

PRIME RETAIL LEASING OPPORTUNITY IN A NEW SW CALGARY DEVELOPMENT



WENTWORTH SOUTH

1127 85th Street SW
Calgary, AB

Developed by:



Trico Communities

Leased by:

CBRE

Demographics



126,535

Population
Within 5 KM

97,536

Daytime Population
Within 5 KM



\$277,289

Average Household Income
Within 3 KM

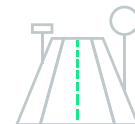
44,605

Households
Within 5 KM



41 Years

Median Age Within 5 KM



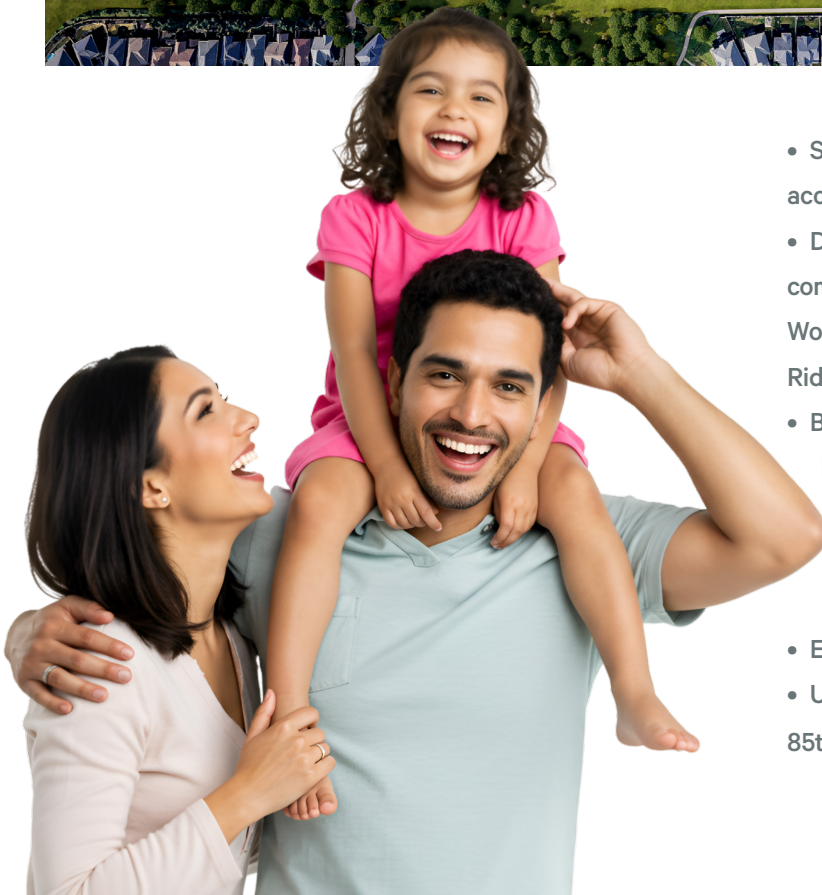
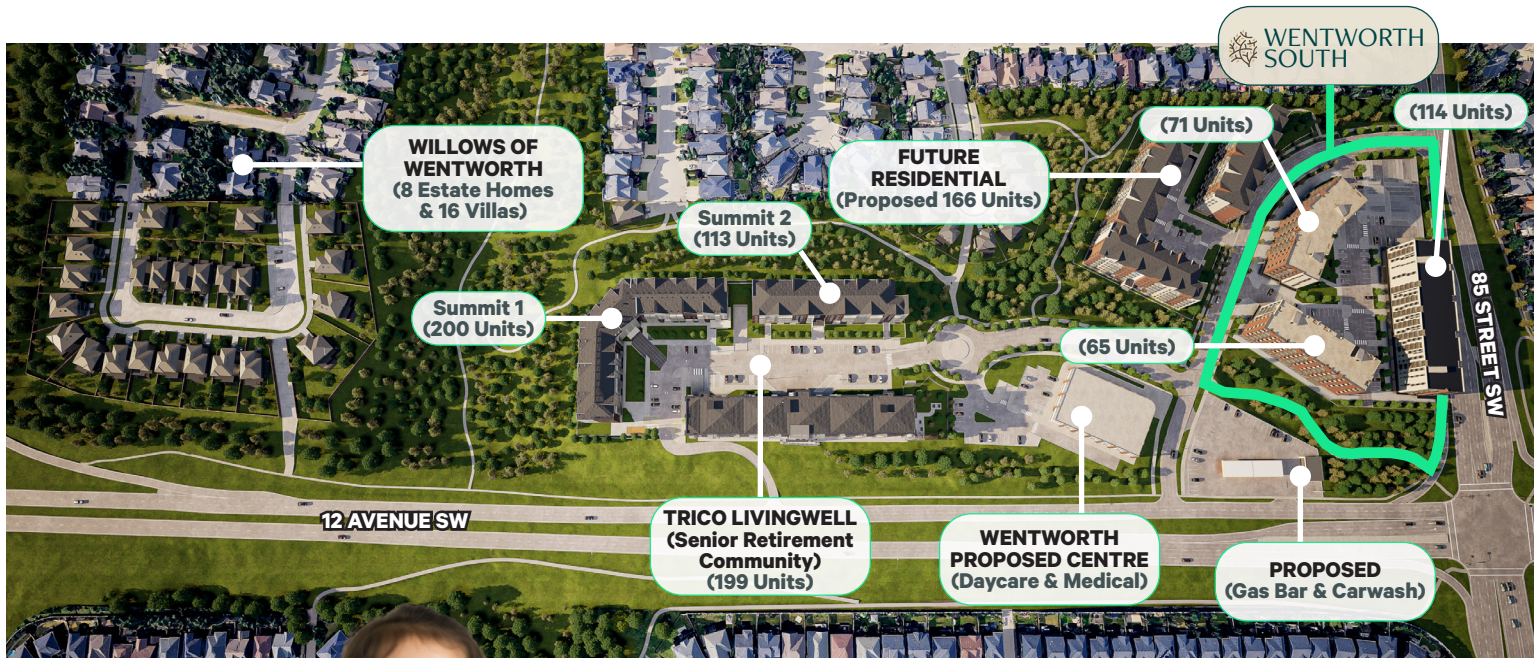
116,039

