

# 17 West

1750 29th Street SW

Main Floor Retail Space



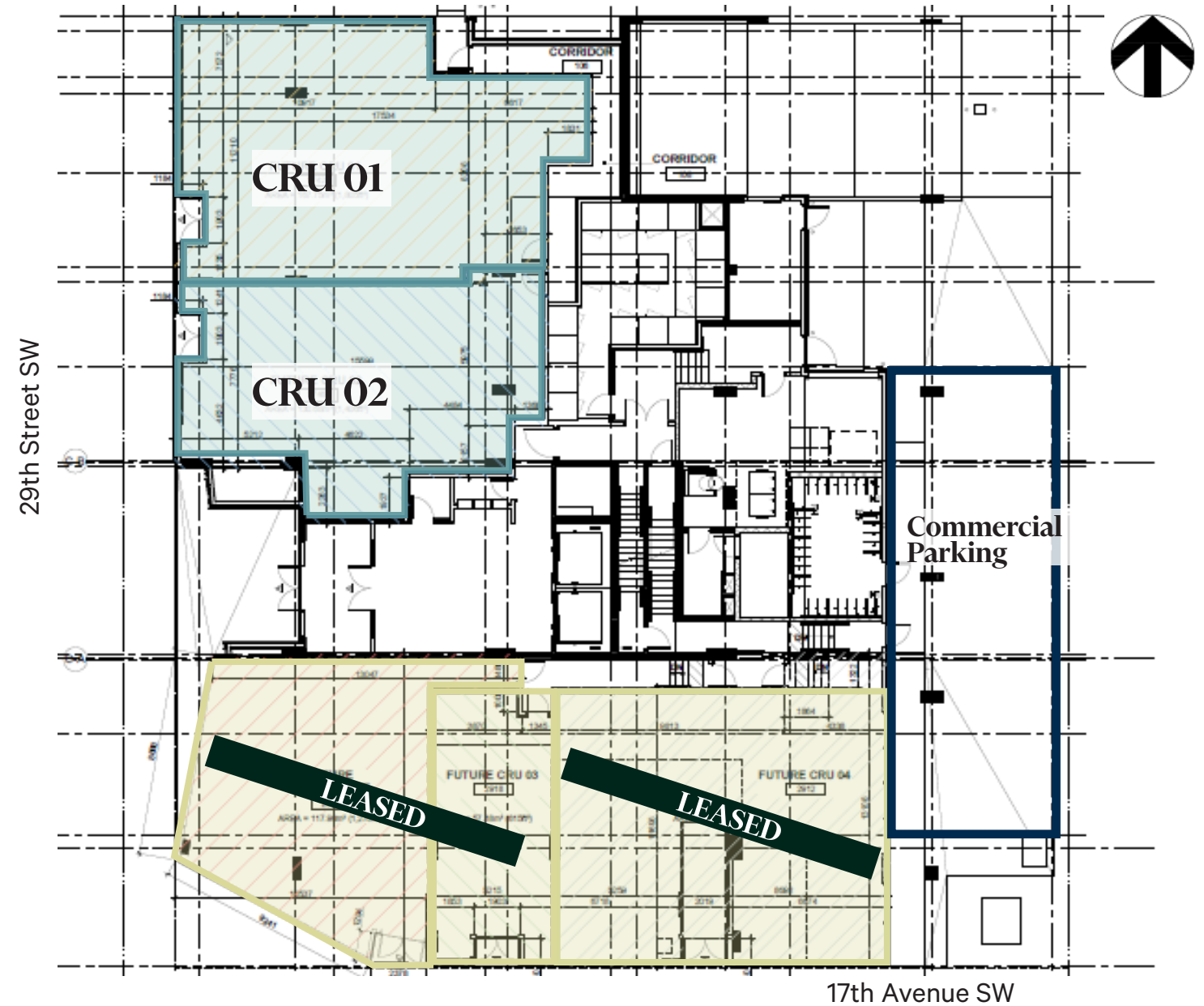
# New Development

## Main Floor Retail Space

- Brand new multi-purpose build located off of 17th Avenue SW with retail space on the main level and residential above
- The building will consist of just over 6,800 sq.ft retail space across the main floor
- Close proximity to Westbrook Mall and other surrounding tenants such as Walmart, Wendy's Boston Pizza, McDonald's, Starbucks and more
- Corner unit with great exposure for a restaurant user with options to expand into neighboring bays
- Occupancy summer 2023 for retail tenants

### Details

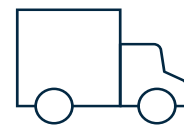
Size:	CRU 01- 1,805 sq.ft CRU 02- 1,406 sq.ft CRU FR- Leased CRU 03- Leased
Op Costs ( 2023 est.) :	\$18.71 per sq.ft
Zoning:	C-COR1
Parking:	7 surface parking spots
Available:	Summer 2023
Signage:	Fascia
Rates:	Market



Population of 238,188 within 5km with an average age of 35



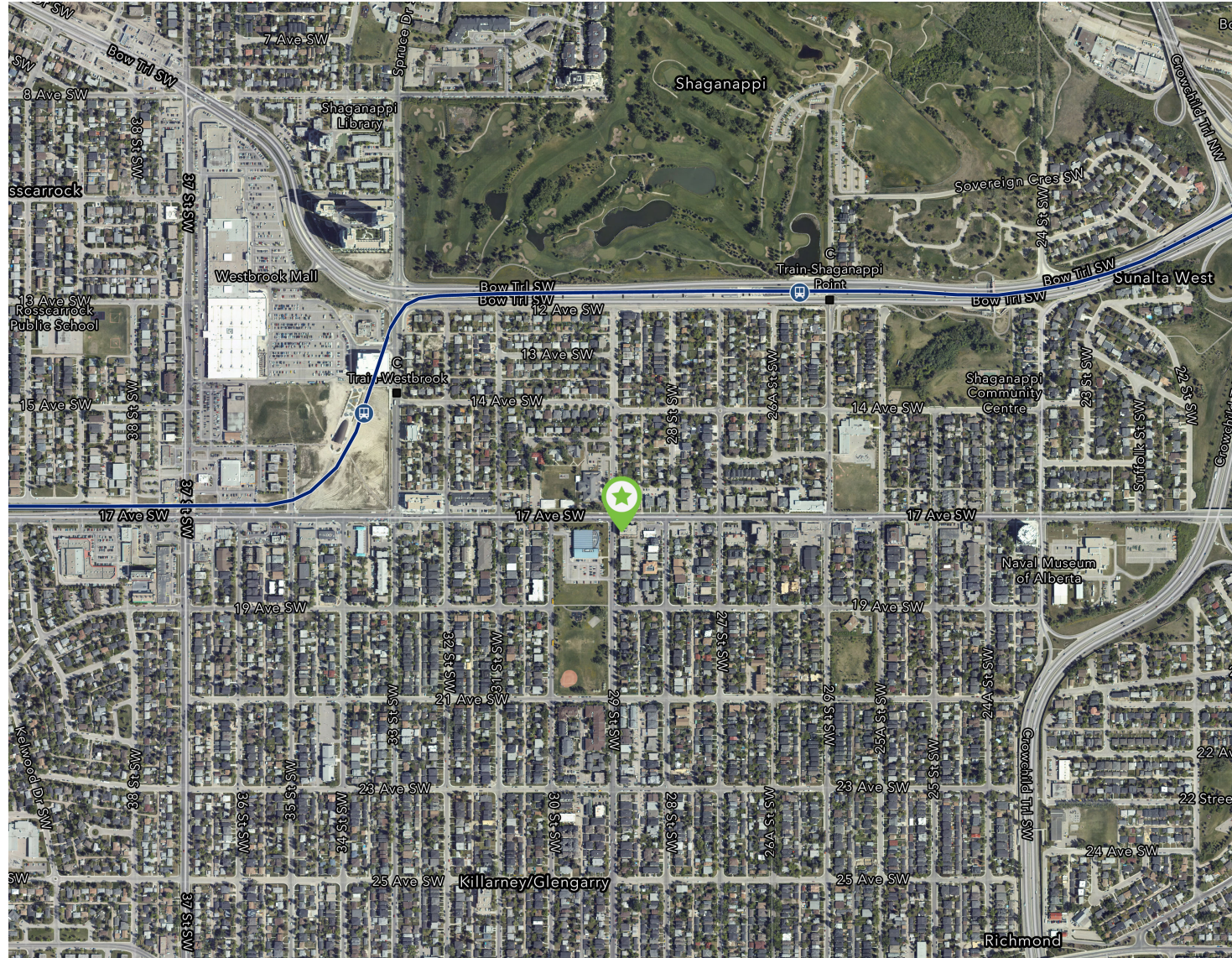
Avg. Income \$156,980 Within 5km



23,000 vehicles per day on 17th Avenue

# 17 West

## Site Location



## Surrounding Area

- Surrounding Tenants include 7-Eleven, Scotiabank, Sauce, Tim Horton's, Wendy's, Boston Pizza, Subway, Dollarama, Shoppers Drug Mart and Sport Chek
- 8 minute drive from Westbrook Mall which contains over 70 retailers anchored by Safeway and Walmart and is adjacent to the West Line of the C-train
- 37,000 vehicles per day along Bow Trail , 23,000 vehicles per day on 17th Avenue SW and 18,000 vehicles per day along 37th Street SW

## Contact Us

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