



WEST 85TH I
CALGARY, AB



GLOBAL PET FOODS
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West 85th Phase I and II shopping centre offers more than 110,000 square feet of retail and office space, shadow-anchored by Calgary Co-op, Shoppers Drug Mart and No Frills. It is located among some of Calgary's most highly sought after southwest communities - both well established and positioned for strong population growth - with more than 3,500 homes under construction nearby. The centre draws from a high-income-earning demographic, servicing Westsprings, Aspen Woods, Wentworth and Cougar Ridge in the immediate trade area. Fronting highly trafficked 85th Street, and only 3 minutes from the fully-completed Stoney Trail Ring Road, West 85th enjoys convenient access and great exposure. A strong mix of retail, restaurants, fitness and personal services bring frequent and diverse customers to the shopping centre, many on a daily basis. Some major co-tenants in phase I & II include: TD, BMO, Mathnasium, Vin Room, Boston Pizza, Global Pet Foods, My Favorite Ice Cream Shoppe, Fueling Brains, First Steps Academy, Club Pilates, Rumble Boxing, Red Bloom Salon, Code Ninjas, Arcadian Massage and The Registry at West 85th.



WEST 85TH I | CALGARY, AB





PROPERTY HIGHLIGHTS

ADDRESS 8561 8A Avenue SW, Calgary, AB

MAJOR INTERSECTION West 85th Street SW and 8A Avenue SW

GLA
(SQ. FT)

66,646

NUMBER OF STORES
AND SERVICES

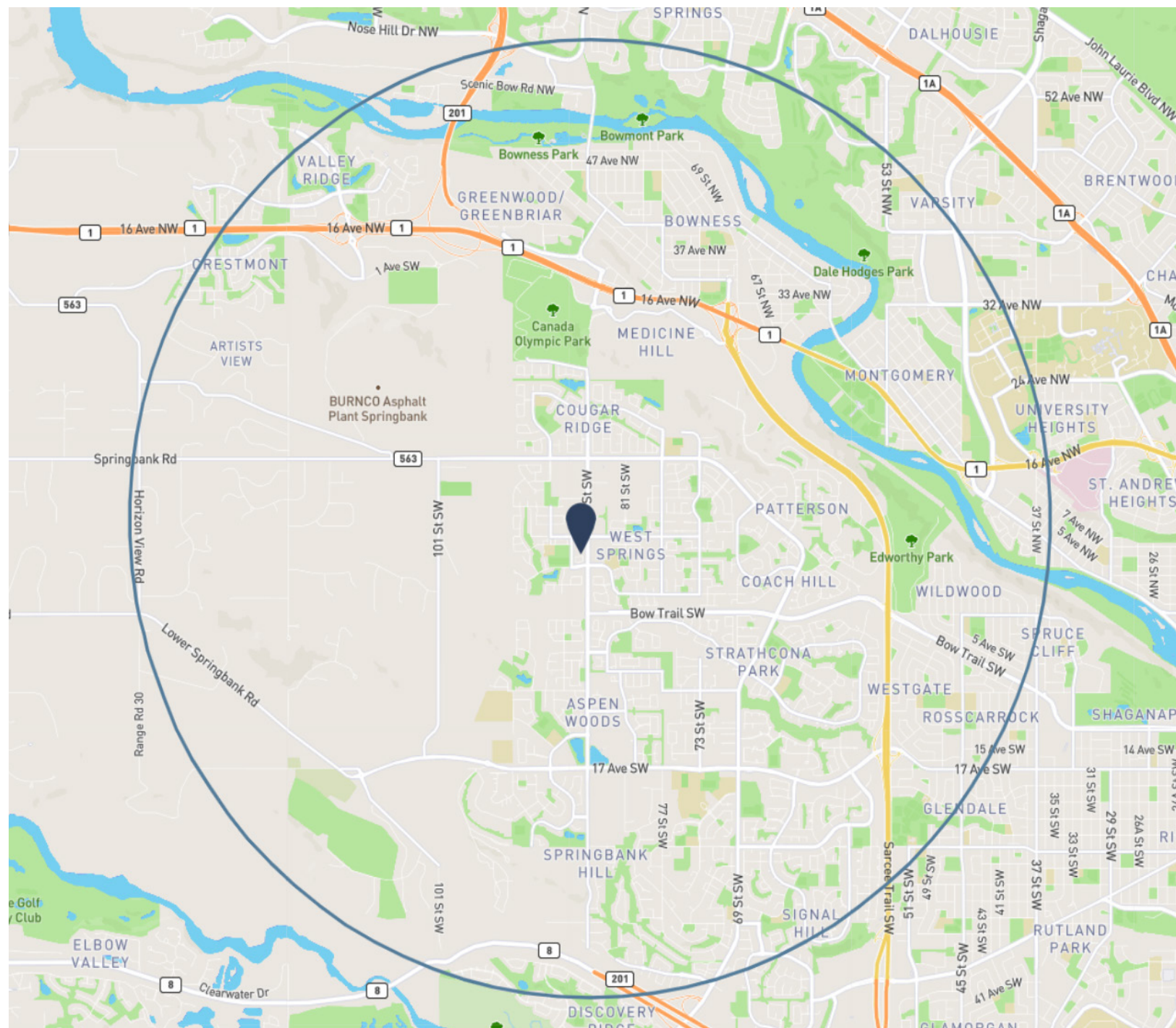
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DEMOGRAPHICS



TRADE AREA

	DISTANCE	5 KM
	FAMILIES WITH CHILDREN	51%
	TRADE AREA POPULATION	125,997
	AVERAGE HOUSEHOLD INCOME	\$210,772
	VEHICLES PER DAY - 85TH STREET SW	22,000

SITE PLAN AND TENANT DIRECTORY



UNIT	TENANT	SQ FT
1102	Silk Touch Esthetics	1,150
1106	Aydin's Nails & Spa	1,309
1110	Shaggy to Chic	1,310
1114	My Favorite Ice Cream Shoppe	1,226
2102	Club Pilates	1,581
2106	Red Bloom	1,863
2110	West 85th Dental	2,332
2118/2122	First Steps Academy	8,317
3102	Vin Room	3,393
3106	J. Webb Wine Merchant West 85th	1,161
3110	Streats	891
3114/3118	Global Pet Foods	2,517
3122	Great Clips	1,067
3126	Available	1,267
4000	Bank of Montreal	5,191



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