

FULLY FIXTURED QUICK SERVICE RESTAURANT



# West 85th Shopping Centre

8560 8A Avenue SW  
Calgary, AB

**CBRE**

# Demographics



**51,938**

Population Within 3 KM

**39,076**

Daytime Population  
Within 3 KM



**\$264,422**

Average Household Income  
Within 3 KM

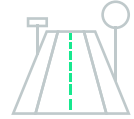
**\$233,531**

Average Household Income  
Within 5 KM



**41 Years**

Dominant Age Within 5 KM



**13,683**

VPD along 85th Street SW

## Prime retail opportunity for a fully fixtured restaurant in West Springs

- Conveniently located in the heart of West Springs serving the communities of Aspen Woods, Cougar Ridge, Paskapoo, Coach Hill and Wentworth
- West 85th Shopping Centre offers unique shops, professional services and restaurants
- Minutes from COP and plenty of parks, pedestrian and bike routes throughout the area
- Close proximity to the Trans-Canada Highway, Stoney Trail, Bow Trail and 17th Avenue allowing quick access in and out of the communities and 15-20 minute walk to Downtown and C-Train Station
- Plenty of parking available

### Space Available

**Unit 115**  
**1,161 sq. ft.**



**BASIC RENT:** Market

**OP COSTS & TAXES:** \$21.76 est (2026)

**SIGNAGE:** Fascia

Pylon - \$200 + GST per month

**POSSESSION:** Immediate

**TERM:** 5 - 10 years





# Leasing Plan

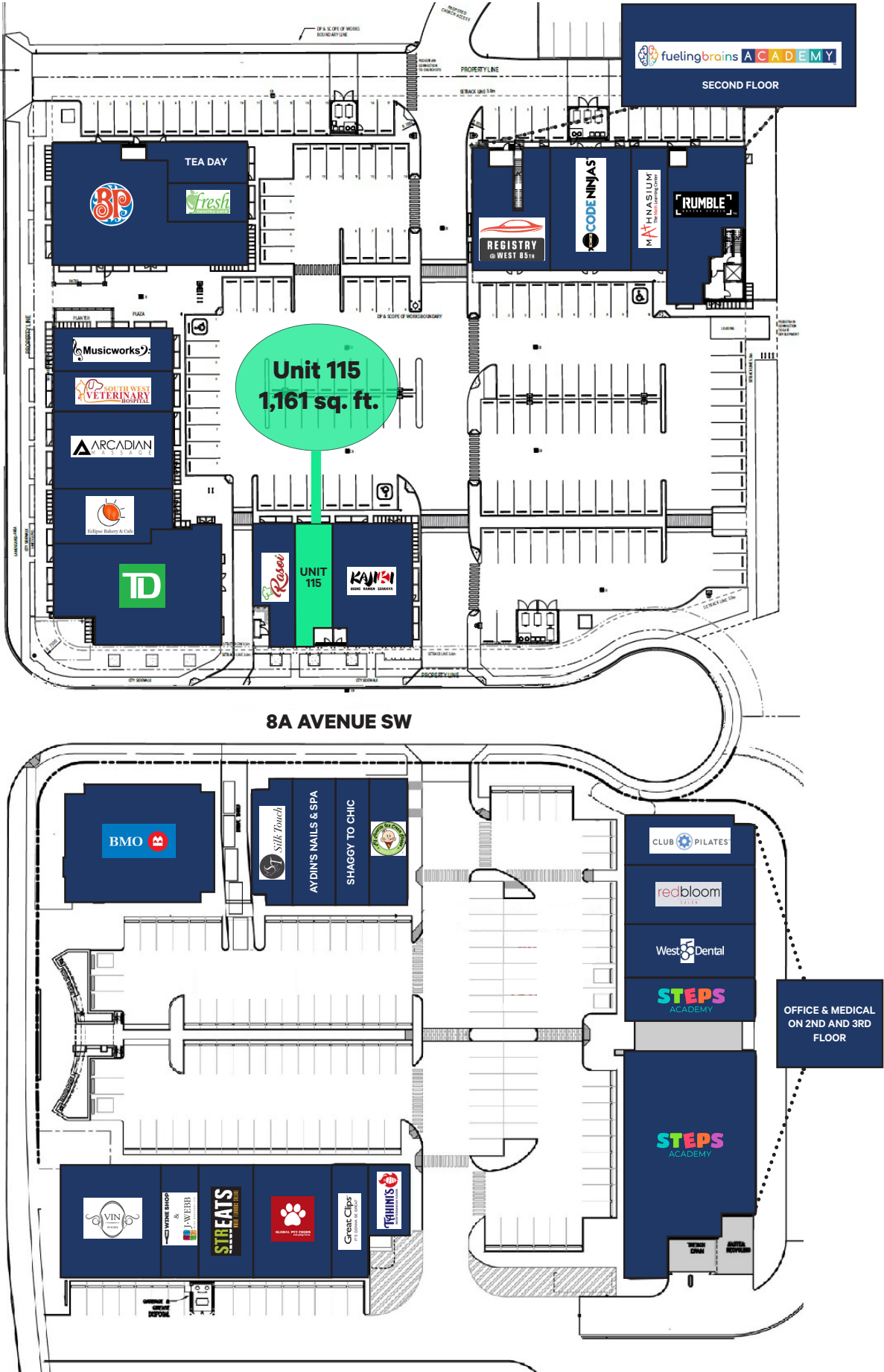
Available

Under Offer

Conditionally Leased

Leased

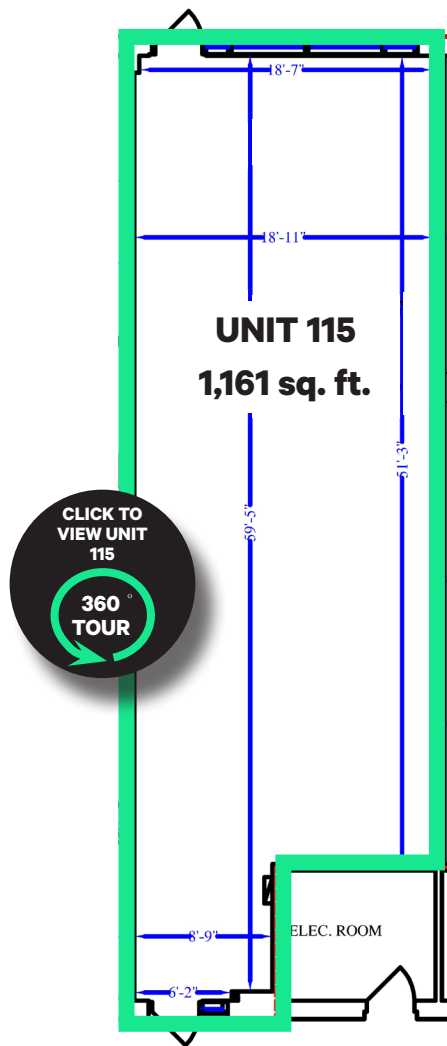
85TH STREET SW



8A AVENUE SW

OFFICE & MEDICAL  
ON 2ND AND 3RD  
FLOOR

# Floor Plan & Photos of Unit 115





# Photos of Unit 115

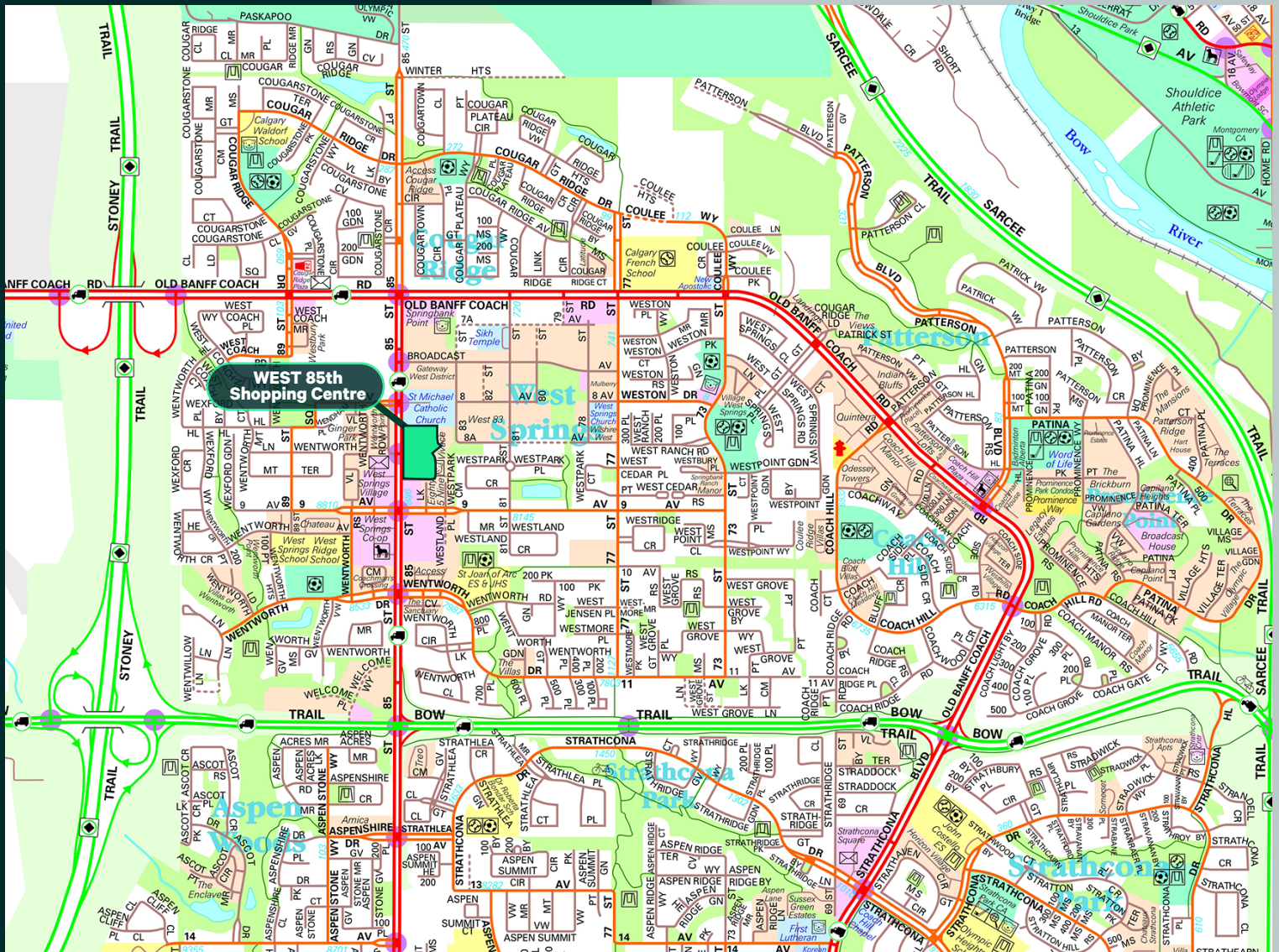




Photos of Unit 115







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