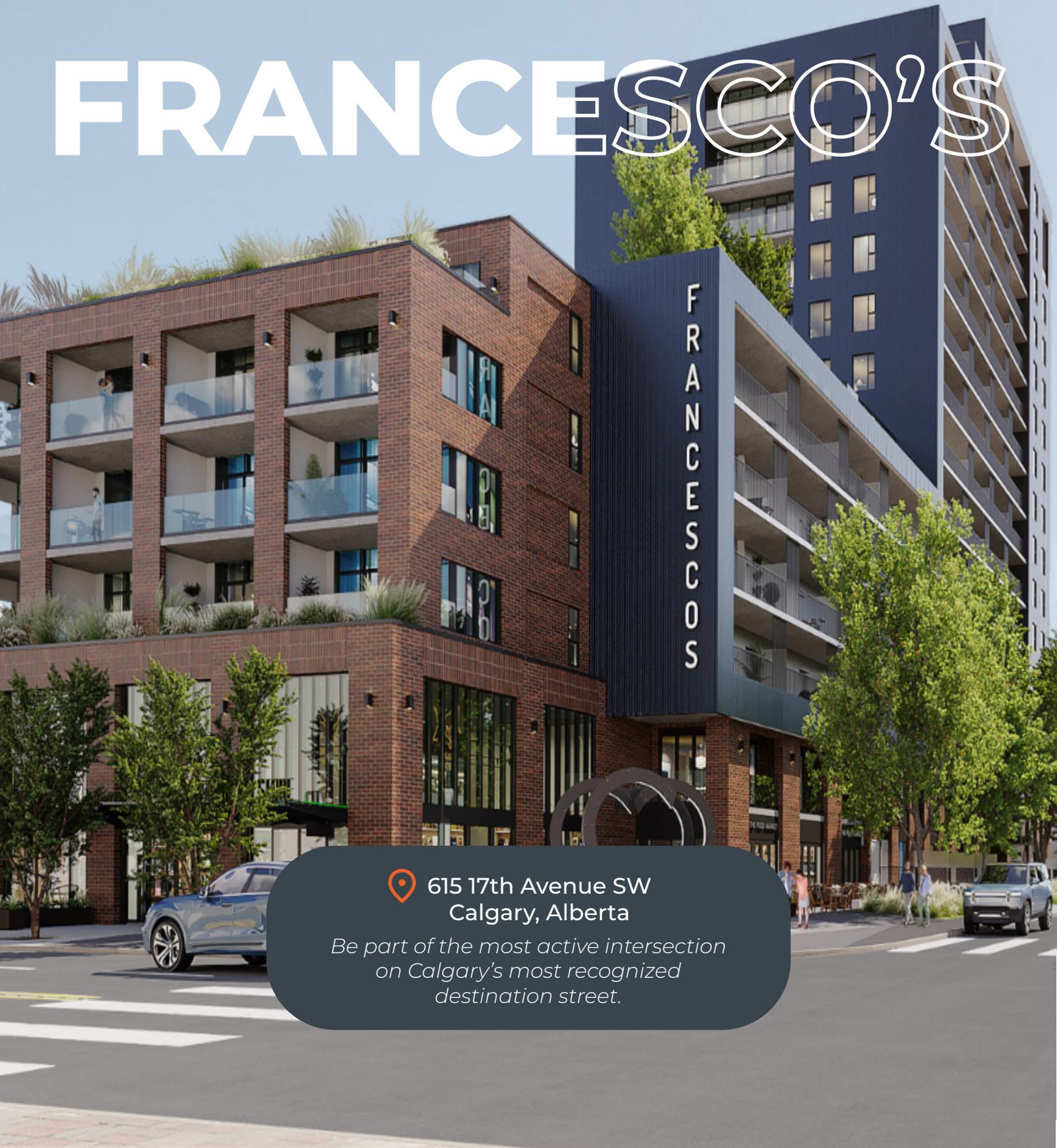


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# FRANCESCO'S



 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	Variable
Rate	Market
Additional Rent	Est. \$25.00 psf
Term	10 Years
Availability	Summer 2026

