

722

85th Street SW

West Springs, Calgary AB



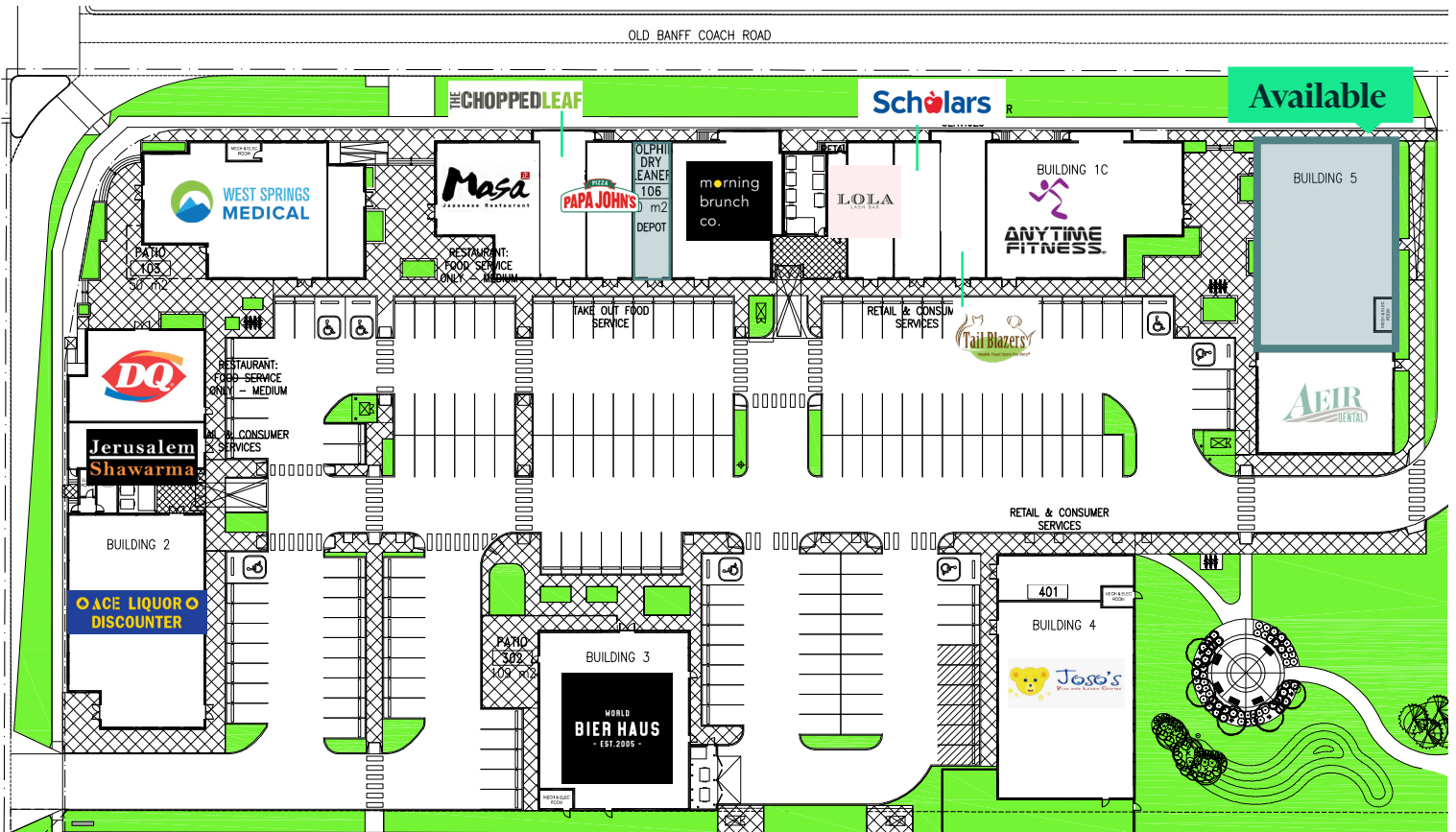
The Opportunity

- Well established retail complex located on the corner of 85th Street and Old Banff Coach Road
- 20,000 passing vehicles per day
- Shadow anchored by Co-op, Shoppers Drug Mart and the soon to open Sobeys as well as West Springs new mixed-use development featuring 95 acres of commercial and residential space.



Site Details

| | |
|-----------------------|--------------------------------|
| Size: | Building 5- 3,299 sq. ft. |
| Zoning: | Direct Control (DC) |
| Op Costs (2025 est.): | \$17.50 per sq. ft. |
| Available: | January 1, 2026 |
| Rates: | Market |
| Parking: | 176 stalls- Mall style parking |



The Community

- Entrenched in a affluent area surrounded by ample commercial space and a growing residential.
- West District- directly adjacent to 722 is a 95 acre development plan featuring 1 Million square feet of commercial space, over 7,000 new residents and a Central Park that will create a community hub for the area.
- Currently under construction for mixed-use projects in the immediate area includes; The Plaza coming 2026, The Mondrian coming 2025, Oak & Olive coming 2025-2027 and grocery anchored.