VPD along Stoney Trail

25,144

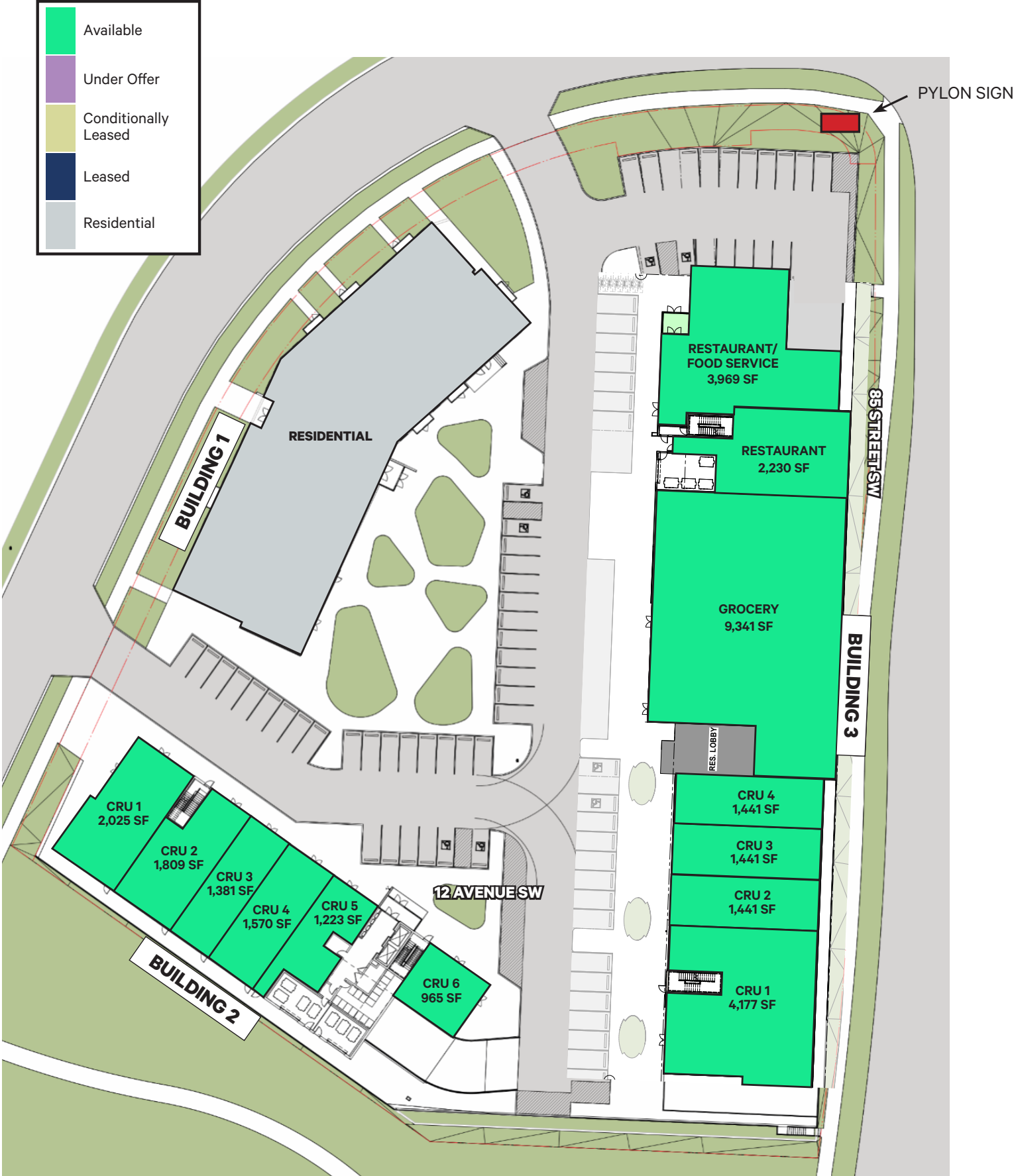
VPD along 17th Avenue SE

Prime leasing opportunity in a new SW development

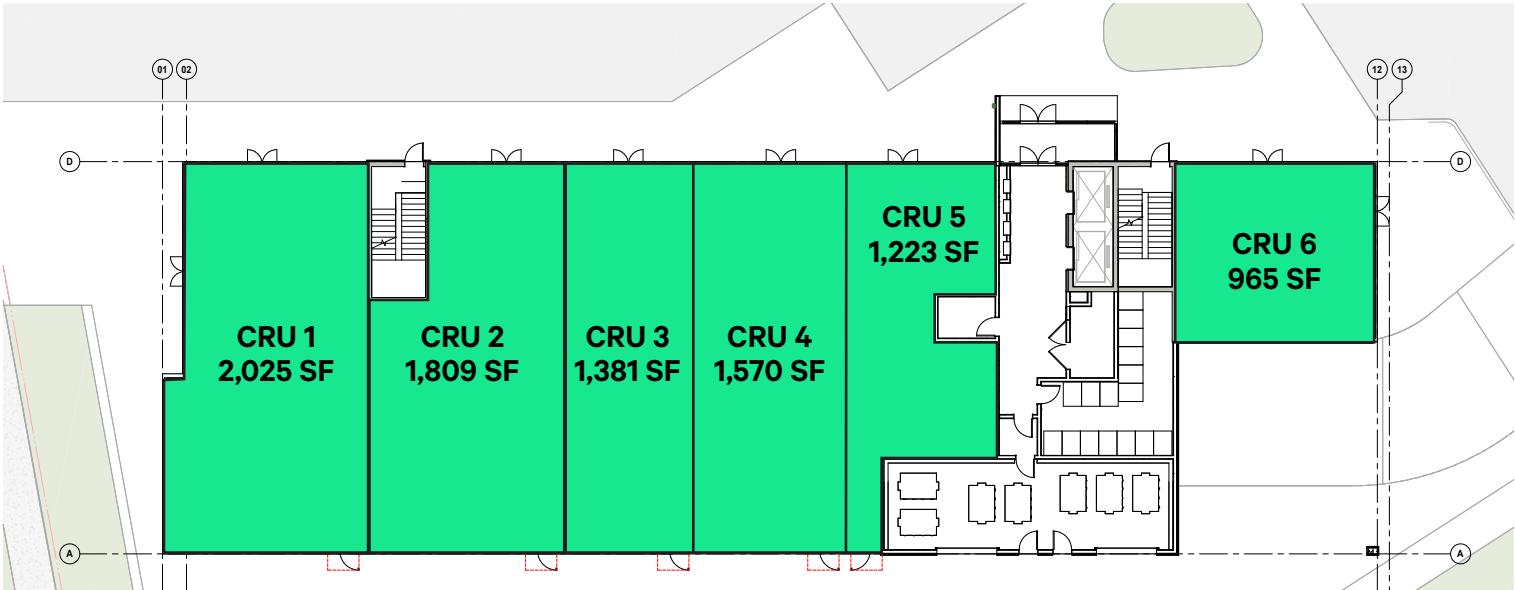


- Strategically located just off Stoney Trail with direct, high-traffic access off Bow Trail and 85th Street.
- Directly serving a multitude of vibrant, established and up and coming Calgary communities including West Springs Landing, Aspen Woods, Strathcona Park, Coach Hill, Prominence Pointe, Cougar Ridge and Patterson.
- Benefit from immediate proximity to 17th Avenue SW and Old Banff Coach Road promising even greater connectivity.
 - Only 15 minute drive to downtown and 5 minutes away from the 69 Street C-Train station
 - Close proximity to public, separate and private schools
- Easily accessible parking.
- Unparalleled visibility with prominent pylon signage directly on 85th Street.

Phase 1 - Leasing Plan



Building 2 - Leasing Plan



Space Available

- CRU 1 - 2,025 sq. ft.
- CRU 2 - 1,809 sq. ft.
- CRU 3 - 1,381 sq. ft.
- CRU 4 - 1,570 sq. ft.
- CRU 5 - 1,223 sq. ft.
- CRU 6 - 965 sq. ft.

