

Truman HO's WEST DISTRICT



**FOR
LEASE**

RETAIL SPACE

15,000 SQ. FT FOR LEASE

CBRE

 TRUMAN

UNDER
CONSTRUCTION!



Truman Headquarters

THE DEVELOPMENT

Truman Headquarters is located in the highly sought after West side along Broadcast Avenue SW, directly along side the grocery anchored Oak & Olive development and across from the centre ice community amenity, Radio Park . This beautifully designed mixed use building will compromise of approximately 15,000 square feet of commercial space on the main level, 80 residential units above and Office space featured on the top floor.

The Truman Headquarters 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

7841 Broadcast Avenue SW

Size Building 1:

Unit CRU 103: 1,590 sq. ft. est.
Unit CRU 104: **LEASED**
Unit CRU 105: **LEASED**
Unit CRU 106: 1,457 sq. ft. est.
Unit CRU 110: 1,145 sq. ft. est.

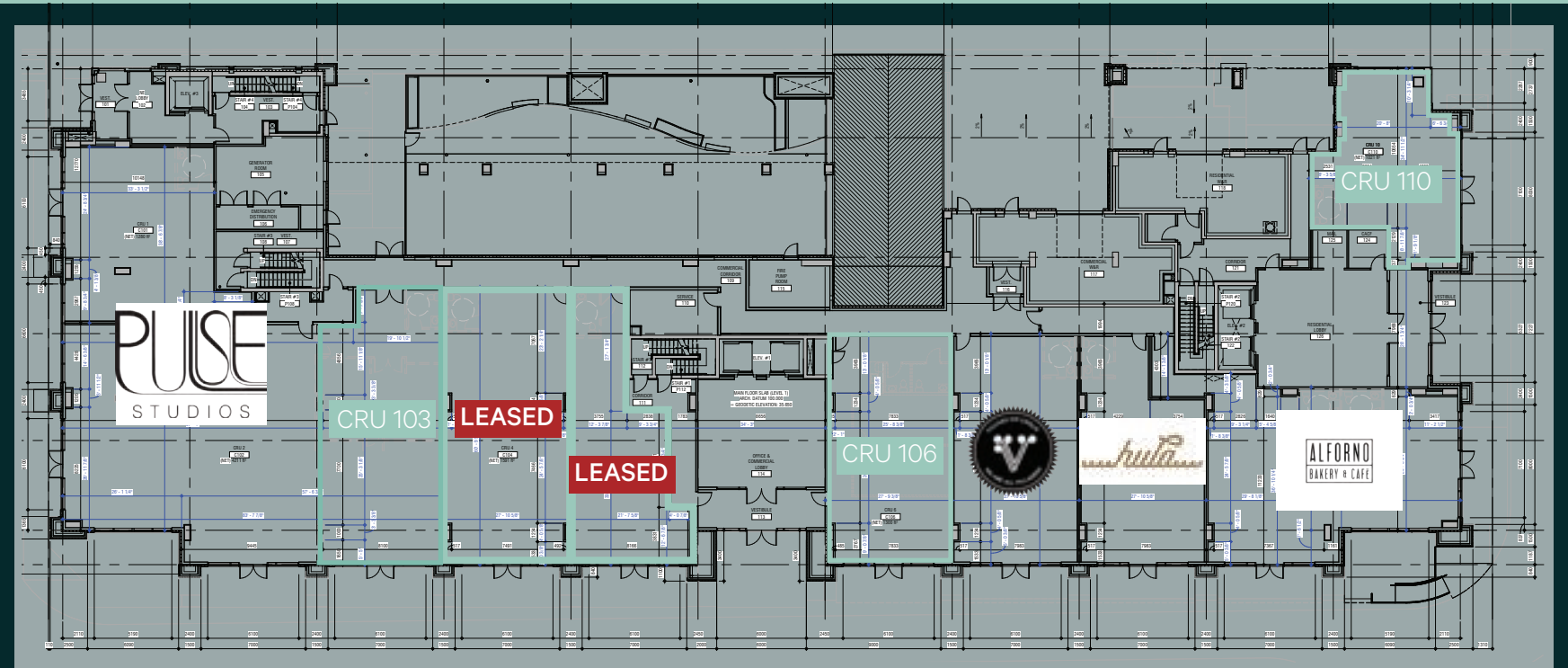
OpCosts+PropertyTaxes (2026 est.) : \$18.71 per sq. ft

Zoning: Mixed-Use General

Available: Fall 2025

Signage: Fascia

Rates: Market



HIGH STREET RETAIL SPACE
+/- 15,000 SQ. FT FOR LEASE

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 open Ring Road.
- Projects already completed include Gateway, Newberry, Parkside with many currently under construction such as Oak & Olive, The Mondrian, Plaza and Truman Head Quaters

