

The Mondrian WEST DISTRICT

 TRUMAN



**FOR
LEASE**
RETAIL SPACE

1,036 - 2,097 SQ. FT FOR LEASE

CBRE

THE MONDRIAN

“WHERE LIFE MEETS ART”

 TRUMAN



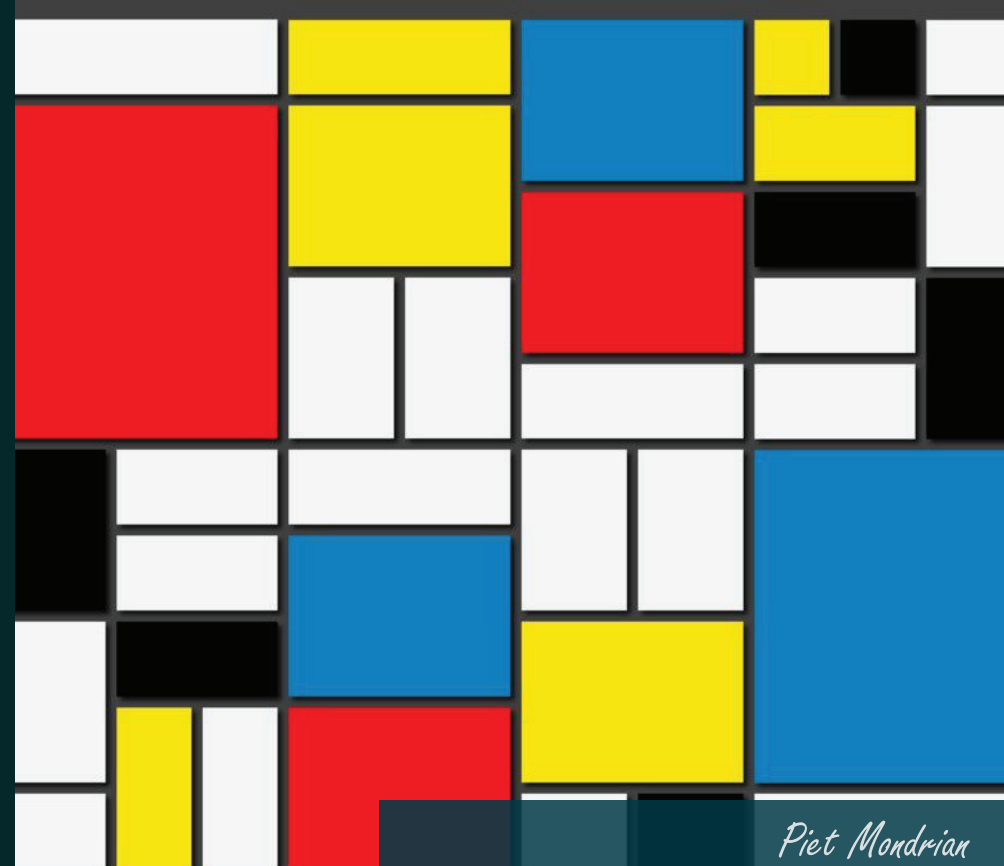
THE MONDRIAN

THE DEVELOPMENT

The Mondrian is located in the highly sought after West side along Broadcast Avenue SW, directly beside the grocery anchored Oak & Olive development and across from the completed Gateway project at West District. The Mondrian will be a mixed use development comprising of two 6-storey buildings with approximately 21,000 square feet of commercial space on the main level and completely sold out 166 residential units above. Pulling inspiration from Dutch painter, Piet Mondrian this project will pull from his abstract plans and grids to create a new architectural perspective for West District.

The Mondrian 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.



Piet Mondrian



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 Quarters



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.