THE PLAZA
13,000 SQ.FT FUTURE RETAIL
WITH RESIDENTIAL ABOVE

THE MONDRIAN
21,000 SQ.FT FUTURE RETAIL
WITH RESIDENTIAL ABOVE

OAK & OLIVE
23,000 SQ.FT FUTURE
RETAIL WITH RESIDENTIAL
ABOVE

**THE GATEWAY
FULLY LEASED**

CO-OP

**FUTURE
SOBEYS**

**For
Lease**

Old Banff Coach Road SW

85th Street SW

**Massage
Experts**
Feel Better. More Often.

**girlfriend
collective**

Beauty Garden



HOTSHOP



UNA
PIZZA + WINE

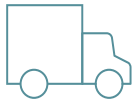
Site Location and Demographics



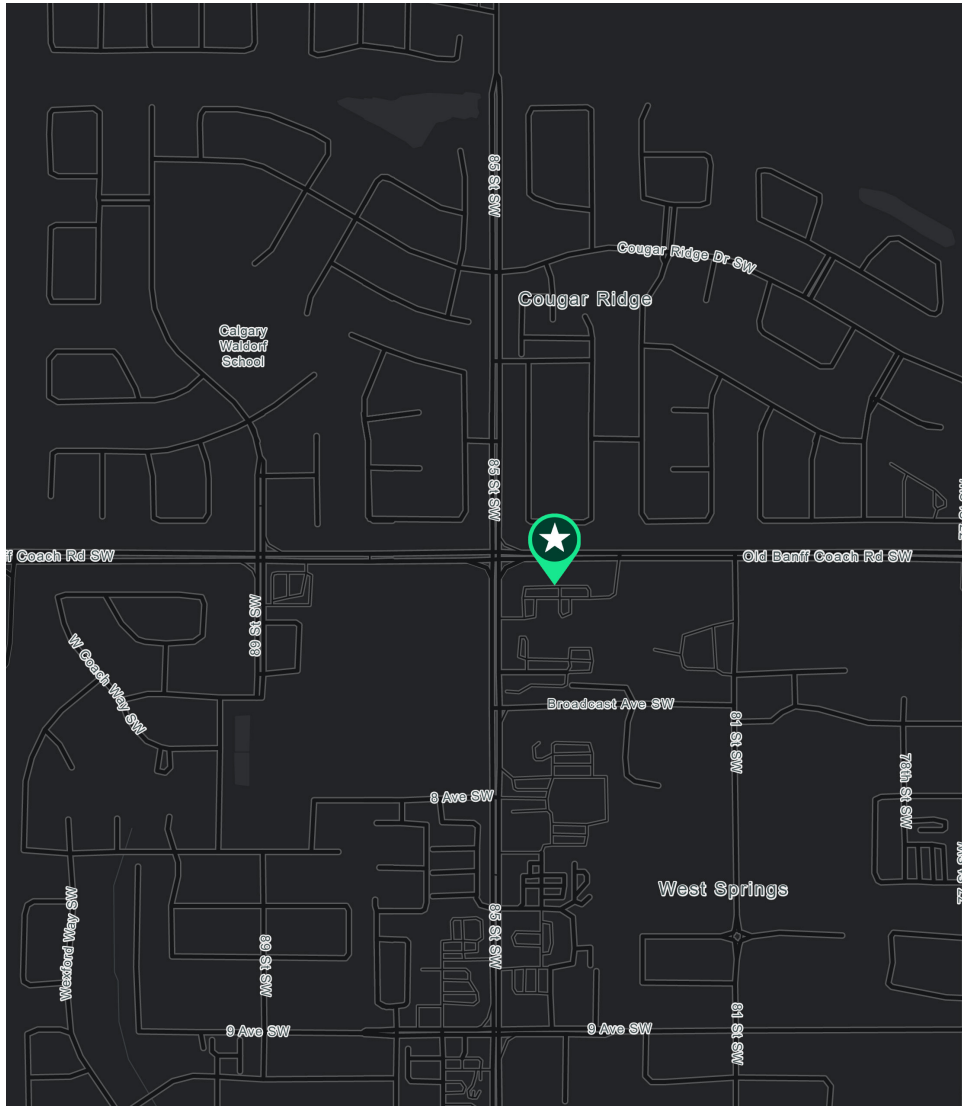
Population of 125,997 within 5km with an average age of 38



Avg. Income \$210,772 Within 5km



22,000 vehicles per day on 85th Street



Contact Us

John Moss

Senior Vice President
+1 403 750 0507
john.moss@cbre.com

Ania Gryzewski

Vice President
+1 403 750 0806
ania.gryzewski@cbre.com

Brittany Camilleri

Client Service Specialist
+1 403 294 5706
brittany.camilleri@cbre.com

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.