



Podium at Canada Olympic Park

8620 Canada Olympic Drive SW
Calgary, AB

Demographics



133,083

Population
(Trade Area Within 5 KM)



\$165,503

Average Household Income
Within 3 KM

\$189,822

Average Household Income
Within 5 KM



40 Years

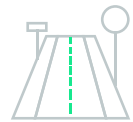
Dominant Age Within 5 KM

1 - 2

Children per Household Within 5 KM

102,076

Daytime Population Within 5 KM



128,058

VPD Trans-Canada Highway

6,041

VPD Canada Olympic Drive SW

Prime retail opportunity in a new development next to Winsport in NW Calgary



- The development includes 6 residential buildings and a resident clubhouse, with 2 of the residential buildings over main floor retail.
- 557 luxury apartment units with over 1200 onsite residents (including children).
- Cross promotional marketing to the landlord's 1,500 residential units in the area.
- Located next to Winsport Canada Olympic Park with 1.2 million visitors annually participating in sports, recreation and events.
- Easy access off of the Trans-Canada Highway (64,057 VPD) and close proximity to the west with Stoney Trail (51,314 VPD) and to the east with Sarcee Trail (49,397 VPD).



Renderings

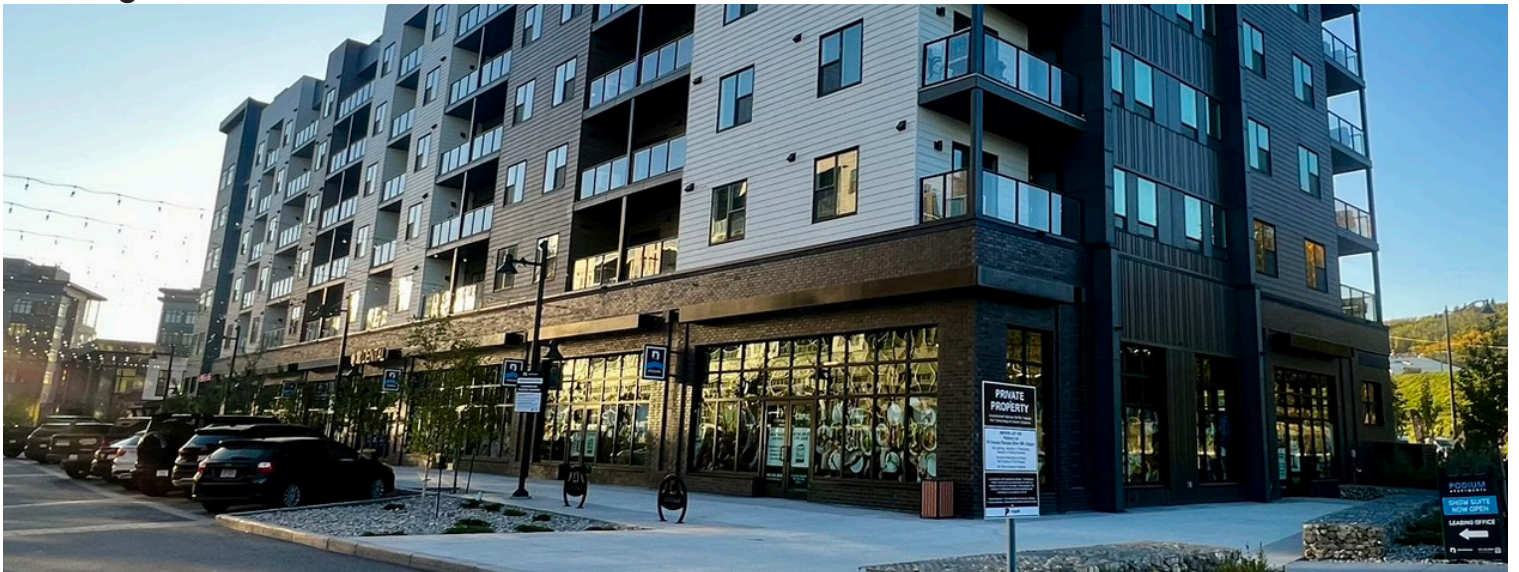


Building Photos

Building A



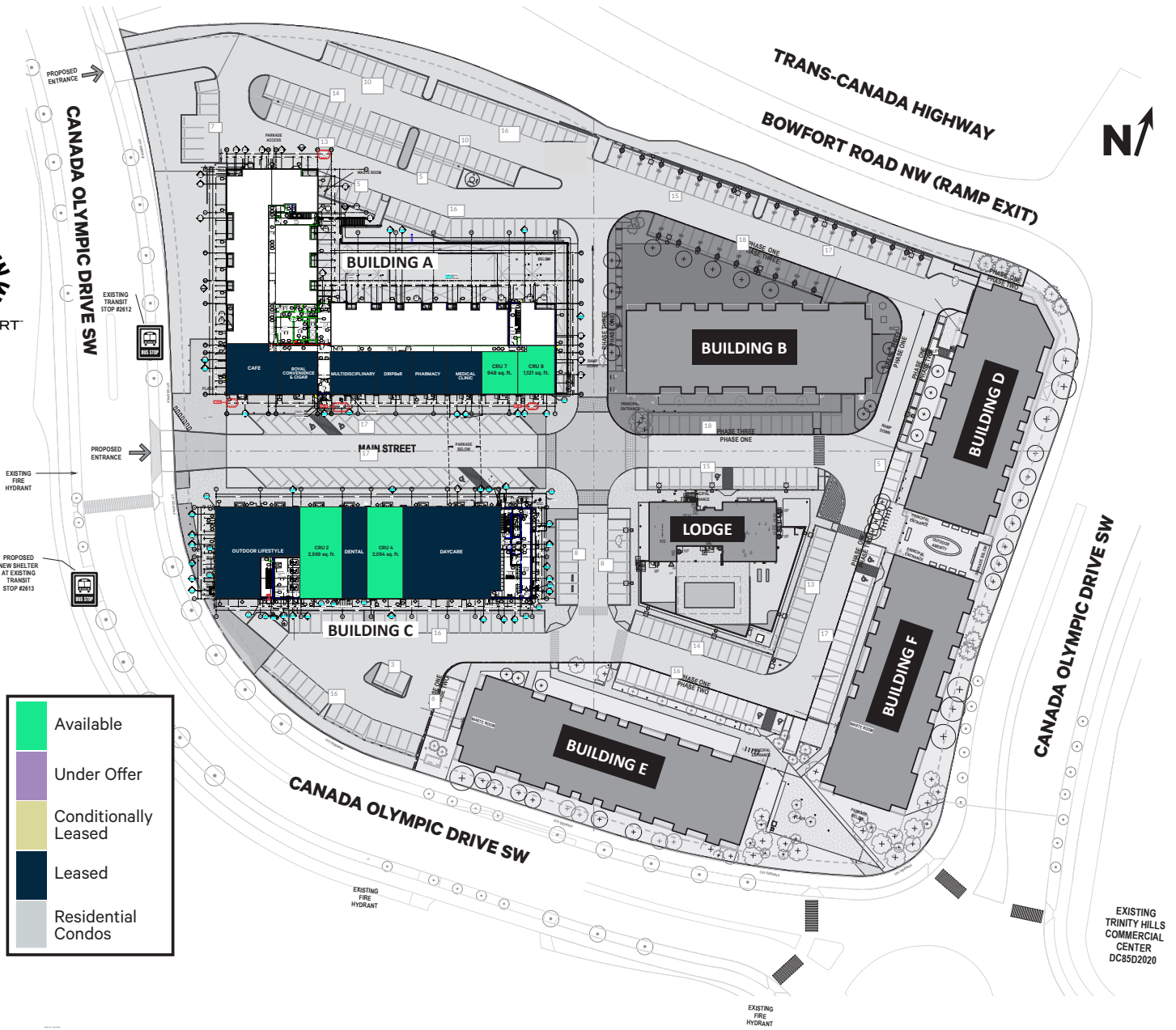
Building C



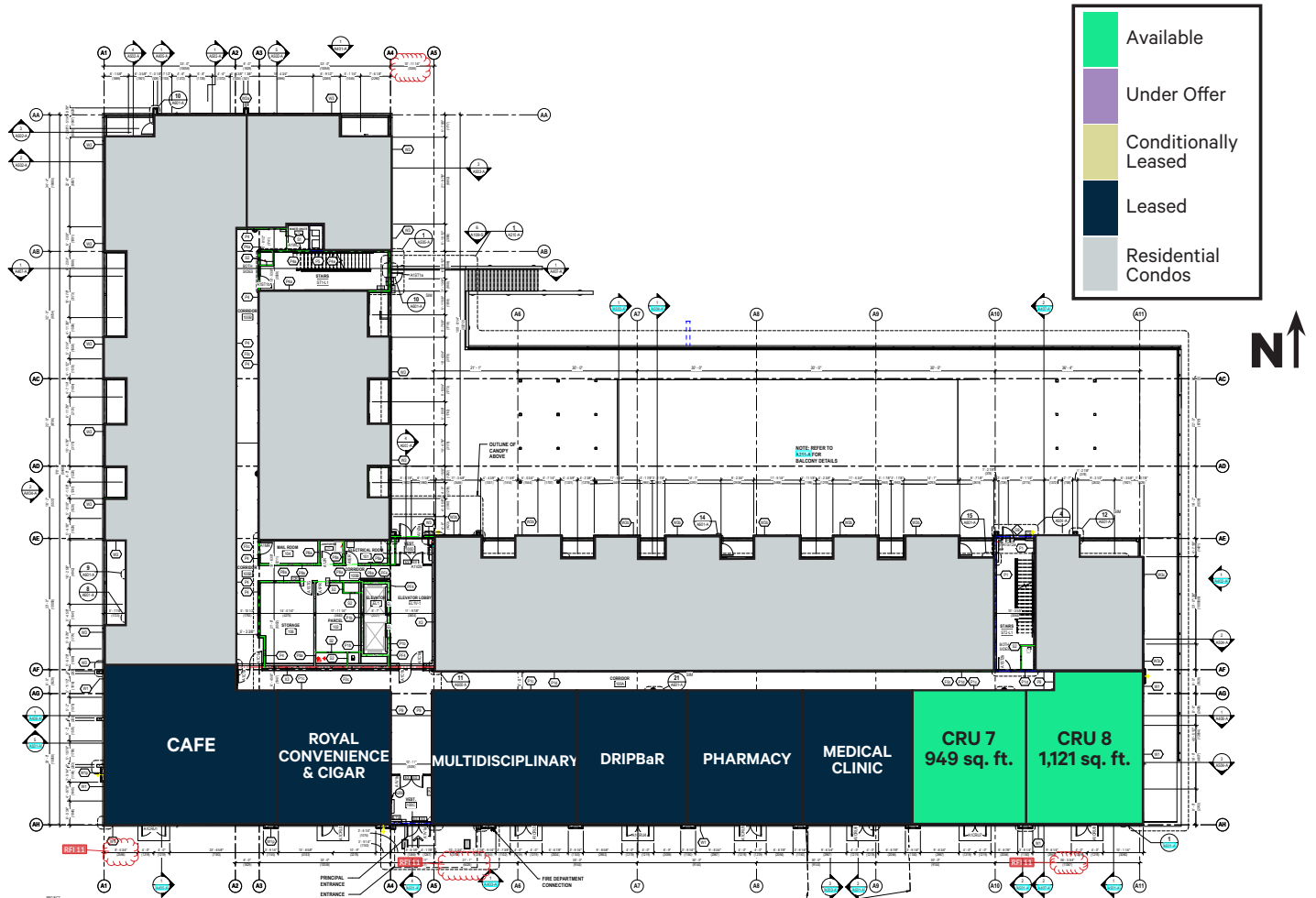
Property Photos



Overall Site Plan



Building A - 18 Canada Olympic Common SW



Space Available Building A

CRU 7 - 949 sq. ft.
CRU 8 - 1,121 sq. ft.

