



BGO
Properties



WEST 85TH II

CALGARY, AB

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WEST 85TH II CALGARY, AB

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.





PROPERTY HIGHLIGHTS

ADDRESS 8650 85th Street SW, Calgary, AB

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

GLA (SQ. FT) **41,297**

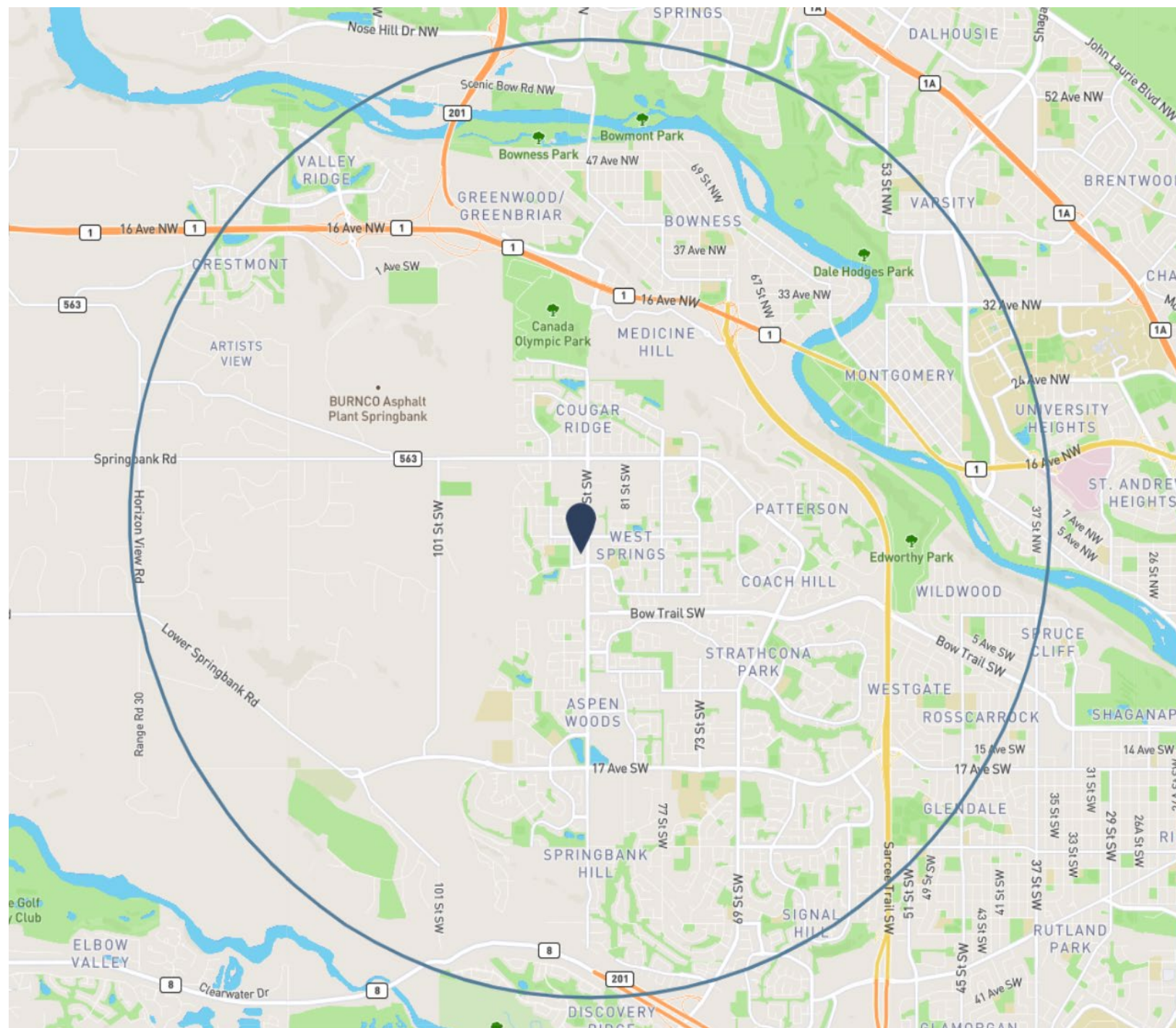
NUMBER OF STORES AND SERVICES **16**








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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

St. Michaels Catholic Church



85 Street SW



8A Avenue SW

West 85 I

UNIT	TENANT	SQ FT
110	Available (Towa Sushi & Lounge)	2,484
115	Fritou Chicken	1,161
120	Indie Counterculture	1,205
205	TD Bank	4,150
210	Available (Craft and Confetti)	1,735
215	Arcadian Massage	2,525
225	Southwest Veterinary Hospital	1,254
230	Musicworks Canada	1,351
305/310	Boston Pizza	4,525
315	Fresh Healthy Café	824
320	Cha Time	901
405	Alberta Registry	2,284
410	Code Ninja	1,929
415	Mathnasium	1,631
420	Rumble Boxing	2,602
430	Fueling Brains Academy	10,736

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