

Retail | For Lease

CBRE

# Oak & Olive

85th Street SW & Broadcast Avenue SW



Under Construction!



# The Development

“West District is where life happens”

Oak & Olive is located in the highly sought after West side, directly off of 85th Street SW and across from the completed Gateway project at West District. Like the Gateway Oak & Olive will also be a mixed use development comprising of approximately 23,000 square feet of commercial space and 216 residential units. This “Urban Centre” will allow residents to stay connected to their neighborhood while providing opportunities to live, work, shop and play. In addition, the West Calgary Ring Road project will further connect this community providing easy and quick access around and out of the city.

The Oak & Olive development is one of the many phases of this multi-phase 95 acre community which will host a total of 3,500 residential units, 500,000 square feet of retail space and 1.2 million square feet of office space. Over the next decade the West District will be transformed into a vibrant, mixed use neighborhood that will redefine urban living and working in Calgary. West District is where life happens.

## Details

|   |  |
|---|--|
| <b>Size:</b>                              | Building A- 10,979 sq.ft<br>Building B- 3,283 sq.ft<br>Building C- <b>Conditionally Leased</b> |
| <small>* See plans for unit sizes</small> |  |
| <b>Op Costs ( 2023 est.) :</b>            | \$18.71 per sq.ft  |
| <b>Zoning:</b>                            | Direct Control- C-COR1   |
| <b>Available:</b>                         | Building A: Q4 2026<br>Building B: Q4 2026<br><b>Building C: Q2 2025</b>                       |
| <b>Signage:</b>                           | Fascia & Pylon   |
| <b>Rates:</b>                             | Market   |



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



Household income within 5km is \$219,476



22,000 vehicles per day on 85th Street



# Oak & Olive

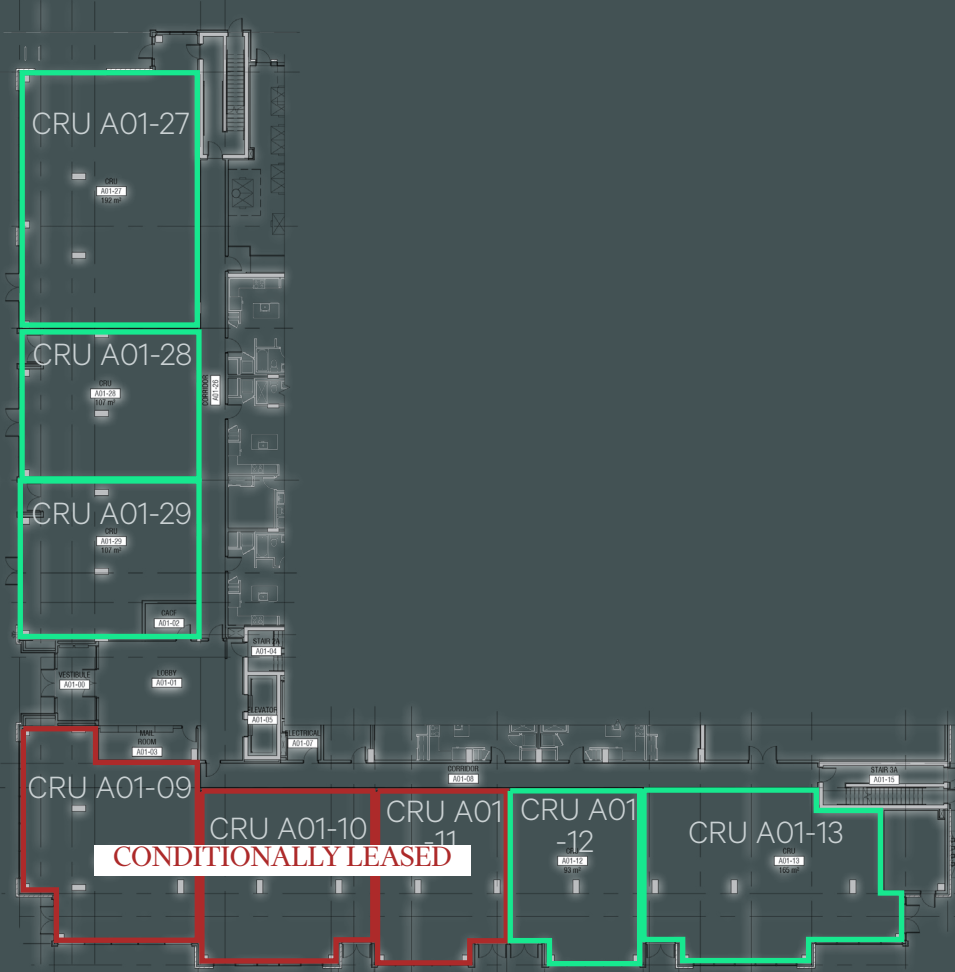
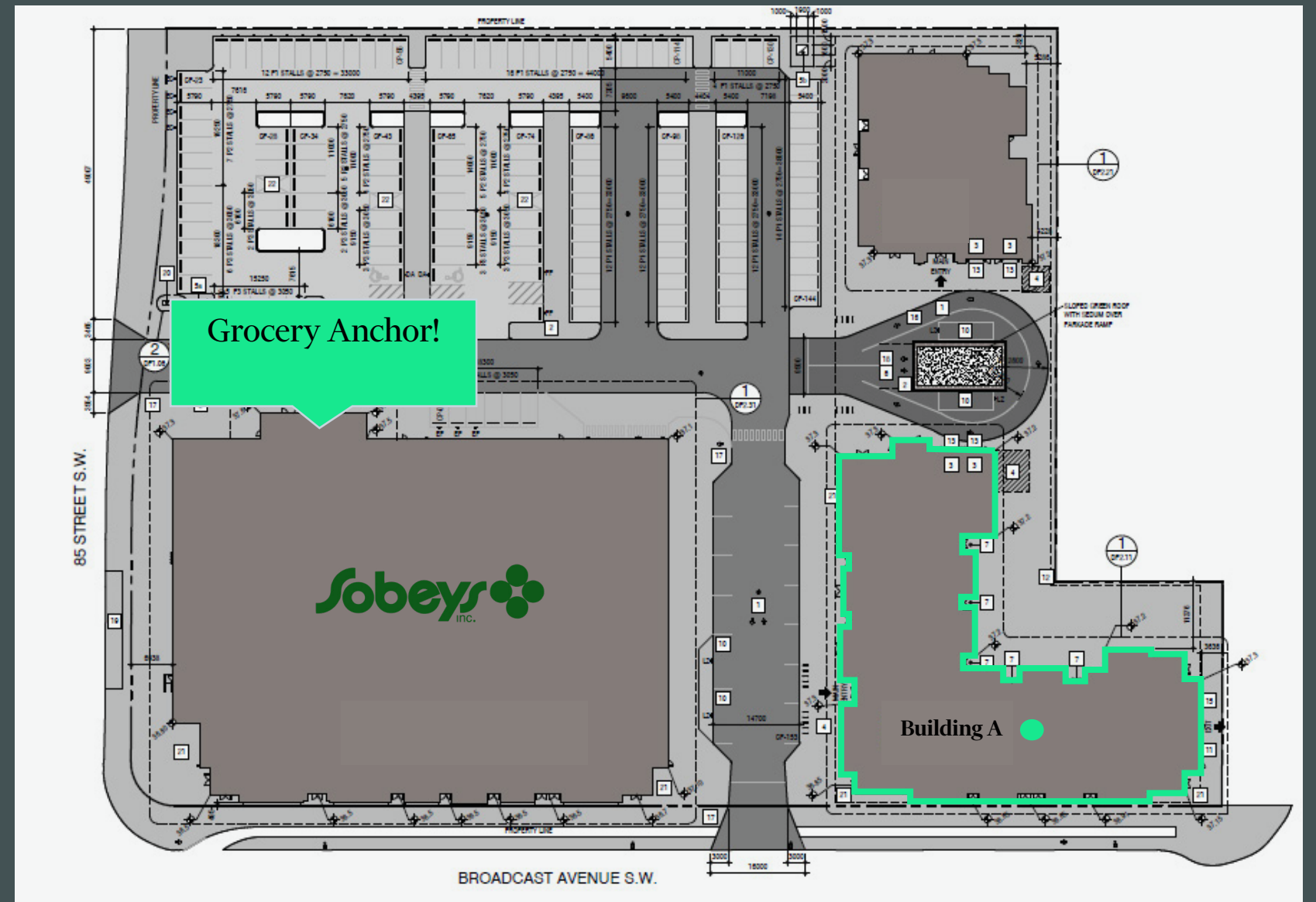
## Site Plans

### Building A

#### Details

#### Space:

|             |                      |
|-------------|----------------------|
| CRU A01-27- | 2,067 sq.ft          |
| CRU A01-28- | 1,152 sq.ft          |
| CRU A01-29- | 1,152 sq.ft          |
| CRU A01-09- | Conditionally Leased |
| CRU A01-10- | Conditionally Leased |
| CRU A01-11- | Conditionally Leased |
| CRU A01-12- | 1,001 sq.ft          |
| CRU A-1-13- | 1,776 sq.ft          |



# Oak & Olive

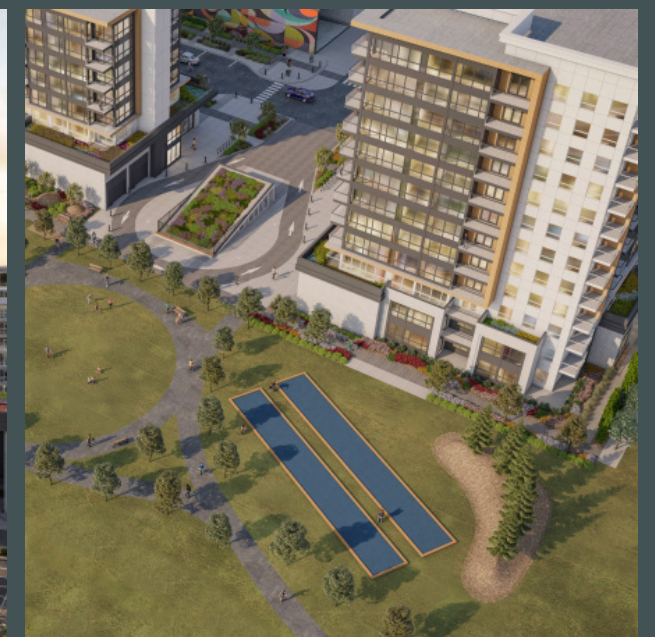
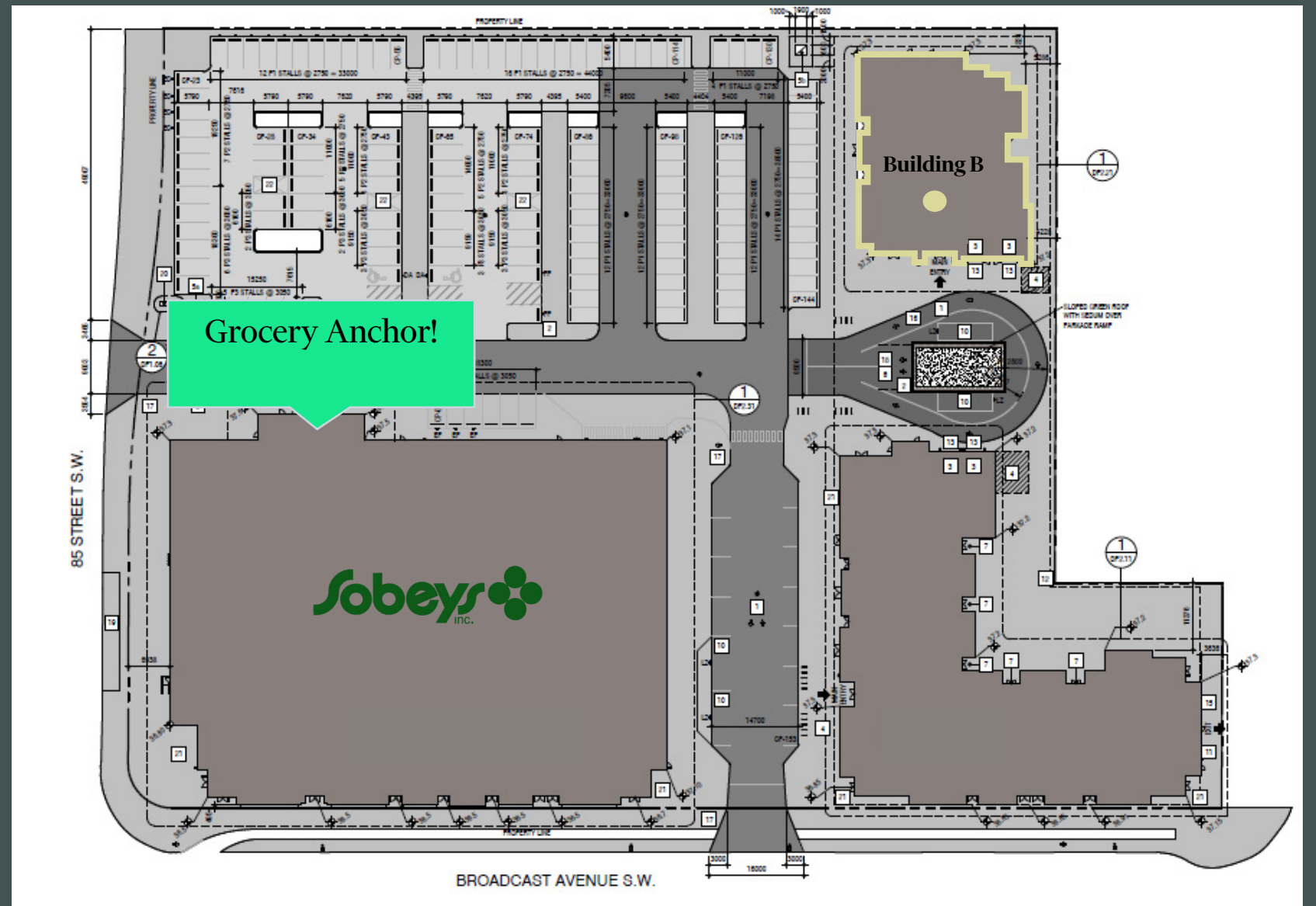
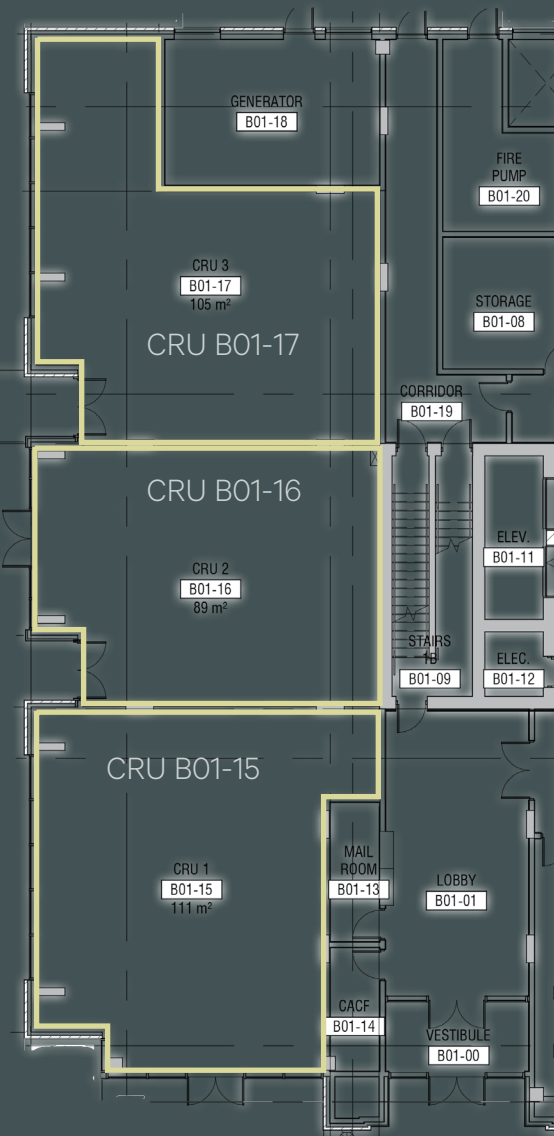
## Site Plans

### Building B

#### Details

Space:

|             |             |
|-------------|-------------|
| CRU B01-17- | 1,130 sq.ft |
| CRU B01-16- | 958 sq.ft   |
| CRU B01-15- | 1,195 sq.ft |



# Oak & Olive

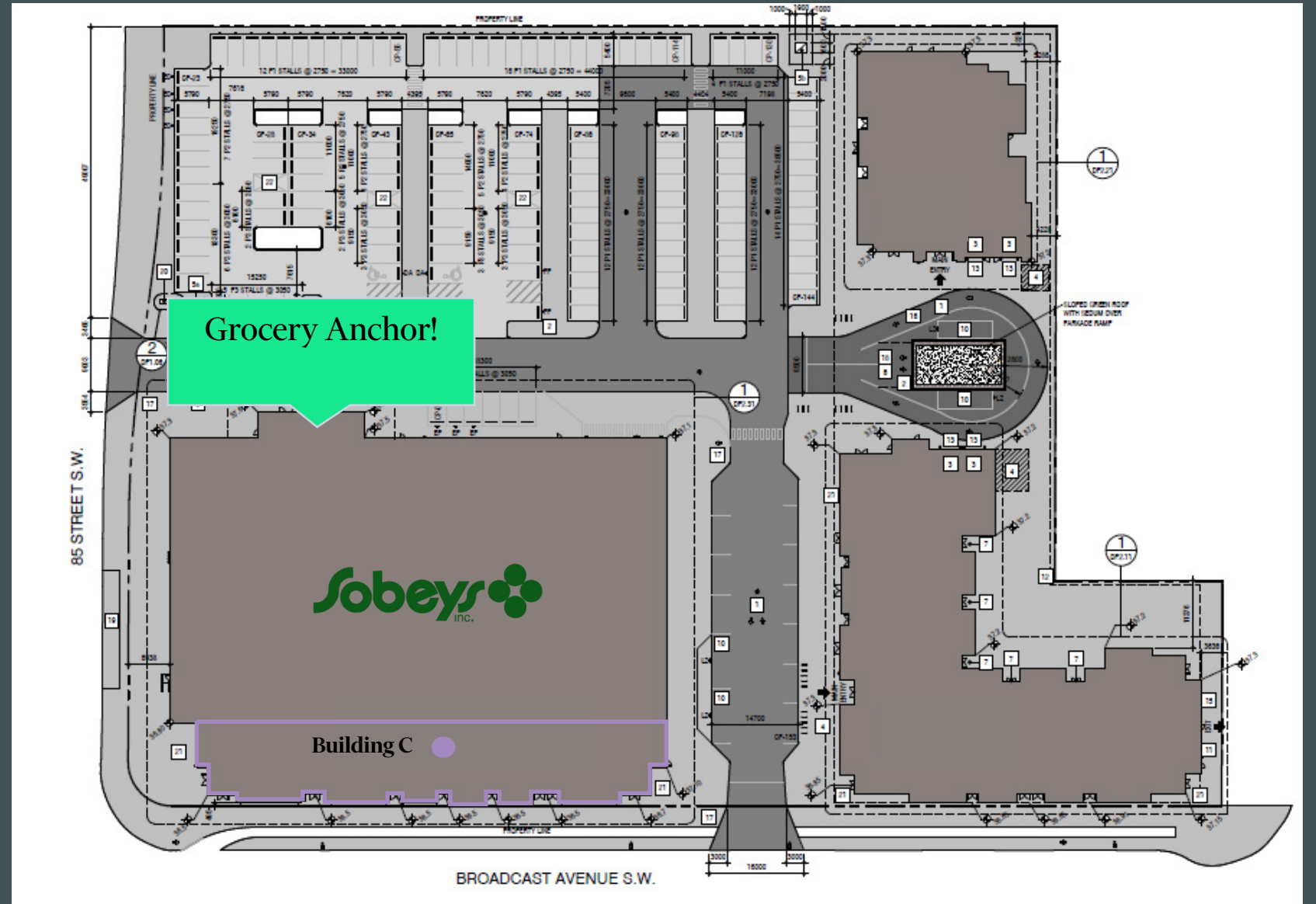
## Site Plans

### Building C

#### Details

|             |                      |
|-------------|----------------------|
| CRU A C105- | Conditionally Leased |
| CRU B C106- | Conditionally Leased |
| CRU C C107- | Conditionally Leased |
| CRU D C108- | Leased               |
| CRU E C109- | Leased               |
| CRU F C110- | Leased               |
| CRU G C111- | Leased               |

Space:



# Desirable Location



- Servicing the area of Aspen, Wentworth, Westsprings, Coach Hill, Discovery Ridge, Crestmont and more!
- Close proximity to 85th Street and Old Banff Coach Road with pending Ring Road slated to open Summer 2024.
- West District will comprise of multiple mixed-use buildings, all of which will surround the main amenity park; Radio Park. Radio Park will be a multi million dollar park featuring award winning architecture and the central gathering spot for the community.



West District Phases Coming Soon!





## Contact Us

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