



# WEST 85th

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



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

### Phase I

**FOR LEASE | 8561 8A Avenue SW, Calgary | AB**

- › Exceptional opportunity to enter into Calgary's most sought after quadrant
- › Over 110,000 SF of retail and office in Phase 1 & 2
- › 140 high end residential condo and town home units
- › Surrounding area boasts some of the City's best demographics including income and population growth
- › Shadow anchored by Calgary CO-OP, Shoppers Drug Mart, No Frills, Mercato, Tim Hortons, and Scotia Bank
- › Co-tenants in Phase I include: Bank of Montreal, Vin Room, Global Pet Foods, Great Clips, My Favorite Ice Cream Shoppe, Silk Touch First Steps Academy, , and Club Pilates
- › Over 17,000 SF of daycare with over 480 students attending daily in Phase I & II

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## Specifications

Available Space	891 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



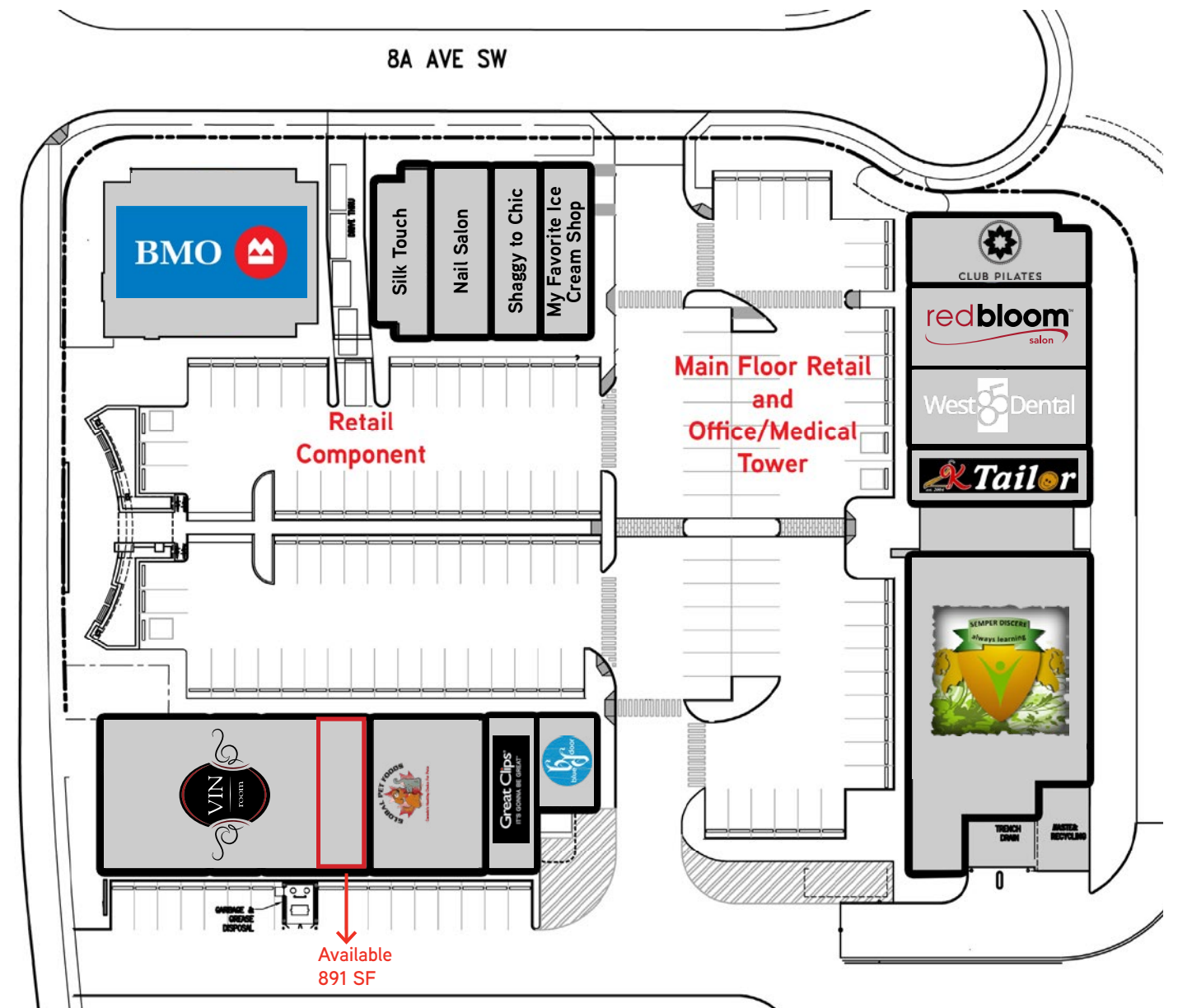
**First Steps Academy**



## Phase II Tenants



## Site Plan



## Tenants In The Area

**ATB Financial**

**SHOPPERS DRUG MART**

**Tim Hortons**

**CO-OP**

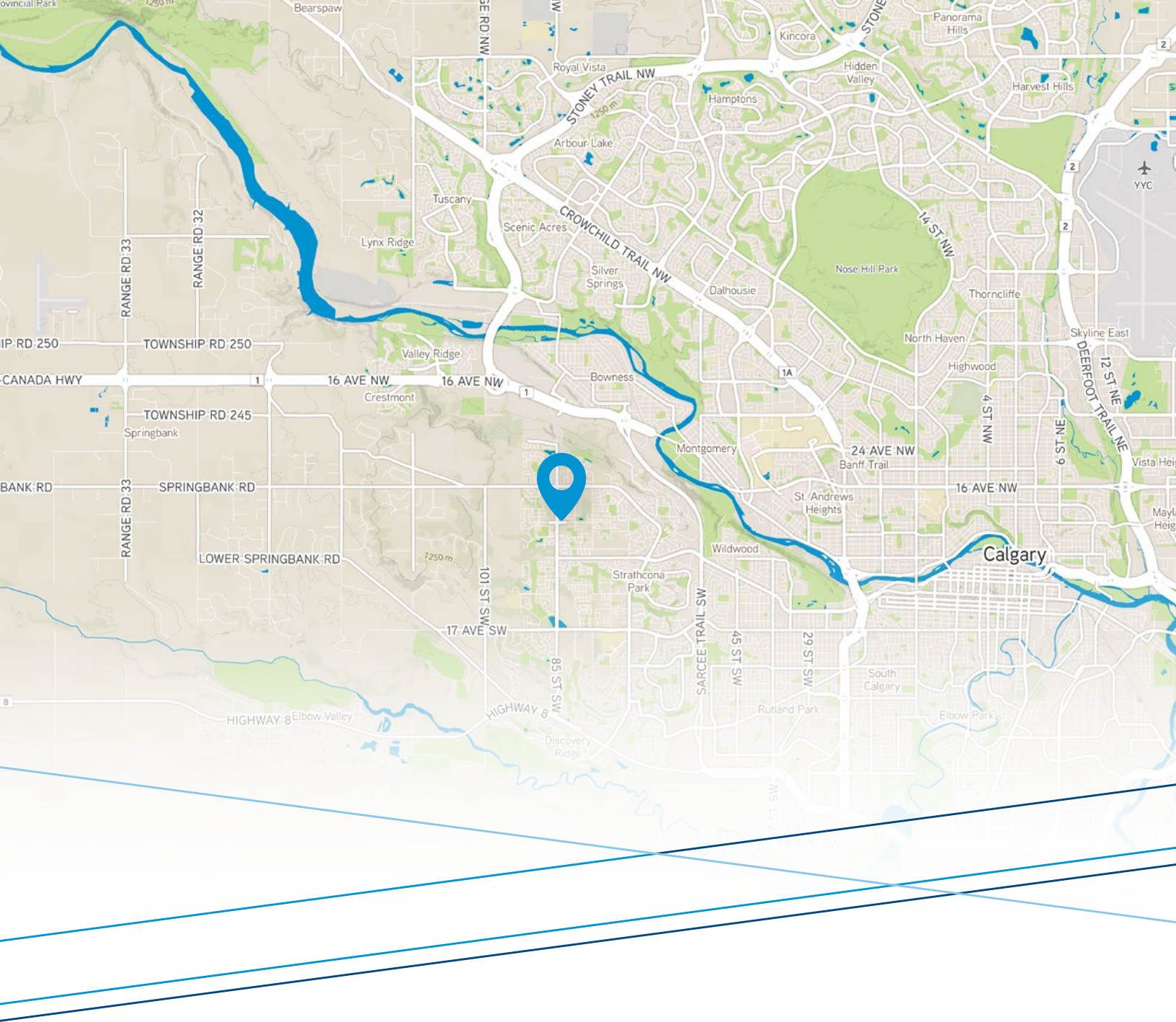
**FERGUS & Bix**  
RESTAURANT AND BEER MARKET

italian gourmet cultura  
**MERCATO**  
dal 1974

**STARBUCKS**

**Scotiabank**





[VIEW ONLINE](#) 



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