



THE PLAZA

West District

**FOR
LEASE**

25,000 SQ. FT MAIN FLOOR RETAIL SPACE

CBRE

NOW
LEASING!

 TRUMAN

plaza | east

The Plaza West District

THE DEVELOPMENT

The Plaza is located in the highly sought after West side along Broadcast Avenue SW, adjacent to the grocery anchored Oak & Olive development and directly beside the centre-ice community amenity, Radio Park . This beautifully designed mixed use building will comprise of 8 storeys of approximately 25,000 square feet of commercial space on the main level and 126 residential units above.

The Plaza development is one of the many phases of this multi-phase 95 acre community which will host a total of 3,500 residential units and around 500,000 square feet of retail space all centered around an amazing new amenity park; Radio Park. Over the next decade the West District will be transformed into a vibrant, mixed use neighborhood that will redefine urban living and working in Calgary.

West District is where life happens.

3,500

Residential Units

95

Acres

500,000

Square Feet of Retail



Property Details & Plan

Details

8225 & 8375 Broadcast Avenue SW

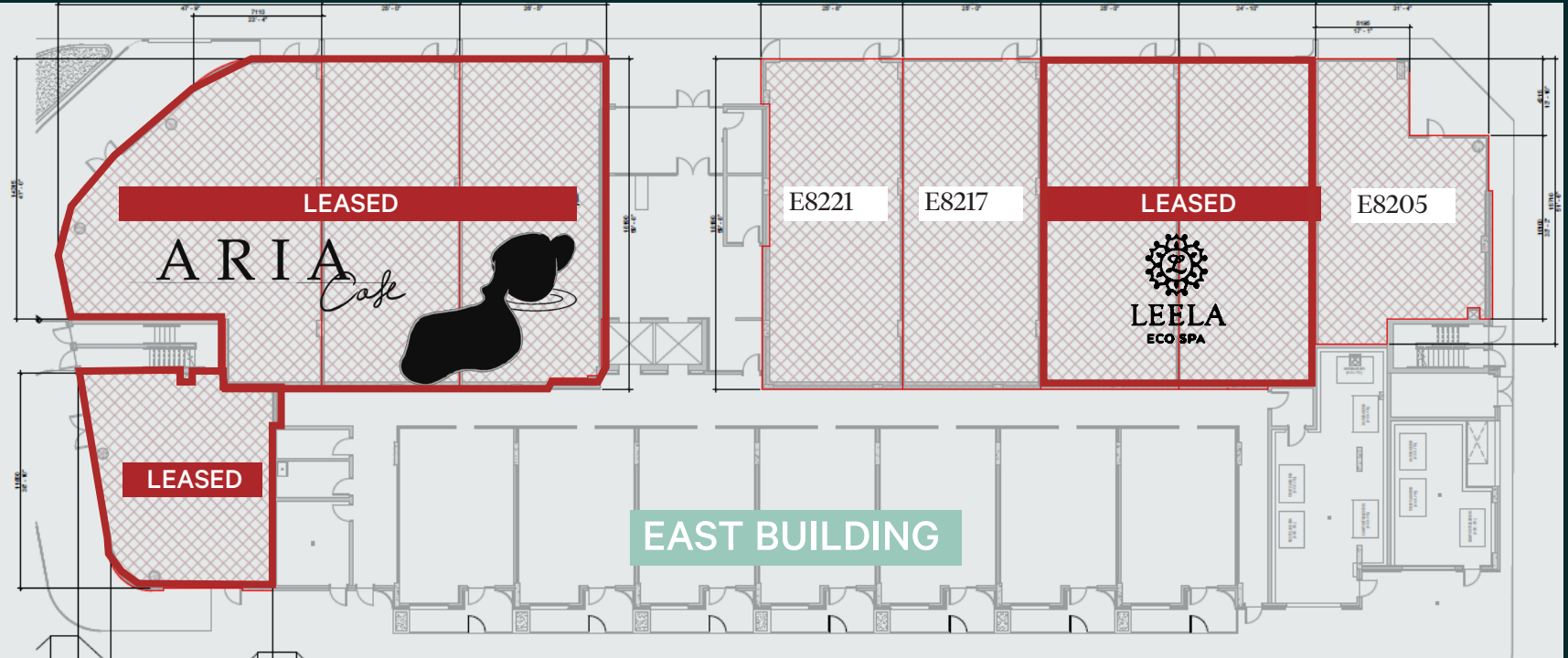
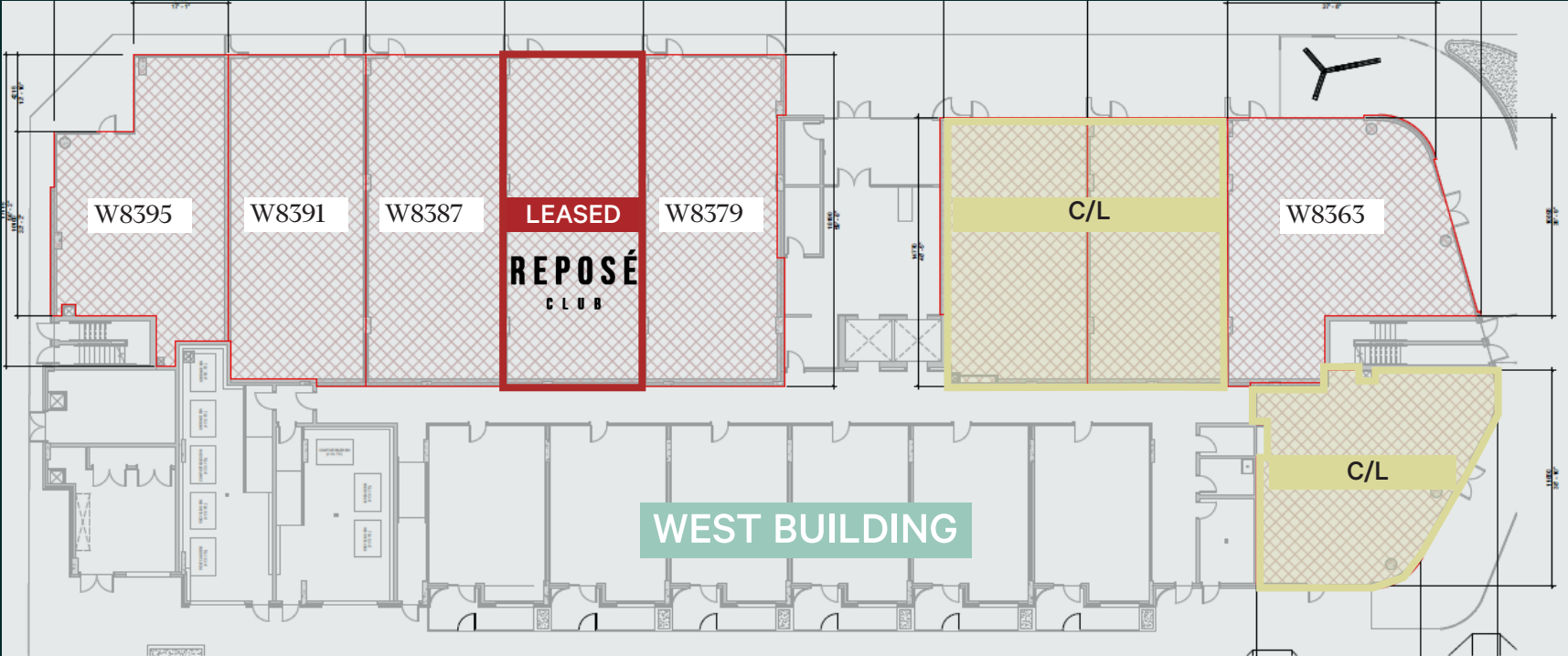
Size West Building:

