



Colliers

For Lease | 8561 8A Avenue SW, Calgary, AB

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

Exceptional opportunity to locate your business in the highly sought after SW quadrant. The surrounding area boasts some of Calgary's best demographics for 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 & II
- West District by Truman Developments is currently under development directly north of West 85<sup>th</sup> Phase II and will add an estimated 3,500 homes
- Across 85<sup>th</sup> Street, Trico Homes is constructing 83 townhomes
- Co-tenants in Phase I & II include: TD, BMO, Mathnasium, Vin Room, South West Veterinary, Global Pet Foods, My Favorite Ice Cream Shoppe, Boston Pizza, Kids U, First Steps Academy, Cha Time, Fritou, Code Ninjas, Red Bloom Salon, West 85 Dental, The Registry at West 85<sup>th</sup> and more
- Shadow anchored by No Frills
- Across the street from the Centre are retailers such as Calgary Co-Op, Shoppers Drug Mart, Mercato, Scotia Bank, Starbucks, and Tim Hortons
- Over 17,000 SF of daycare with over 270 children attending daily in Phase I & II

1 unit  
available

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# Property Overview

<b>Address</b>	8561 8A Avenue SW
<b>Location</b>	Located along 85 <sup>th</sup> Street SW
<b>Available Space</b>	1,267 SF (Q3 2023)
<b>Zoning</b>	DC
<b>Parking</b>	Ample surface stalls
<b>Net Rent</b>	Market
<b>Additional Rent</b>	\$17.32 PSF
<b>Available</b>	Immediately
<b>Term</b>	5-10 Years
<b>TIA</b>	Negotiable

## Phase I Tenants:



## Phase II Tenants:



## Area Demographics - Based on a 3km radius



Current population (2021)

48,844



Projected population (2026)

59,709



Average household income (2021)

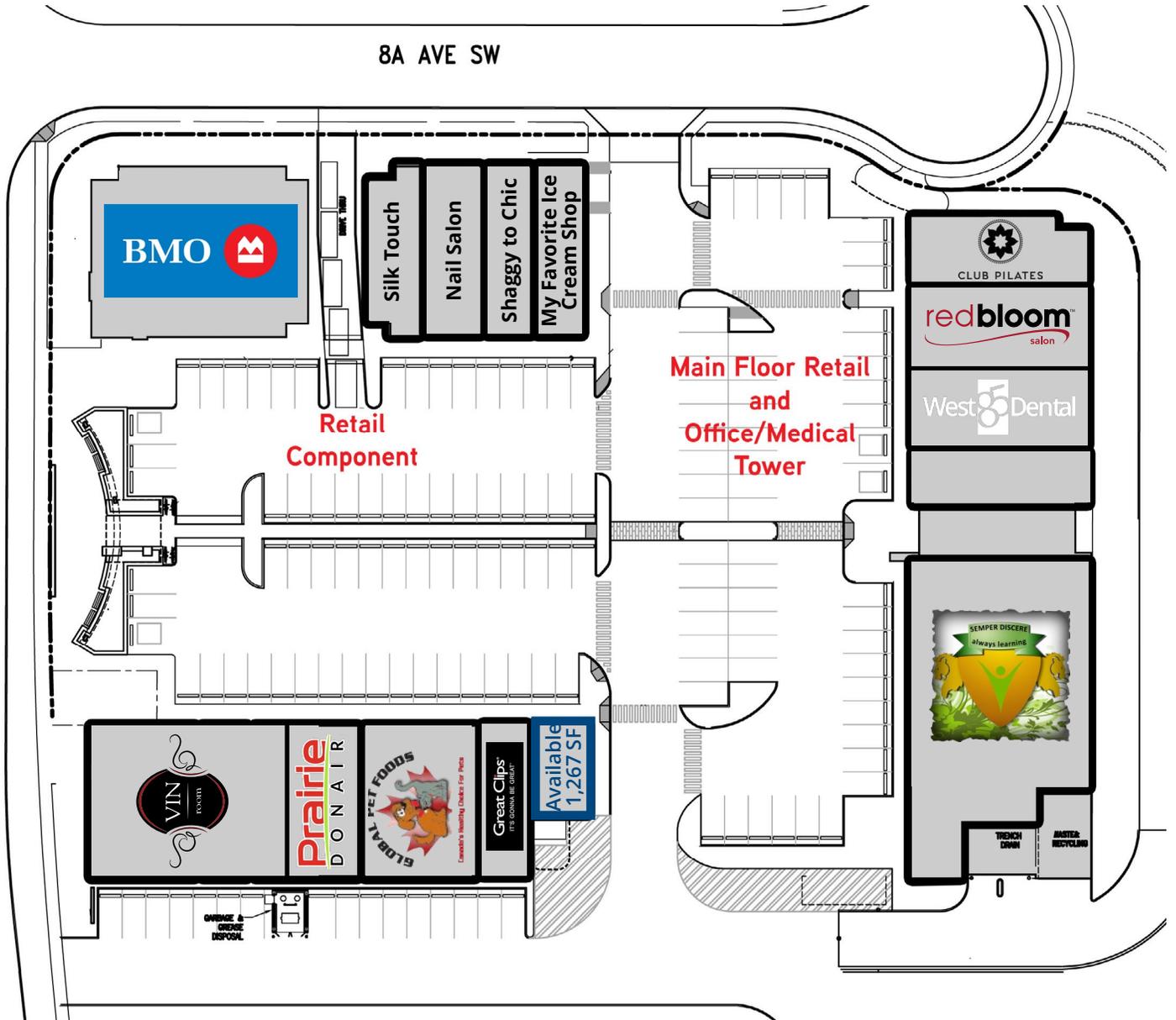
\$216,683



Projected household income (2026)

\$238,532

# Site Plan





85th Street SW

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