



WEST  
85th

MEDICAL • OFFICE • RETAIL  
[west85th.ca](http://west85th.ca)

# West 85<sup>th</sup> Retail Opportunities

## Phase II

**FOR LEASE** | 8560 8A Avenue SW, Calgary | AB

- › Exceptional opportunity to locate into highly sought after area, South West Calgary
- › Surrounding area boasts some of the city's best demographics including income and population growth
- › Over 110,000 SF of retail and office in Phase I & II
- › 140 high end residential condos and townhomes in Vivace Phase I and II.
- › West District by Truman Developments is currently under development directly north of West 85th Phase II. West District will add an estimated 3,500 homes
- › Across 85th Street Trico Homes is constructing 83 townhomes
- › Co-tenants in Phase I + II include: TD, Mathnasium, Vin Room, Global Pet Foods, My Favorite Ice Cream Shoppe, Boston Pizza, Kids U, First Steps Academy, and The Registry at West 85th
- › Shadow anchored by Calgary CO-OP, Shoppers Drug Mart, No Frills, Mercato, Scotia Bank, Starbucks, and Tim Hortons
- › Over 17,000 SF of daycare with over 170 students attending daily in Phase I & II

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### **Brendan Keen**

Senior Associate  
403 538 2511  
[brendan.keen@colliers.com](mailto:brendan.keen@colliers.com)

### **Nick Preston**

Senior Associate  
403 538 2512  
[nick.preston@colliers.com](mailto:nick.preston@colliers.com)

### **Deep Sekhon**

Senior Associate  
403 571 8826  
[deep.sekhon@colliers.com](mailto:deep.sekhon@colliers.com)

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## Specifications

Available Space	1,725 SF	(demisable)
	1,735 SF	901 SF
	2,602 SF	824 SF
Term	5-10 Years	
Net Rent	Market	
Additional Rent	TBD (2021)	

## Area Demographics

(Based on a 3km radius)



