

722

85th Street SW

West Springs, Calgary AB



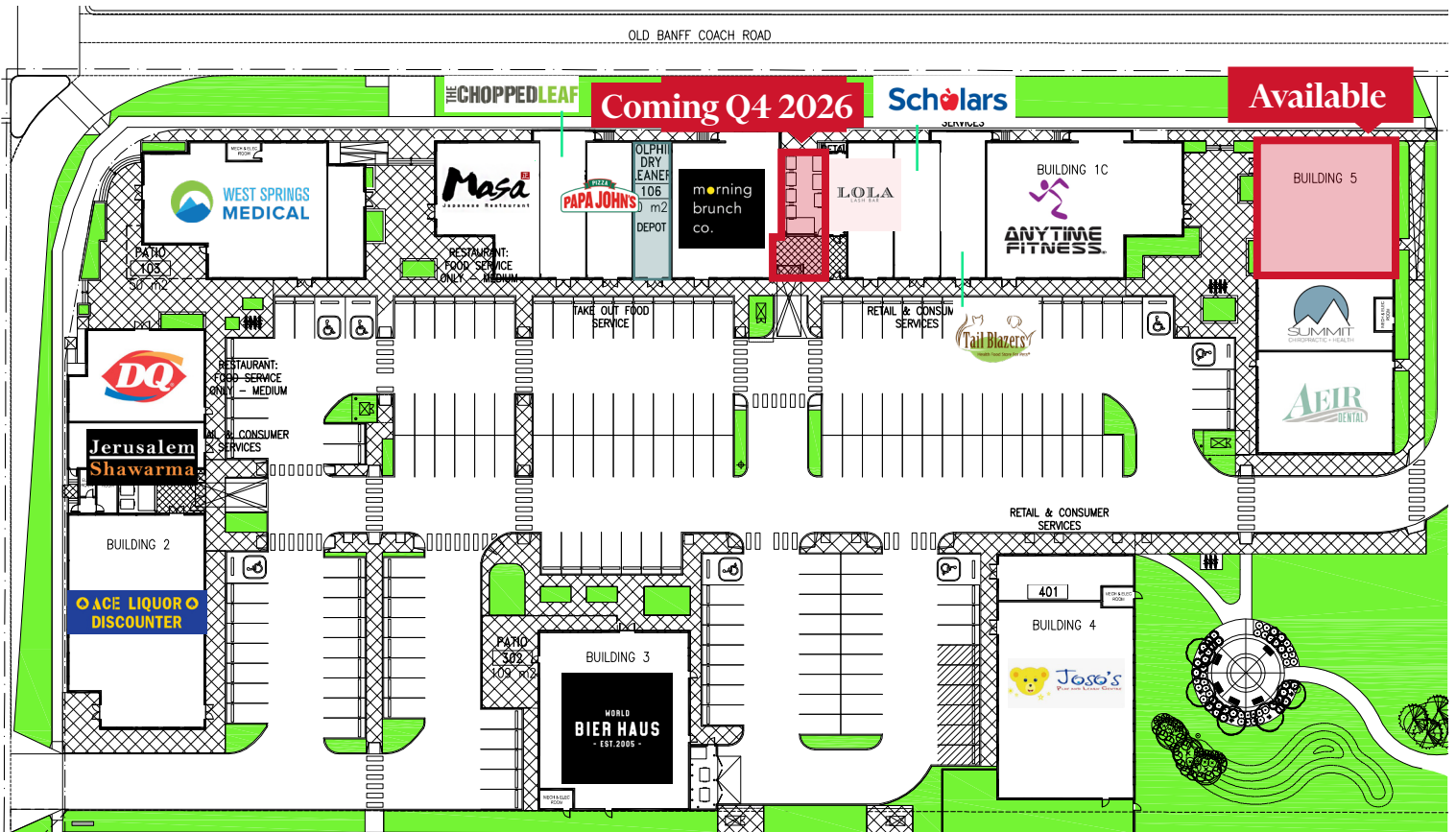
The Opportunity

- A well-established retail complex situated at the high-visibility corner of 85th Street and Old Banff Coach Road
- 20,000+ passing vehicles per day
- Shadow anchored by high-traffic giants Calgary Co-op, Shoppers Drug Mart and Sobeys as well as West Springs new mixed-use development featuring 95 acres of commercial and residential space



Site Details

Size:	Building 1B- 1,050 sq. ft. Building 5- 3,299 sq. ft.
Zoning:	Direct Control (DC)
Op Costs (2026 est.):	\$17.50 per sq. ft.
Available:	January 1, 2026
Rates:	Market



The Community

- Entrenched in an affluent area surrounded by ample commercial space and a growing residential population, this retail opportunity is positioned at the heart of West Springs' rapid transformation.
- Surrounded by top-tier schools that drive consistent family traffic to the area: including Public: West Springs School (K-6) and West Ridge School (5-9). Private/Elite: Minutes from Webber Academy, Rundle College, and the Calgary French & International School (CFIS).
- Currently under construction for mixed-use projects in the immediate area includes; The Plaza coming 2026, The Mondrian coming 2025, Oak & Olive coming 2025-2027 and grocery anchored.