Basic Rent: Market

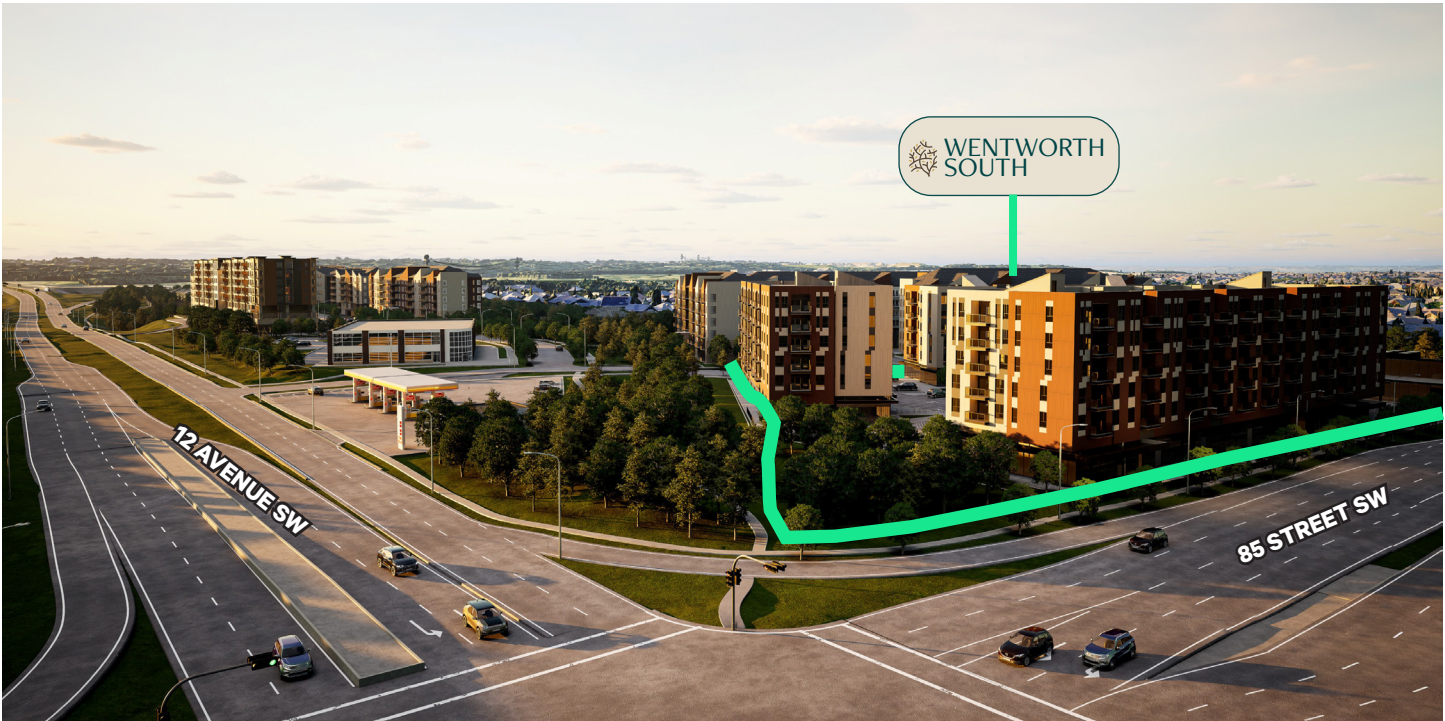
Op Costs & Taxes: TBD

Signage: Pylon & Fascia

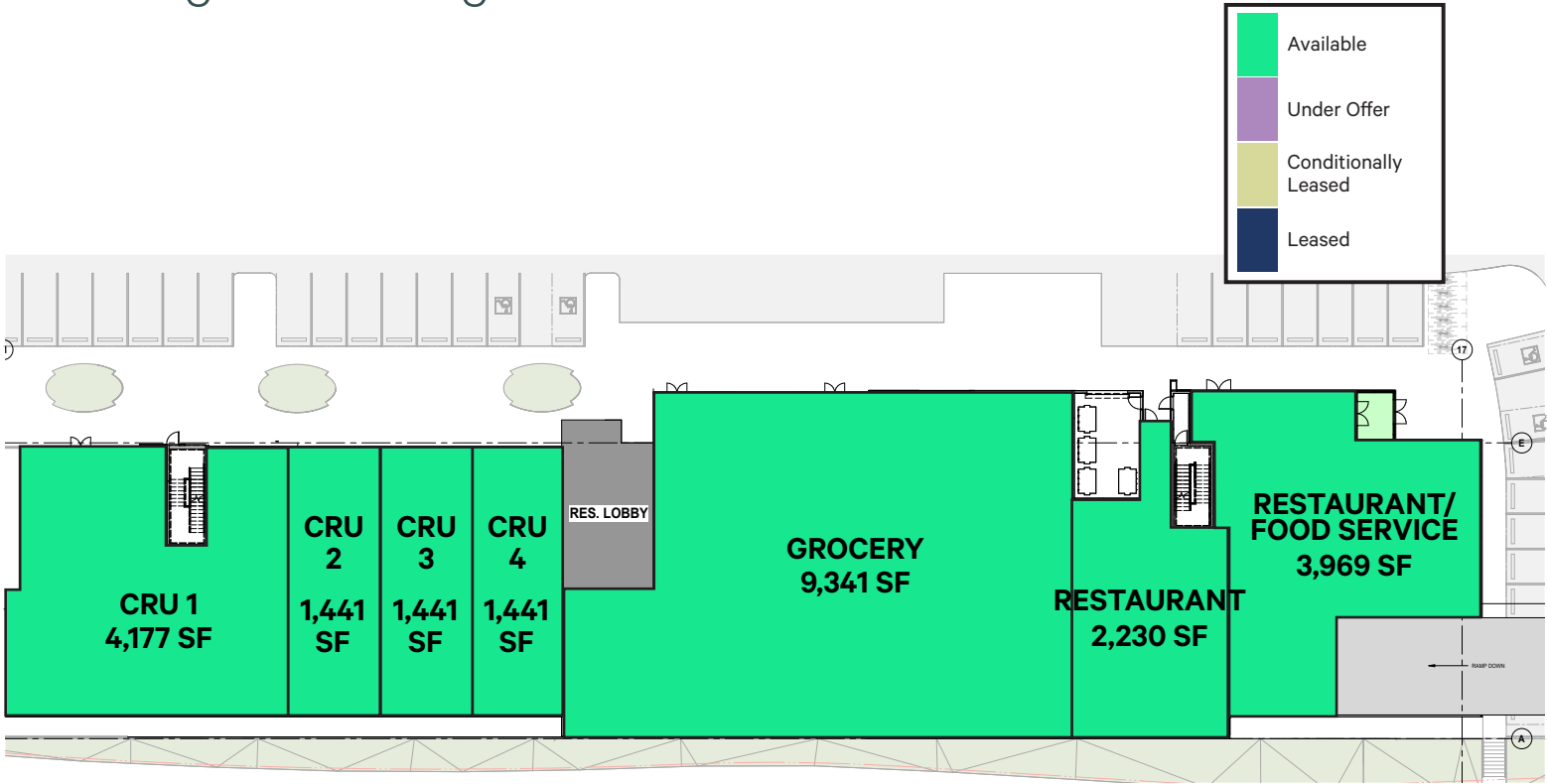
Possession: H2 2028 projected