**Current Population**  
(2020)  
47,912



**Projected Population**  
(2024)  
58,163



**Average Household Income**  
(2020)  
\$211,571



**Occupied Dwellings**  
(2020)  
Owned: 85.5%  
Rented: 14.5%

## Phase I Tenants



CLUB PILATES

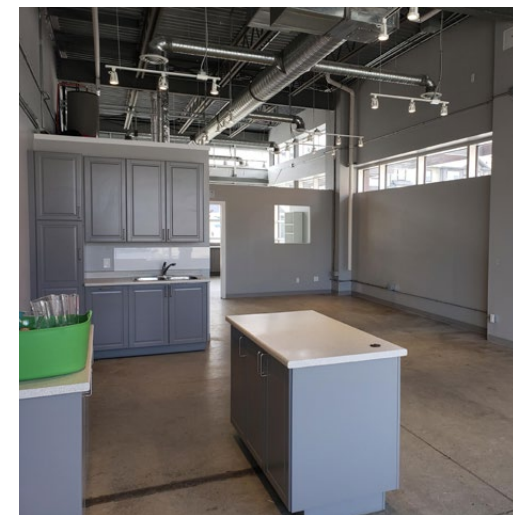
## Phase II Tenants



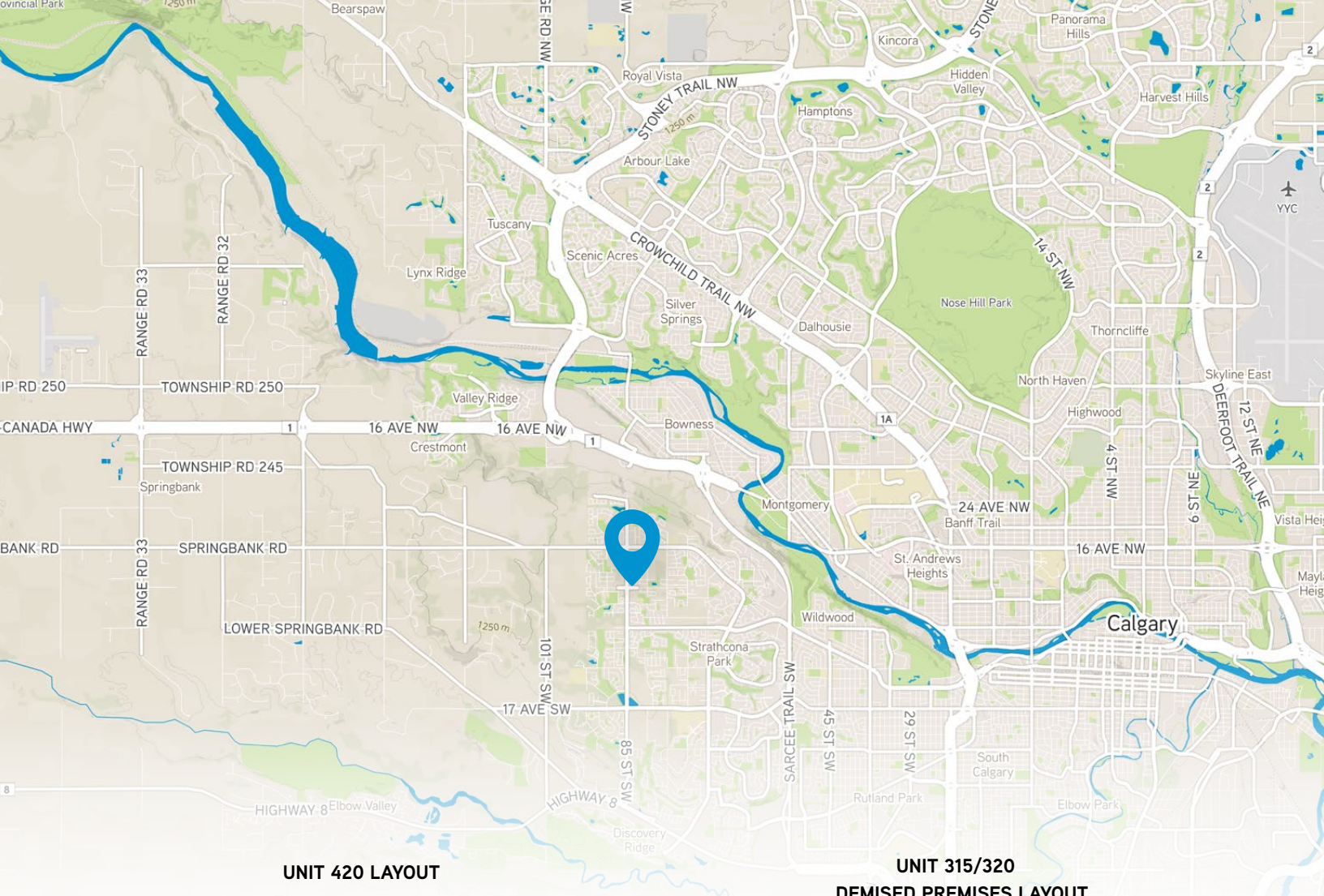
## Site Plan



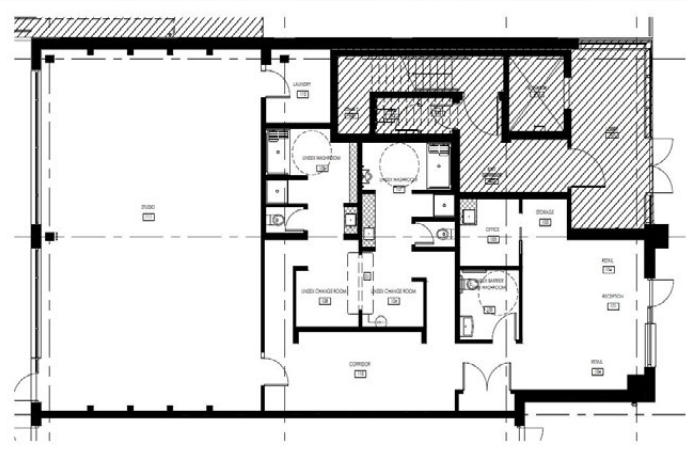
## Unit 230



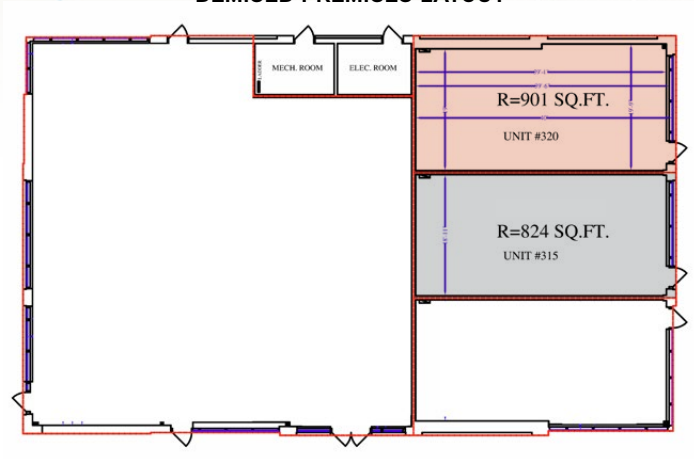




**UNIT 420 LAYOUT**



**UNIT 315/320  
DEMISED PREMISES LAYOUT**



[VIEW ONLINE](#)



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nick.preston@colliers.com

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