

5 10 FIFTH

JUNE 2027 | Pre-leasing now
3 RETAIL SPACES | Ground floor & +15 level

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Bluevale
CAPITAL

EllisDon

Gensler

FirstService
RESIDENTIAL

PEAKHILL
PROJECT ADVISORY

Three retail bays. One address.

BAY I • STREET

Ground Floor
Retail

STREET FRONTAGE

1,496^{SF}

Full-height glazing along
5th Street SW with
double-door entry and a
column-free floor.

Suitable for retail,
grocery, pharmacy and
other neighbourhood
amenity uses. Fascia
signage available.

Amenity Retail

BAY II • +15

Unit 200
Restaurant

+15 LEVEL

957^{SF}

Perfectly suited for a
restaurant buildout.

Hood fan and ventilation
suitable for most food
uses are already installed.
Direct +15 visibility

Hood &
Ventilation
Included

TOTAL

2,927^{SF}

BAY III • +15

Unit 205
Retail

+15 LEVEL

474^{SF}

A compact bay well
suited to a dry cleaning
drop-off, service retail,
financial, wellness or
grab-and-go
format serving the
daytime +15 population.

+15 Exposure

*SCHEMATIC NOT TO SCALE

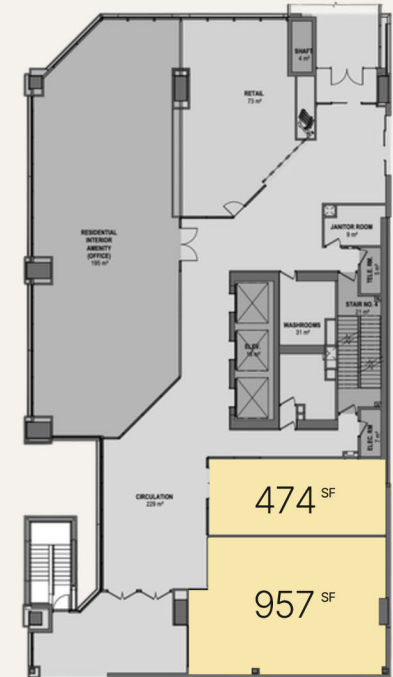
Plates & Tenancies.

Ground Floor BAY I • 1,496 SF



BAY I
1,496 SF
Ground Floor
Retail

+15 Level BAY II & III • 1,431 SF



BAY II
957 SF
Unit 200
Restaurant

BAY III
474 SF
Unit 205
Retail

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Specifications.

LEASE RATE Negotiable, Net

OPENRATING COST TBD

TERM Negotiable

ZONING CR20-C20/R20

POSSESION June 2027

SIGNAGE Ground Fascia & +15

TERM Negotiable

BUILDOUT Negotiable

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Walk Score

 **98**

Transit Score

 **86**

Bike Score

 **90**

 Rail lines:

 201 Red Line
Somerset-Bridlewood/Tuscany 0.2 km

 202 Blue Line
Saddletowne Station/69 Street 0.2 km

 Bus lines:

300 BRT Airport / City Centre 0.1 km 64 MacEwan Express 0.1 km

116 Coventry Hills Express 0.1 km 109 Harvest Hills Express 0.1 km

7 Marda Loop 0.1 km 304 MAX Yellow Woodpark / City Centre 0.1 km

13 Altadore 0.1 km 142 Panorama Express 0.1 km

2 Mount Pleasant / Killarney 17 Av SW 0.1 km 62 Hidden Valley Express 0.1 km

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Directly Connected
Via +15.



The Dorian
Marriot
Autograph | Hotel

Calgary House
Office

Aquitaine Building
Office

Fifth & Fifth
Class A Office

Petex Building
Office

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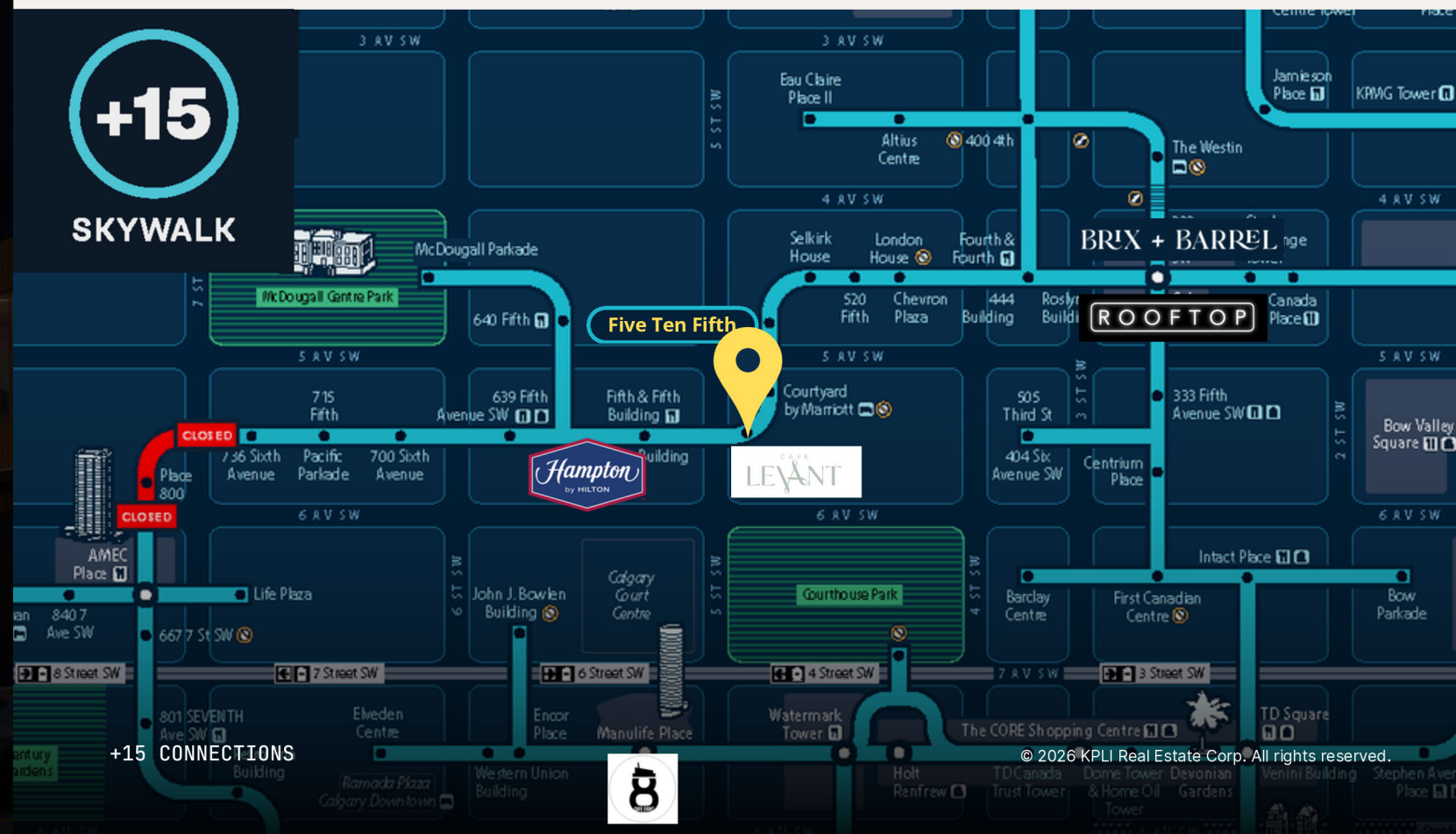
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Contact Us For
More Information.



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Tours, drawings and additional information available upon request.

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