THE PEOPLE



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

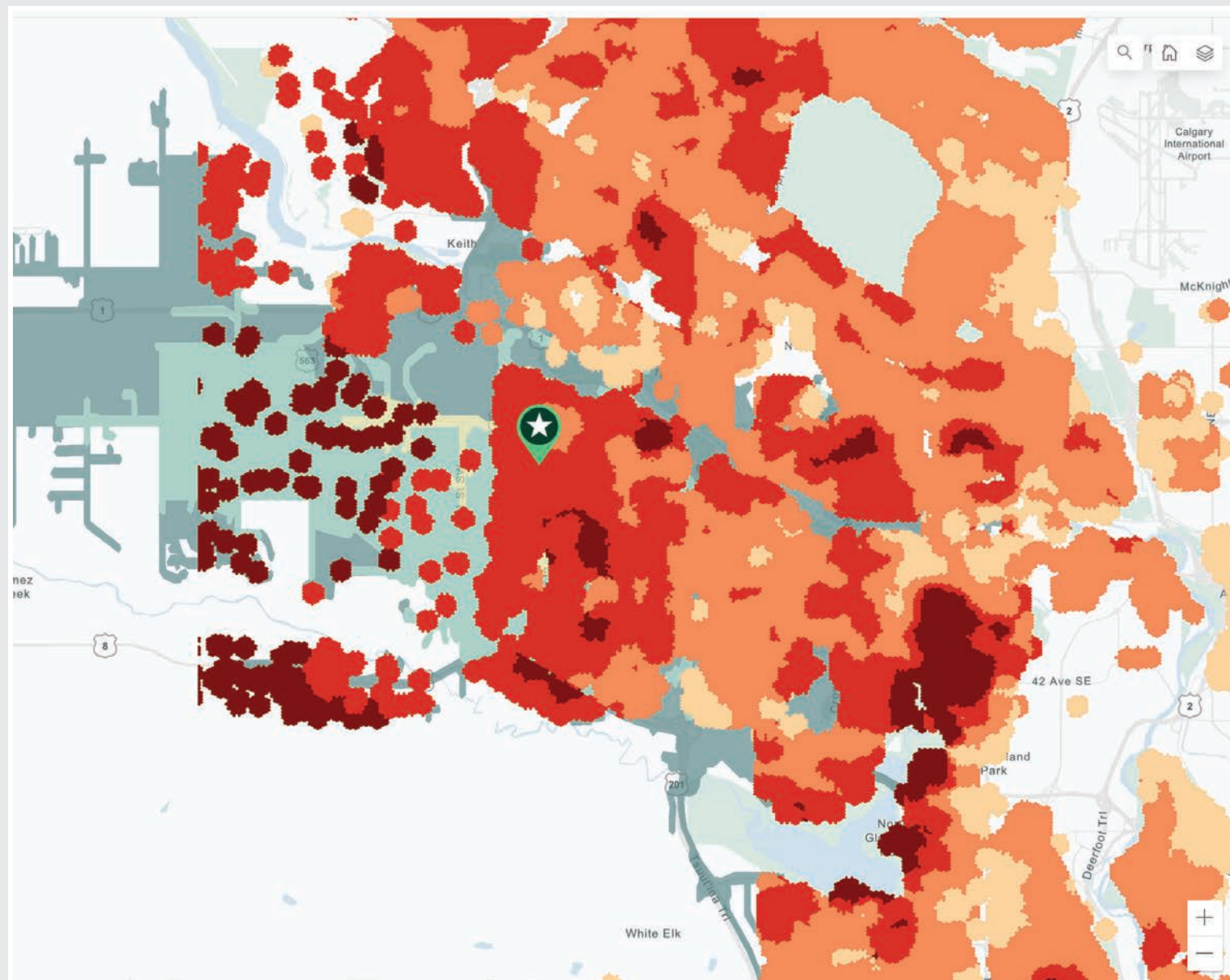


Household income of \$210,772.00 within 5km



22,000 vehicles per day along 85th Street SW

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.

- \$250,000 or more
- \$125,000 to 250,000
- \$75,000 to 125,000
- \$50,000 to 75,000
- Less than \$50,000

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

THE MONDRIAN

PROPERTY DETAILS & PLAN

Details

8230 & 8370 Broadcast Avenue SW

Building 1:

LEASED

Building 2:

Unit 2-C102: 2,086 sq. ft. est.

OpCosts+PropertyTaxes

\$18.71 per sq. ft.

(2026 est.) :

Zoning:

MU-2f4.0h30 Mixed Use - Active Frontage

Available:

Immediately

Signage:

Fascia

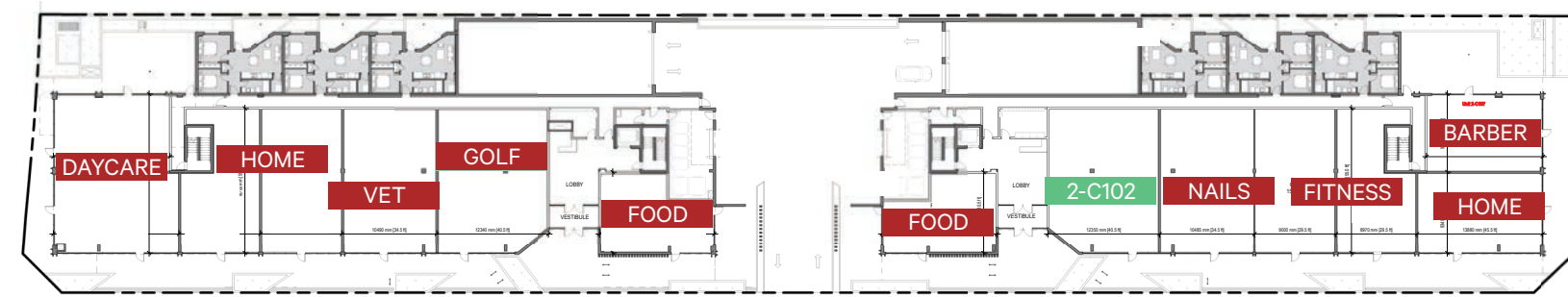
Rates:

Market

Parking:

56 commercial stalls

HIGH STREET RETAIL SPACE
+/- 21,000 SQ. FT FOR LEASE



LEVEL 1 FLOOR PLAN
1:200



The Mondrian WEST DISTRICT

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