

FOR LEASE

WEST SPRINGS LANDING

918 85TH STREET SW, CALGARY, ALBERTA

RETAIL



SPACE AVAILABLE: Grocery Store and CRU

BASIC RENT: Grocery - TBD
CRU - \$38 - \$45

OPERATING COSTS: TBD

SIGNAGE: Fascia and Pylon

UTILITIES: Separately metered

COMMENCEMENT DATE: 2018 +

TERM: 5 - 10 years

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HIGHLIGHTS:

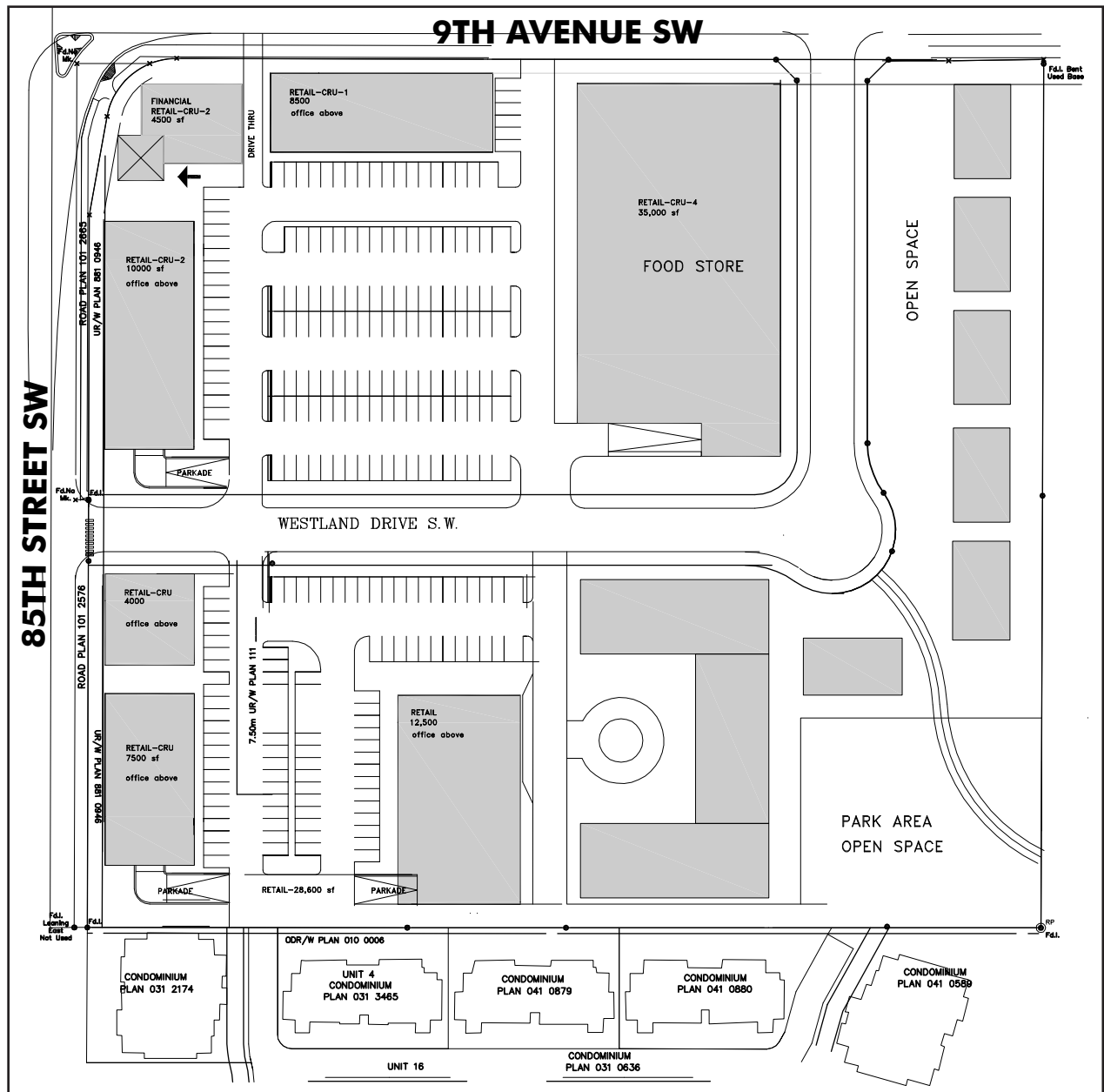
- Prime retail development site on the corner of 85th street and 9th avenue SW
- The final corner in this location to be developed
- 80,000 sq. ft. of planned retail space
- 24,000 vehicles per day pass along 85th Street
- Surrounding communities include Aspen Woods, Coach Hill, Wildwood, Westgate, Springbank and West Springs
- The West sector is forecast to obtain a 10% share of total new units of the suburban population between 2013-2017