Term: 10 years

Property Rendering



Building 3 - Leasing Plan

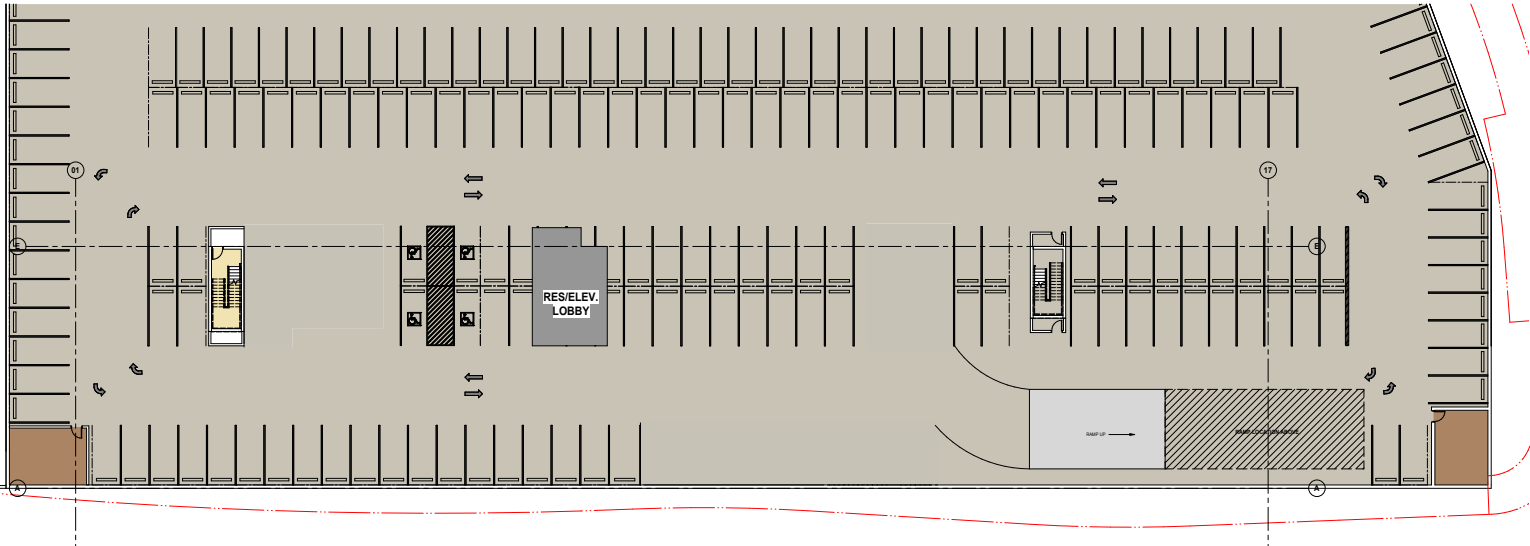


Space Available

- CRU 1 - 4,177 sq. ft.
- CRU 2 - 1,441 sq. ft.
- CRU 3 - 1,441 sq. ft.
- CRU 4 - 1,441 sq. ft.
- GROCERY - 9,341 sq. ft.
- RESTAURANT - 2,230 sq. ft.
- RESTAURANT/FOOD SERVICE - 3,969 sq. ft.