Unit CRU W8395:	1,380 sq. ft est.
Unit CRU W8391:	1,484 sq. ft. est.
Unit CRU W8387:	1,493 sq. ft est.
Unit CRU W8383:	LEASED
Unit CRU W8379:	1,476 sq. ft est.
Unit CRU W8371:	C/L
Unit CRU W8367:	C/L
Unit CRU W8363:	1,666 sq. ft est.
Unit CRU W8355:	C/L

Size East Building:

Unit CRU E8237:	LEASED
Unit CRU E8221:	1,517 sq. ft est.
Unit CRU E8217:	1,488 sq. ft est.
Unit CRU E8213/209:	LEASED
Unit CRU E8205:	1,357 sq. ft est.

OpCosts+PropertyTaxes (2026 est.) :	\$18.71 per sq. ft
Zoning:	MU-2 - Mixed-Use Active Frontage
Available:	Q2 2026
Signage:	Fascia
Rates:	Market



West District

WELCOME TO THE NEIGHBOURHOOD

West District will stretch across 95 acres of land comprising of multiple mixed-use buildings, all of which will surround the main amenity park; Radio Park. Radio Park will be a multi million dollar park featuring award winning architecture and the central gathering spot for the community.

LOCATION HIGHLIGHTS

- Servicing the area of Aspen, Wentworth, Westsprings, Coach Hill, Discovery Ridge, Crestmont and more!
- Close proximity to 85th Street and Old Banff Coach Road as well as the newly opened Ring Road.
- Projects already completed include Gateway, Newberry, Parkside with many currently under construction such as Oak & Olive, The Mondrian, Plaza and Truman Headquarters

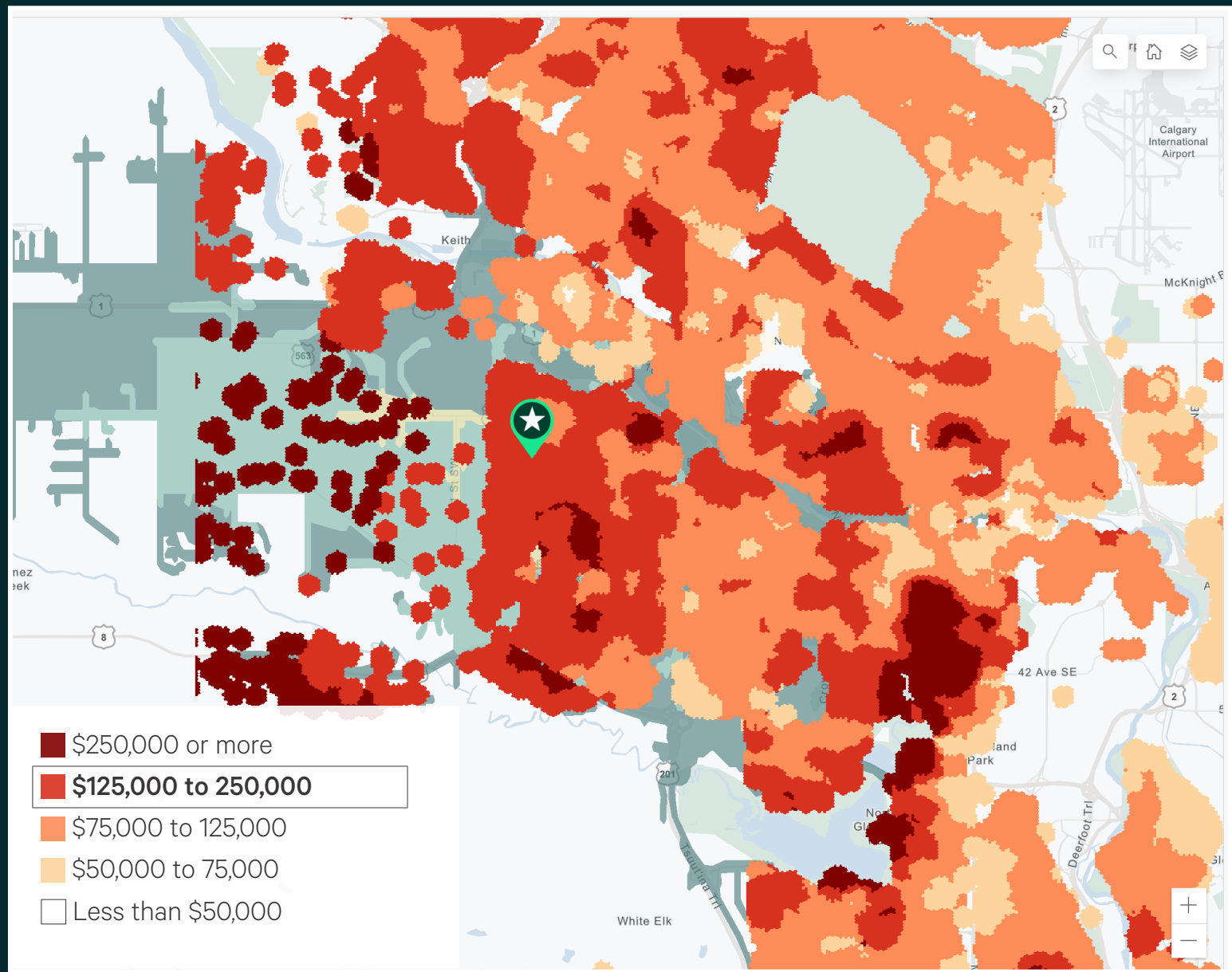


West District

NEIGHBOURHOOD DEMOGRAPHICS

West District’s retail platform will benefit from a robust client base – whether it be those living within its residences, employees from surrounding businesses/offices, or visitors to the neighbourhood.

MAP OF AVERAGE HOUSEHOLD DISPOSABLE INCOME



2023 Demographic reports show that this general area is home to a high number of high earning households, with the average disposable income within a 5 minute driving radius of the West District being \$210,772.

DEMOGRAPHICS WITHIN A 5-MIN. DRIVING RADIUS FROM WEST DISTRICT

51.7%
HAVE ATTAINED A BACHELOR DEGREE & HIGHER

72.8%
LABOUR FORCE PARTICIPATION

\$210,772
AVERAGE HOUSEHOLD INCOME

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West District

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