Massage Experts
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girlfriend collective



Beauty Garden



HOTSHOP



UNA
PIZZA + WINE

THE PLAZA
13,000 SQ.FT FUTURE RETAIL WITH RESIDENTIAL ABOVE

THE GATEWAY FULLY LEASED

CO-OP

THE MONDRIAN
21,000 SQ.FT FUTURE RETAIL WITH RESIDENTIAL ABOVE

OAK & OLIVE
23,000 SQ.FT FUTURE RETAIL WITH RESIDENTIAL ABOVE

SOBEYS

For Lease

For Lease

Old Banff Coach Road SW

85th Street SW



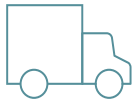
Site Location and Demographics



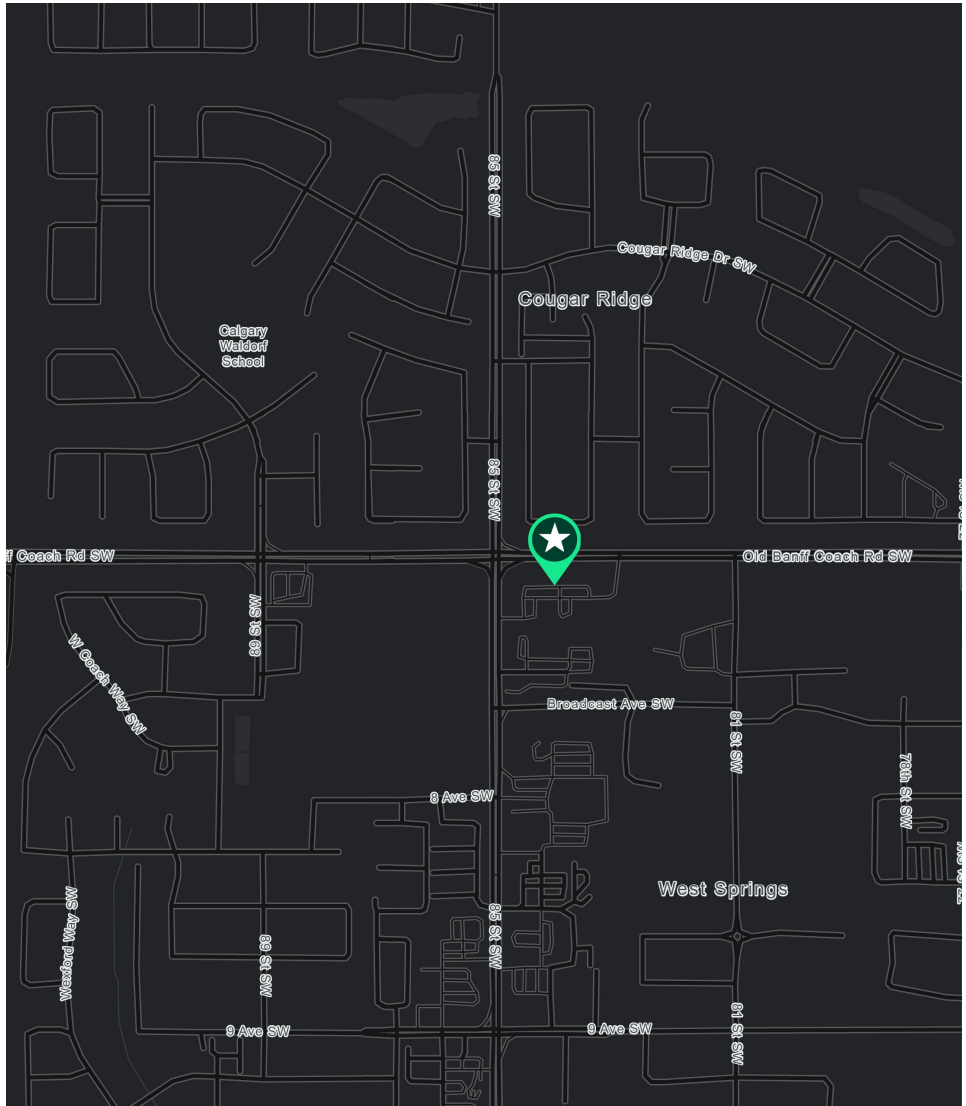
Population of 125,997 within 5km with an average age of 38



Avg. Income \$210,772 Within 5km



22,000 vehicles per day on 85th Street



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