DEMOGRAPHICS:

- Total population within 3km is 48,700 (2016)
- 37.8% (2016) of the population are between 20-44 years old.
- Estimated average household income is \$264,670 (2016)

Community	Population (2016)	Population Expected on Build Out
West Springs	9,785	15,000
Springbank Hill	9,995	13,400
Aspen Woods	9,055	11,200

CONCEPT PLAN:



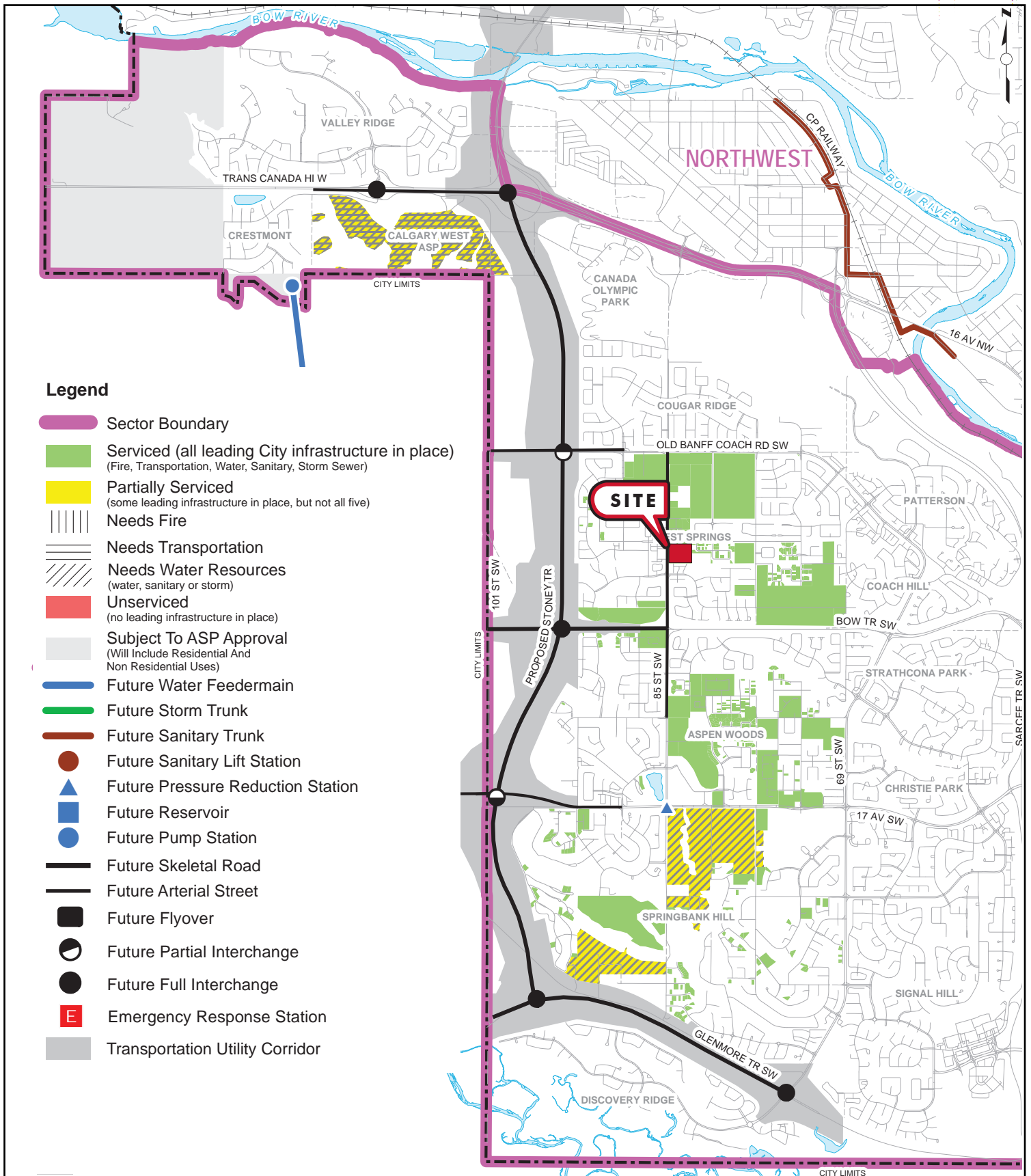
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DEVELOPMENT MAP:



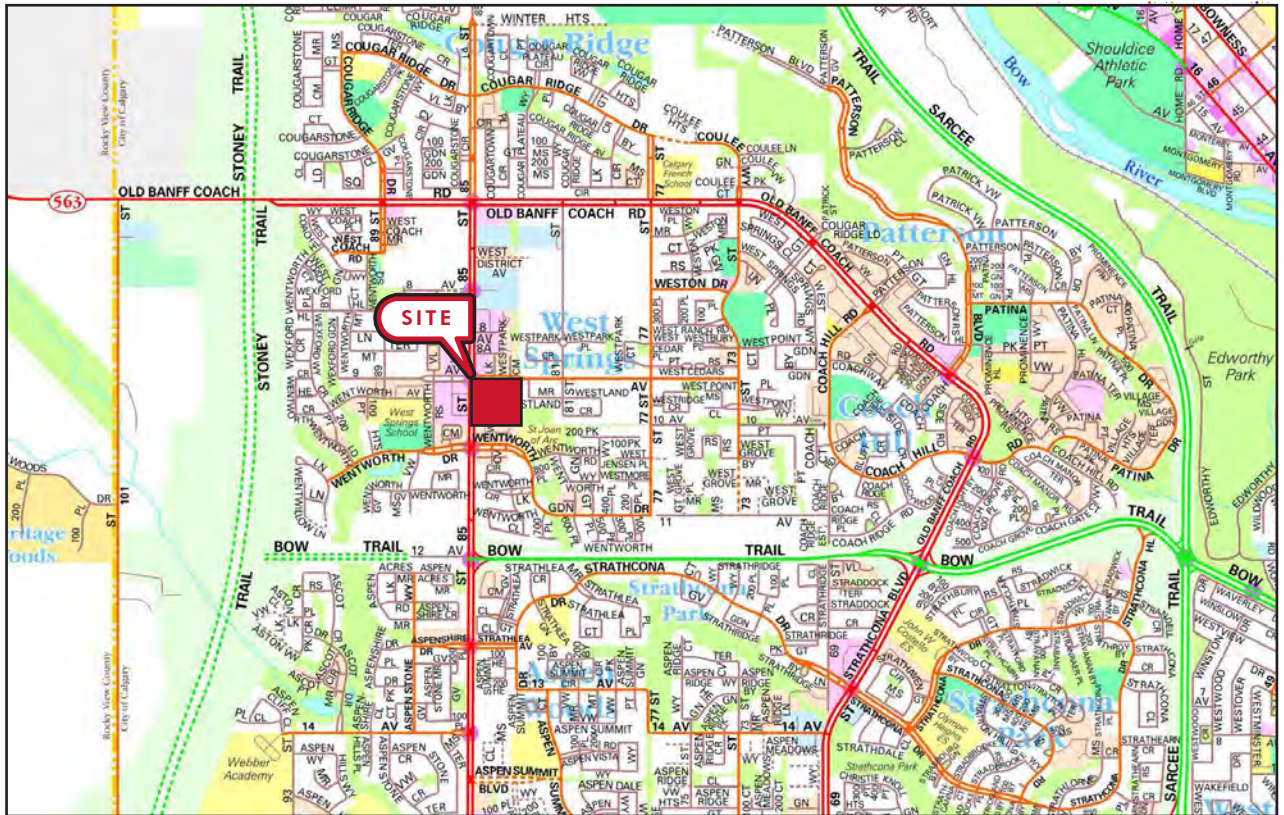
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LOCATION MAP:



AERIAL:



FOR MORE INFORMATION PLEASE CONTACT

Alistair Corbett
 Senior Vice President
 403.294.5709
 alistair.corbett@cbre.com

Chris Thompson
 Vice President
 403.750.0533
 chris.thompson@cbre.com

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