



Colliers

For Lease | 8560 8A Avenue SW | Calgary, AB

West 85th Phase II

Retail Opportunities

Exceptional opportunity to locate your business in the highly sought after SW quadrant. The surrounding area boasts some of Calgary's best demographics for income and population growth.

- Over 110,000 SF of retail and office in Phase I & II
- 140 high end residential condos and townhomes in Vivace Phase I & II
- West District by Truman Developments is currently under development directly north of West 85th Phase II and will add an estimated 3,500 homes
- Across 85th Street, Trico Homes development has constructed 83 townhomes
- Co-tenants in Phase I & II include: TD, Mathnasium, Vin Room, Global Pet Foods, My Favorite Ice Cream Shoppe, Boston Pizza, Kids U, First Steps Academy, BMO, Code Ninjas, Fritou, and The Registry at West 85th
- Shadow anchored by Calgary Co-Op, Shoppers Drug Mart, No Frills, Mercato, Scotia Bank, Starbucks, and Tim Hortons
- Over 17,000 SF of daycare with over 250 children attending daily in Phase I & II

Contact us

Brendan Keen

Senior Associate
+1 403 538 2511
brendan.keen@colliers.com

Nick Preston

Associate Vice President
+1 403 538 2512
nick.preston@colliers.com

Deep Sekhon

Senior Associate
+1 403 571 8826
deep.sekhon@colliers.com

Property Overview

Address	8560 8A Avenue SW
Location	Located along 85 th Street SW
Zoning	DC
Parking	Ample surface stalls
Available Space	100% leased
Net Rent	Market
Additional Rent	\$16.18 PSF
Available	Immediately
Term	5-10 Years
TIA	Negotiable



Area Demographics - Based on a 3km radius



Current
population
(2020)

47,912



Projected
population
(2025)

58,163



Average
household
income (2020)

\$211,571



Projected
household
income (2025)

\$232,754



Opening Soon:







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Royal Bank Building
900, 335 - 8th Avenue SW
Calgary, AB T2P 1C9



collierscanada.com

Accelerating success.