265,113  
Daytime Population



31,000  
Vehicles Per Day



\$177,393  
Avg. Household \$



# VISUALS



# SITE PLAN

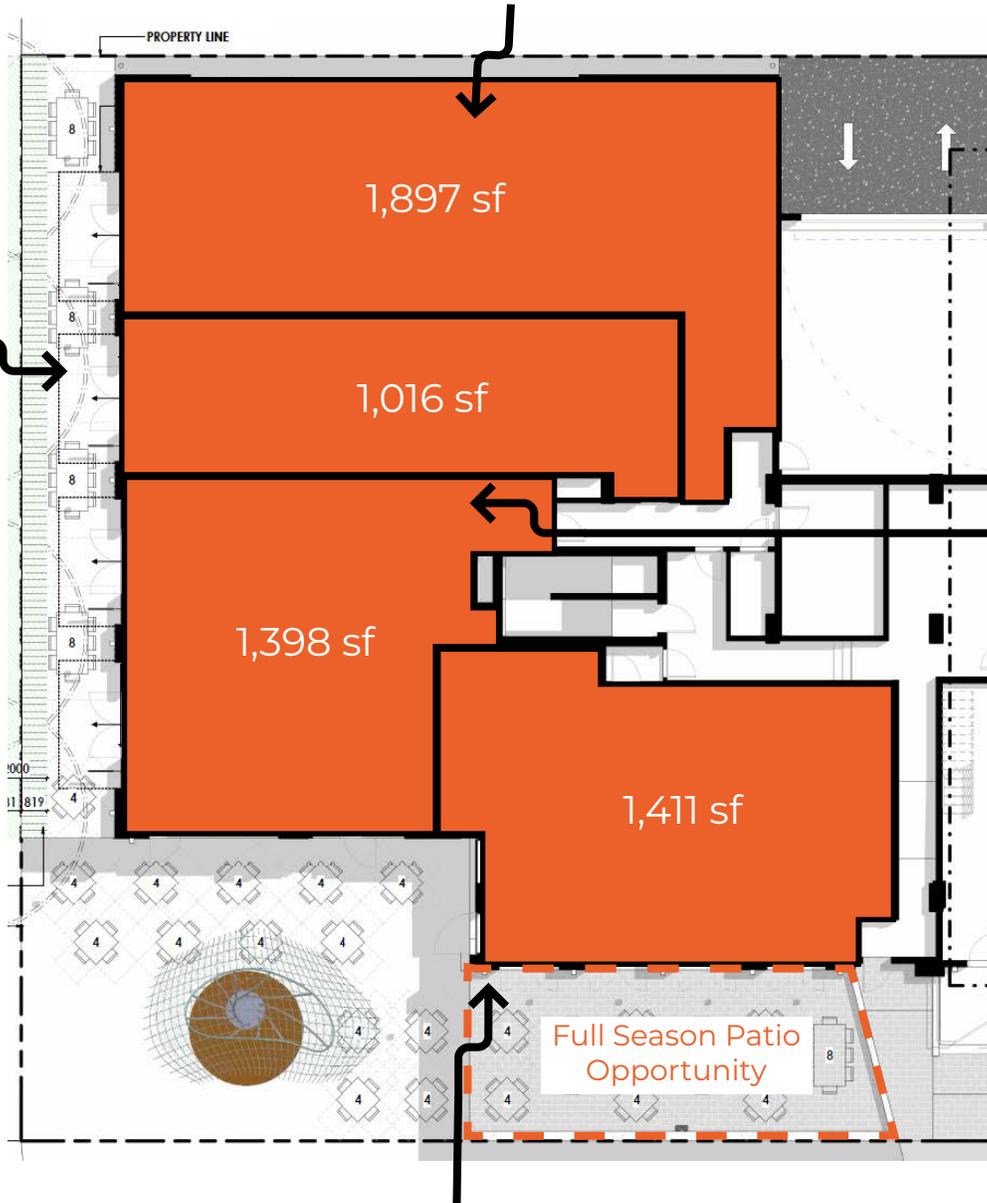


*Where visibility evolves into reputation.*

*The stop between meetings, dinners, and celebrations.*

*Where chef driven concepts become neighbourhood institutions.*

17th Avenue



*The corner people pause at.*

5a Street SW



Leased



Available



Under Offer

# PERKS



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