



**WEST 85TH I**  
CALGARY, AB





**GLOBAL PET FOODS**  
eat.play.love.



## WEST 85TH I CALGARY, AB

West 85th Phase I and II shopping centre offers more than 110,000 square feet of retail and office space located among some of Calgary's most highly sought after, southwest communities. The centres draw from a high-income-earning demographic, and provide convenient access to customers and great exposure for businesses.

- Major co-tenants include: TD, BMO, Mathnasium, Vin Room, Boston Pizza, Global Pet Foods, My Favorite Ice Cream Shoppe, Fueling Brains, First Steps Academy, Club Pilates, Rumble Boxing, Red Bloom Salon, Code Ninjas, Arcadian Massage and The Registry at West 85th.
- Shadow-anchored by Calgary Co-op, Shoppers Drug Mart and No Frills.
- Strong population growth with more than 3,500 homes under construction nearby.
- Convenient access and only 3 minutes from the fully-completed Stoney Trail Ring Road.



WEST 85TH I | CALGARY, AB







# PROPERTY HIGHLIGHTS

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ADDRESS 8561 8A Avenue SW, Calgary, AB

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MAJOR INTERSECTION West 85th Street SW and 8A Avenue SW

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GLA  
(SQ. FT) **66,646**

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NUMBER OF STORES  
AND SERVICES **18**

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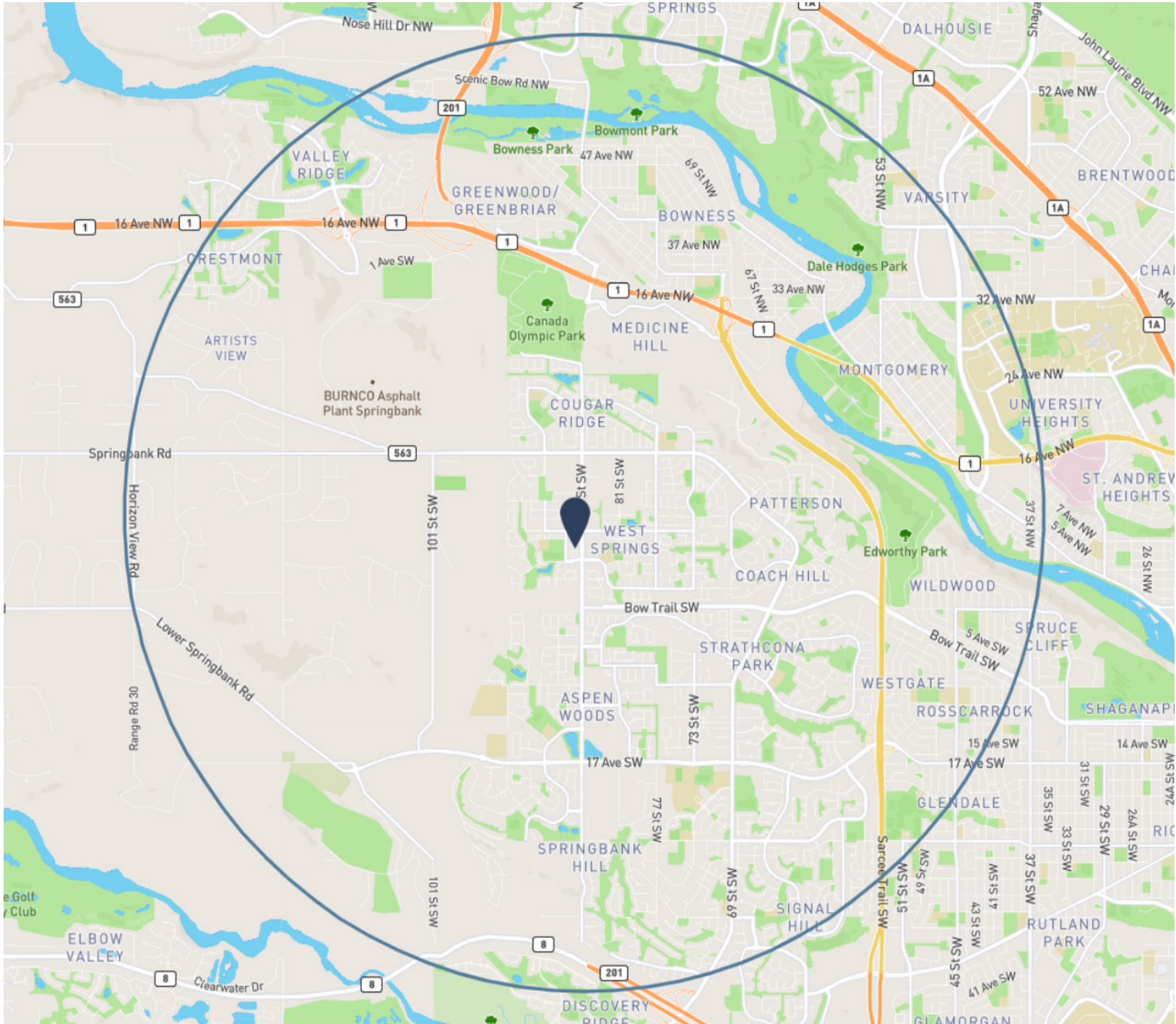
WEST 85TH || CALGARY, AB



The information contained herein has been obtained from sources deemed to be reliable but does not form part of any future contract and is subject to independent verification by the reader. The property is subject to prior letting, withdrawal from the market and change without notice.



# DEMOGRAPHICS



## TRADE AREA



DISTANCE

5 KM



FAMILIES WITH CHILDREN

51%



TRADE AREA POPULATION

125,997



AVERAGE HOUSEHOLD INCOME

\$210,772



VEHICLES PER DAY - 85TH STREET SW

22,000



# SITE PLAN AND TENANT DIRECTORY



UNIT	TENANT	SQ FT
1102	Silk Touch Esthetics	1,150
1106	Aydin's Nails & Spa	1,309
1110	Shaggy to Chic	1,310
1114	My Favorite Ice Cream Shoppe	1,226
2102	Club Pilates	1,581
2106	Red Bloom	1,795
2110	West 85th Dental	2,263
2118/2122	First Steps Academy	8,016
3102	Vin Room	3,393
3106	J. Webb Wine Merchant West 85th	1,161
3110	Streats	891
3114/3118	Global Pet Foods	2,517
3122	Great Clips	1,067
3126	Available	1,267
4000	Bank of Montreal	5,191





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