- Basic Rent: Market
- Op Costs & Taxes: TBD
- Signage: Pylon & Fascia
- Possession: H2 2028 projected
- Term: 10 years

Building 3 - Underground Parking Plan

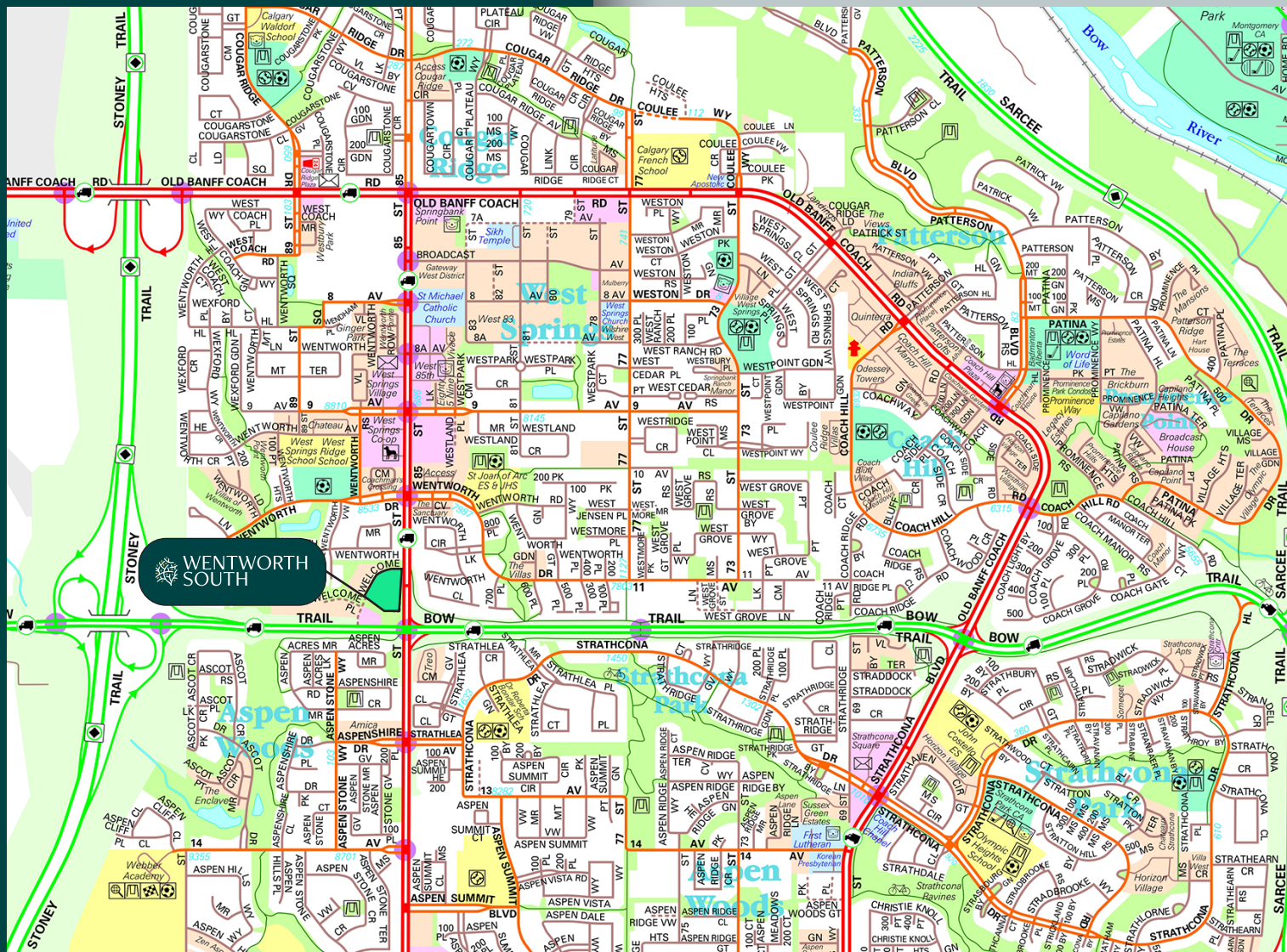


Rendering



Aerial





For More Information Please Contact

Alistair Corbett

Senior Vice President
403.294.5709
alistair.corbett@cbre.com

Cory Miles

Associate Vice President
403.750.0523
cory.miles@cbre.com

Mac Marcinew

Sales Associate
587.583.7197
mac.marcinew@cbre.com

Jayne Rogers

Transaction Manager
403.750.0535
jayne.rogers@cbre.com

Brandy Chorney

Marketing Specialist
403.303.3609
brandy.chorney@cbre.com

CBRE Calgary

Eighth Avenue Place
East Tower 525 8 Avenue SW Suite 3200
Calgary, Alberta T2P 1G1

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