

West Springs Village



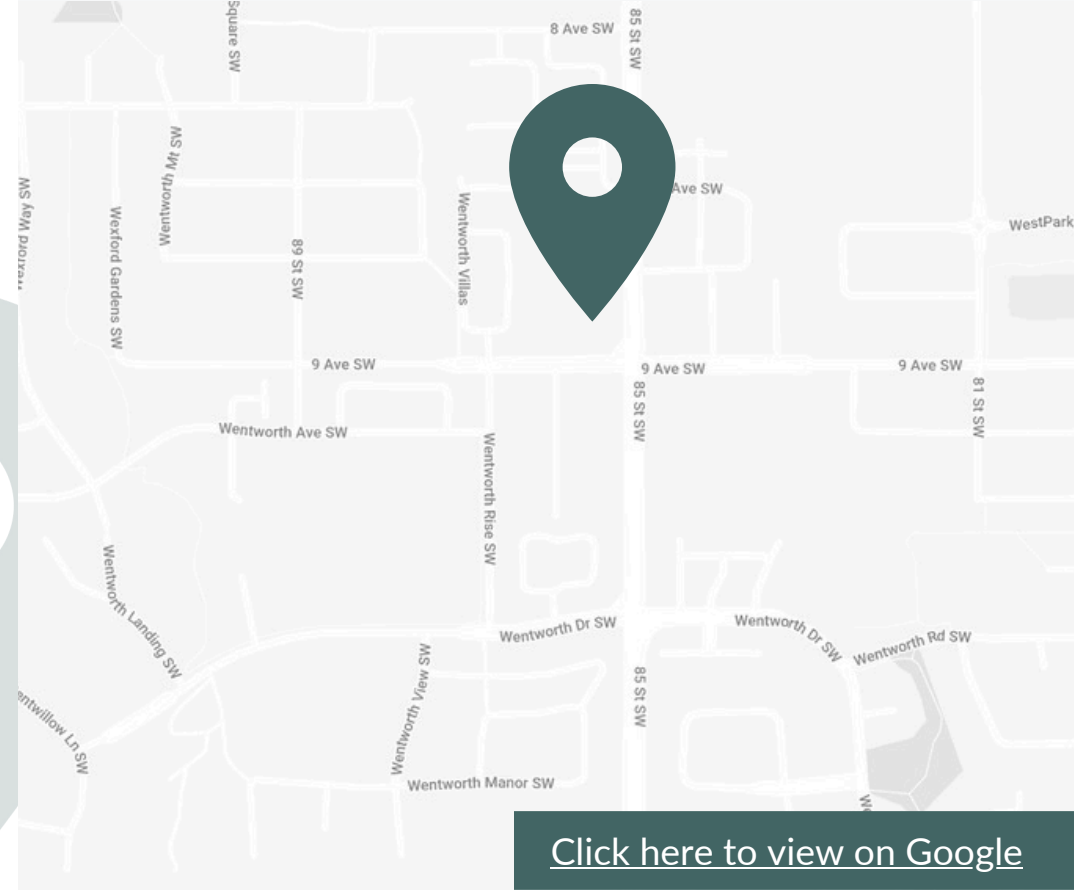
873 85th Street South West, Calgary, AB

Leasing Opportunity



About the Location

West Springs is located in one of the most affluent suburban communities in Calgary. West Springs is a desirable shopping centre anchored by major tenants including Shoppers Drug Mart and Scotiabank. West Springs is also shadow-anchored by two other major grocery chains across the street from the shopping centre. It is well-positioned to serve the surrounding communities of West Springs, Aspen, and Cougar Ridge.



Neighbourhood Features

 2-MINUTE WALK TO NEAREST BUS STOP (160 M)

 6-MINUTE DRIVE TO COUGARSTONE PARK (2.1 KM)

 7-MINUTE DRIVE TO SARCEE TRAIL SW (4.4 KM)

 Nearest Bus line
WB 9 Av SW @ 85 St SW

 Nearest Rail line
EB 69 Street CTrain Station

 Population (5km)
112,809

 Household Income (5km)
\$190,600

 Households (5km)
40,355

 Bike Score
80

 Walk Score
75

 Traffic count
26,250

Near by amenities and tenants



Notable Locations

Wentworth Square
Playground

9 Ave Southwest



West Springs Village

St. Michael Catholic
Community

West District
Development

West Ridge Sport
Court

Bus Route 98

Bus Route 111

85 Street Southwest

St. Joan of Arc
School

Leasing Opportunities

Size	1,165 SF
Unit Number	3001
Available	Immediately
Ideal Uses	Retail/QSR use
Additional Rent*	\$20.47

**this is an approximate and rates are subject to change.*

In addition to being located right next to the shopping centers entrance, this space features excellent frontage along the busy 9th Avenue SW, providing high visibility in this heavily frequented area.





Kelly Frank
Director, Leasing
kelly.frank@fcr.ca
403-257-6889