



BGO
Properties



WEST 85TH II

CALGARY, AB

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WEST 85TH II

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.





PROPERTY HIGHLIGHTS

ADDRESS 8650 85th Street SW, Calgary, AB

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

GLA (SQ. FT) **41,297**

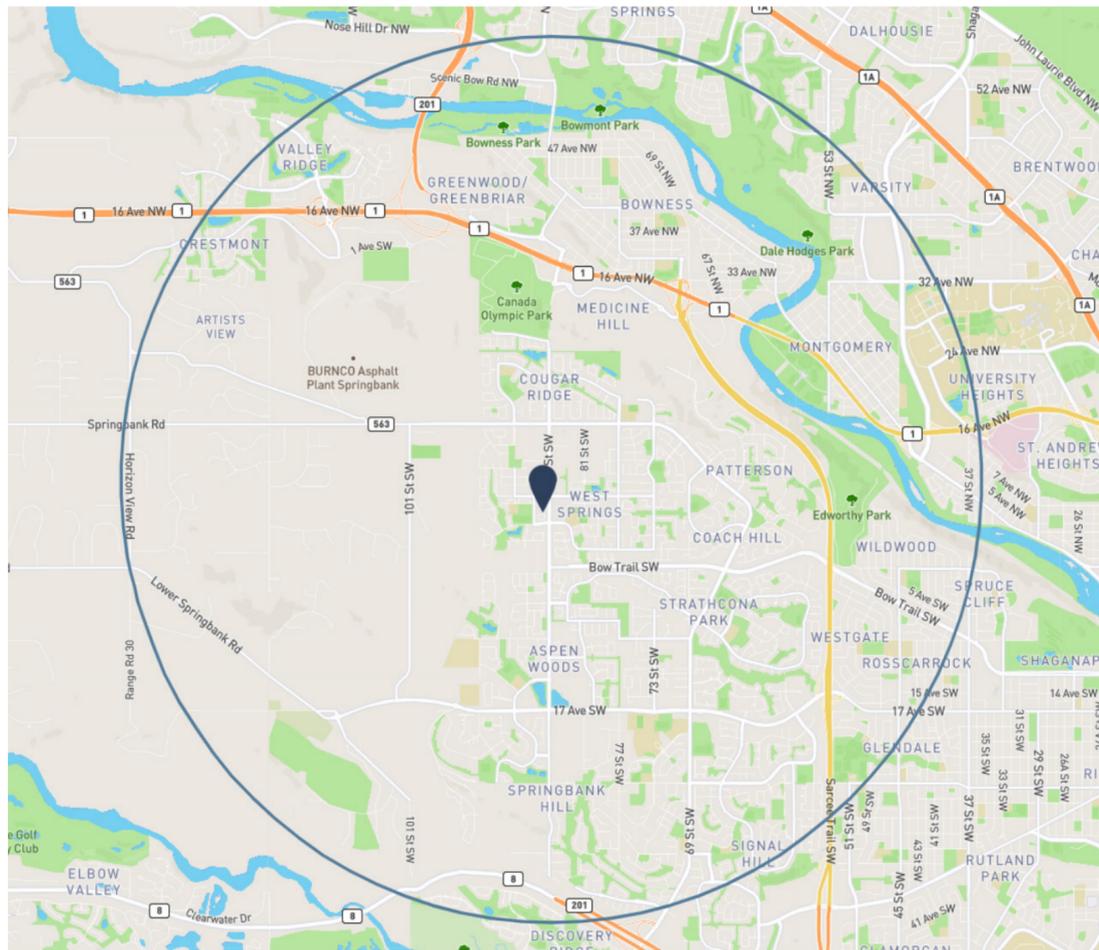
NUMBER OF STORES AND SERVICES **16**



WEST 85TH II | CALGARY, AB



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

85 Street SW



8A Avenue SW

West 85 /

| UNIT | TENANT | SQ FT |
|---------|---------------------------------|--------|
| 110 | Available (Towa Sushi & Lounge) | 2,484 |
| 115 | Fritou Chicken | 1,161 |
| 120 | Indie Counterculture | 1,205 |
| 205 | TD Bank | 4,150 |
| 210 | Available (Craft and Confetti) | 1,735 |
| 215 | Arcadian Massage | 2,525 |
| 225 | Southwest Veterinary Hospital | 1,254 |
| 230 | Musicworks Canada | 1,351 |
| 305/310 | Boston Pizza | 4,525 |
| 315 | Fresh Healthy Café | 824 |
| 320 | Cha Time | 901 |
| 405 | Alberta Registry | 2,284 |
| 410 | Code Ninja | 1,929 |
| 415 | Mathnasium | 1,631 |
| 420 | Rumble Boxing | 2,602 |
| 430 | Fueling Brains Academy | 10,736 |

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