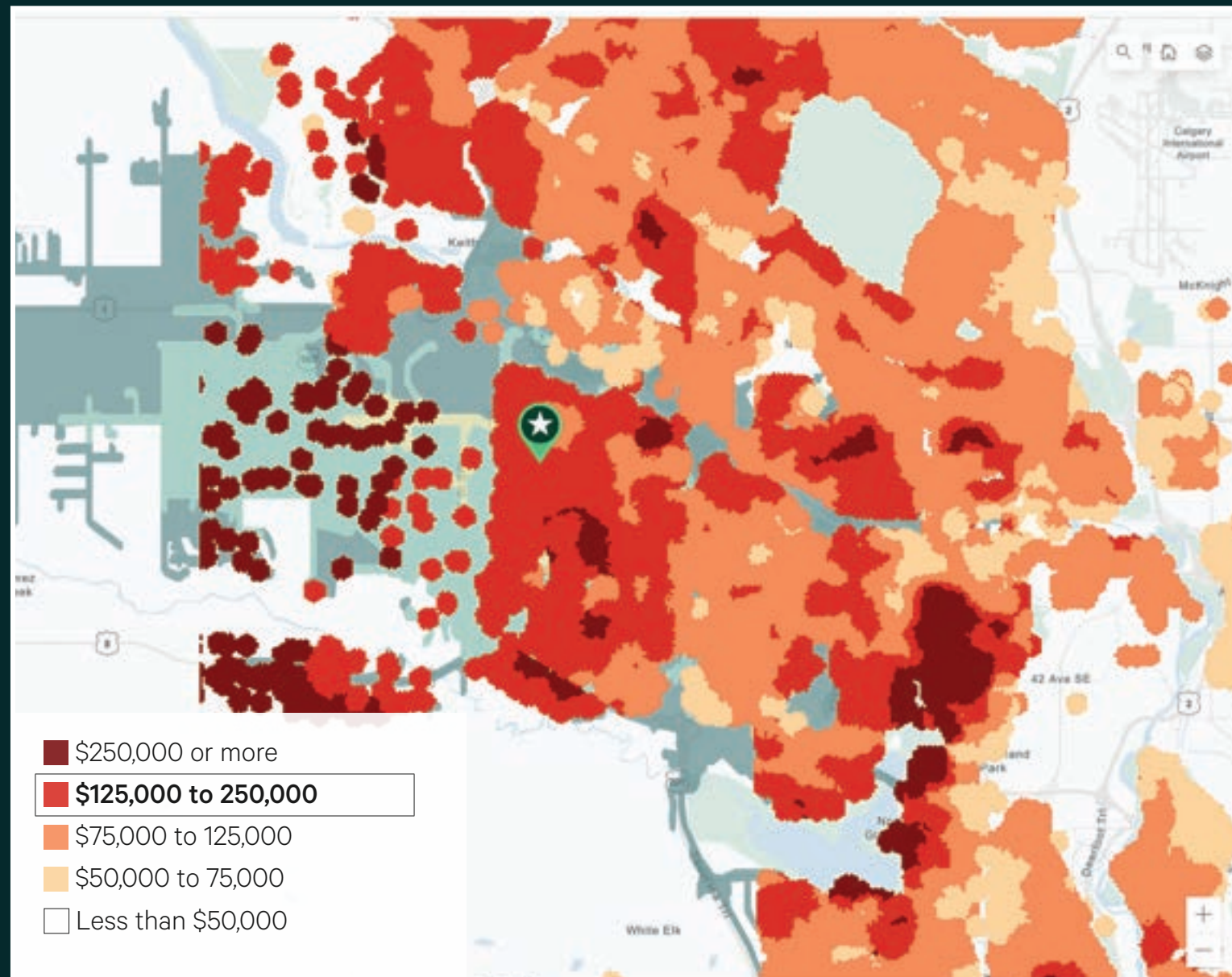


West District

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



Population of 125,997 within 5km with an average age of 38



Household income of \$210,772.00 within 5km



22,000 vehicles per day along 85th Street SW

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

Truman HO's WEST DISTRICT

CBRE

JOHN MOSS

Senior Vice President

T +1 403 750 0507

john.moss@cbre.com

ANIA GRYZEWSKI

Vice President

T +1 403 750 0806

ania.gryzewski@cbre.com

BRITTANY CAMILLERI

Client Service Specialist |

Sales Representative

T +1 403 294 5706

brittany.camilleri@cbre.com

CBRE Limited | Real Estate Brokerage | 525-8th Avenue SW | Suite 3200 | Calgary, AB T2P 1G1 | +1 403 263 4444 | www.cbre.ca

This disclaimer shall apply to CBRE Limited, and to all divisions of the Corporation ("CBRE"). The information set out herein (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE.