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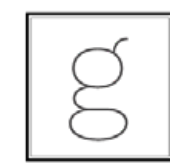
COLLIERS INTERNATIONAL
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GATEWAY
WEST DISTRICT

762 85TH ST SW, CALGARY

FOR LEASE
NEW UNIQUE RETAIL DEVELOPMENT
UNDER CONSTRUCTION

762 85TH ST SW

Colliers International is proud to present Truman's Gateway project, sitting on a 8.5 acre site within the new West District area. Located in the highly sought after west side, this mixed-use development has direct access to 85th Street SW and is comprised of approximately 50,000 square feet of retail with 740 residential units directly above. The first stage of this multi-phase city has been designed to create a vibrant and active street front landscape, promoting a live, work, and shop community. This initial offering of retail space will be the hub of activity - the "gateway" into The West District master planned 95 acre project slated to include 3,500 residential units, 500,000 square feet of retail space and 1.2 million square feet of office space. The finished project will include over 10 acres of green space, abundant pathways, a "high street" to promote dynamic retail experiences and a dramatic 2.5 acre water feature which will be the gathering place for residents and visitors alike.



Truman is an Alberta-based family-owned developer and builder. With more than 30 years of experience, Truman identifies and acquires properties primed for new residential development and utilizes industry leading methods to create the highest-quality neighbourhoods and homes. Truman also develops prime commercial and mixed-use properties within new and existing neighborhoods, fostering greater community vibrancy and vitality. Truman's portfolio includes the development of over four thousand homes and over 1,200,000 square feet of commercial, retail, and industrial space within the Calgary metropolitan area.



85TH STREET SW

OLD BANFF COACH RD SW

EAST EXPOSURE



DEMOGRAPHICS

POPULATION

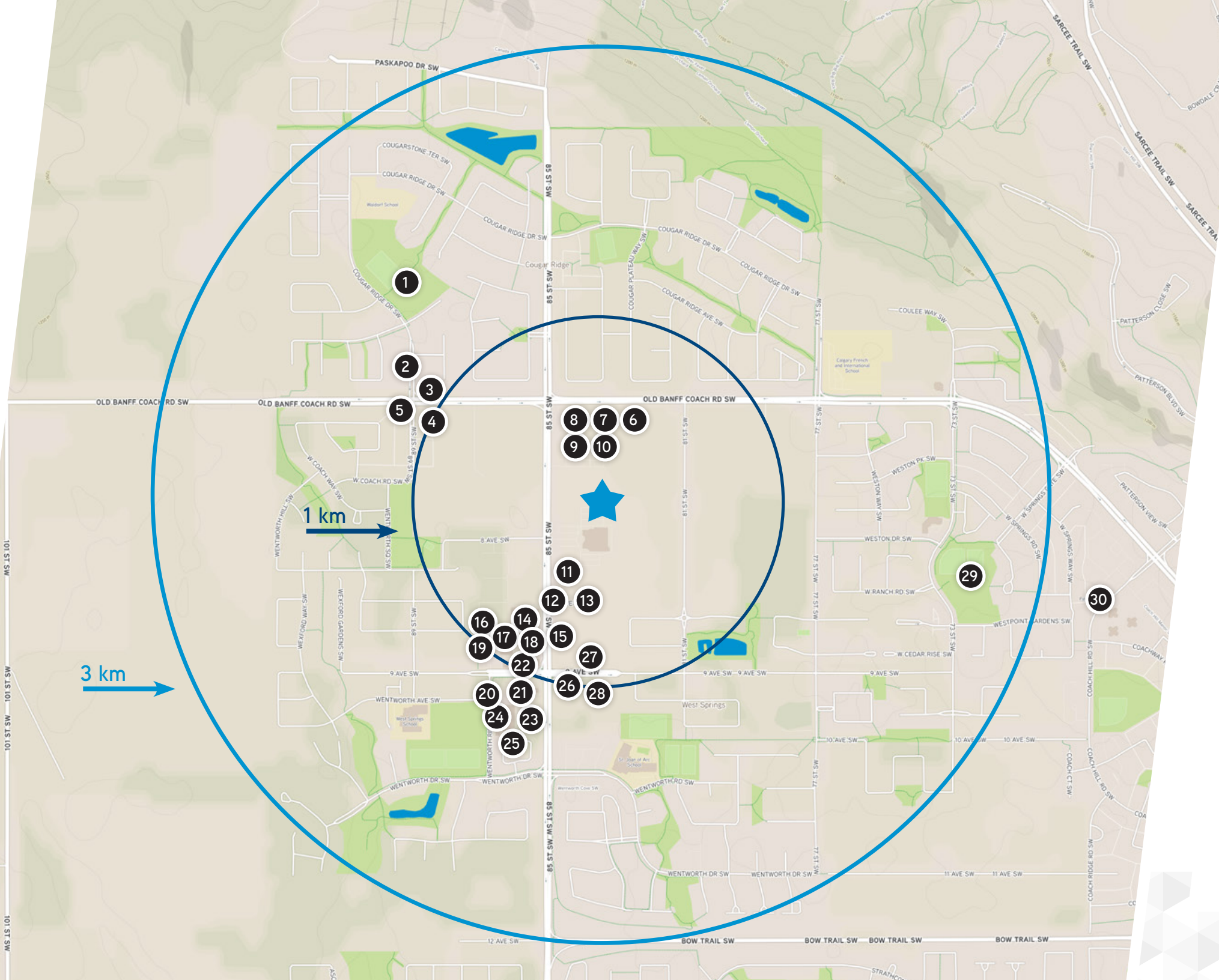
- › 41,582 Residents (3KM Radius)
- › 21.3% Population Change (2012 - 2017)
- › 15.9% Projected Growth (2017 - 2022)

INCOME

- › Average Household Income of \$205,593
- › 45.9% Bachelor degree & higher

AGE

- › 20 – 34 Years 18.3%
- › 35 – 44 Years 18.8%
- › Median Age 37



AMENITIES

- | | | | |
|----|---------------------------------------|----|----------------------------------|
| 1 | Cougarstone Park | 17 | Shoppers Drug Mart |
| 2 | Mac's | 18 | Orangetheory Fitness |
| 3 | Esso | 19 | Time Music Studio |
| 4 | Petro-Canada | 20 | Image Dental Care |
| 5 | A&W | 21 | West Springs Veterinary Hospital |
| 6 | Anytime Fitness | 22 | Starbucks |
| 7 | Time Hortons | 23 | Tim Hortons |
| 8 | Masa Sushi | 24 | ATB Financial |
| 9 | Liquor Depot | 25 | Co-op |
| 10 | 722 World Bier Haus | 26 | Blair's No Frills |
| 11 | InFlight Fitness | 27 | Ace Coffee and Diner |
| 12 | Yuga Traditional Indian Kitchen & Bar | 28 | Ripe Tomato Pizza Kitchen |
| 13 | Towa Sushi & Lounge | 29 | West Springs Park |
| 14 | Scotiabank | 30 | Coach Hill Fire Station No.29 |
| 15 | BMO Bank of Montreal | | |
| 16 | Canada Post | | |

RESTAURANTS • GROCERY • FITNESS • BANKING

85TH STREET SW

BUILDING A

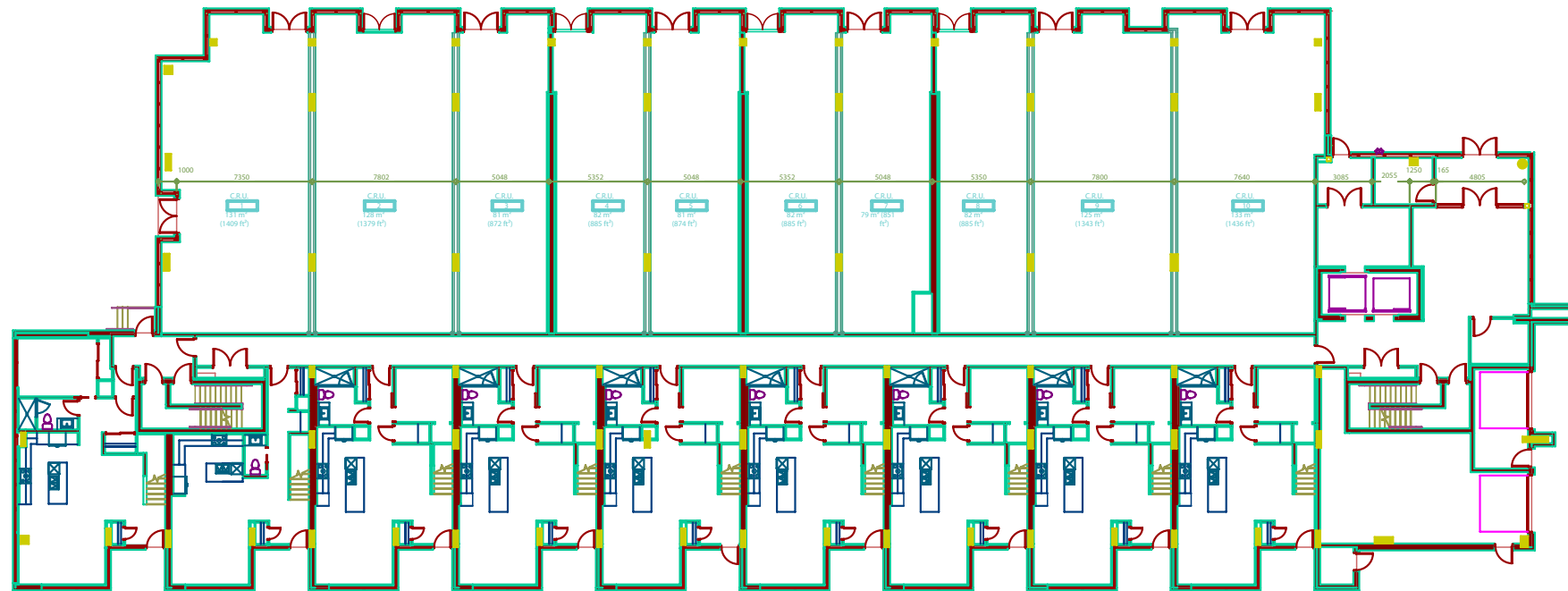
BUILDING B

SITE PLAN



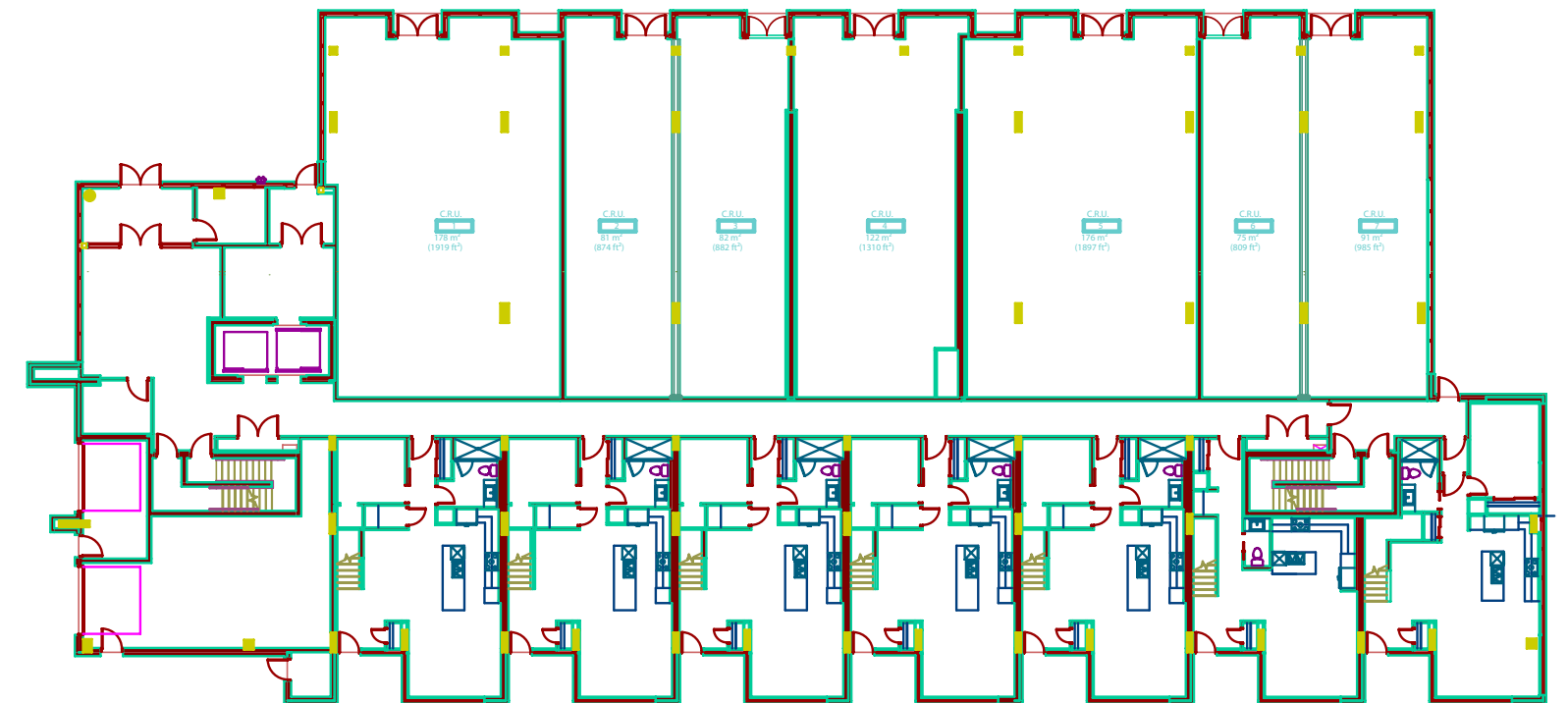
BUILDING A

CRU Plans | Scale 1:125



BUILDING B

CRU Plans | Scale 1:125



WEST EXPOSURE



85TH STREET SW

OLD BANFF COACH RD SW





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