- 24' ceilings
- Fully front loaded, no back corridor
- Access to waste/recycling room on east end of the building

BASIC RENT - Market

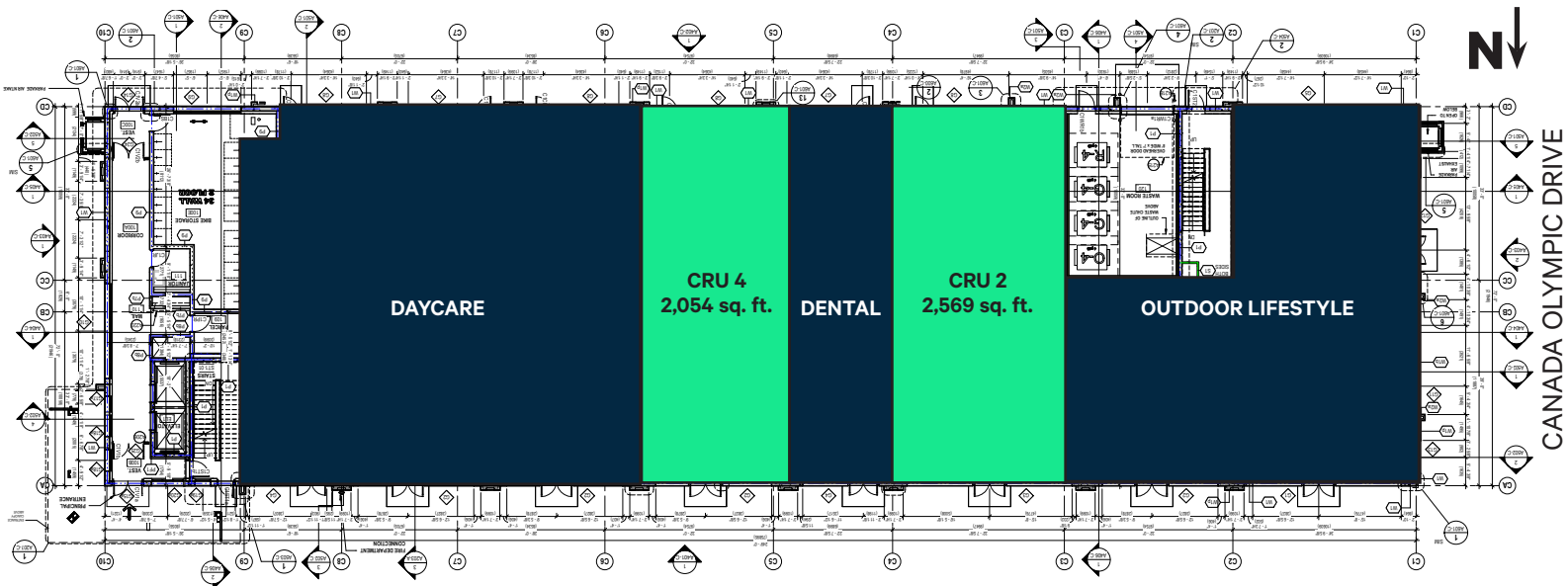
OP COSTS & TAXES - \$17.50 (est 2025)

SIGNAGE - Fascia

POSSESSION - Immediate

TERM - 10 years

Building C - 43 Canada Olympic Common SW



Space Available Building C

CRU 2 - 2,569 sq. ft.
CRU 4 - 2,054 sq. ft.

- 19' ceilings
- Fire wall between CRU 2 and CRU 3
- Commercial garbage/recycle in the back

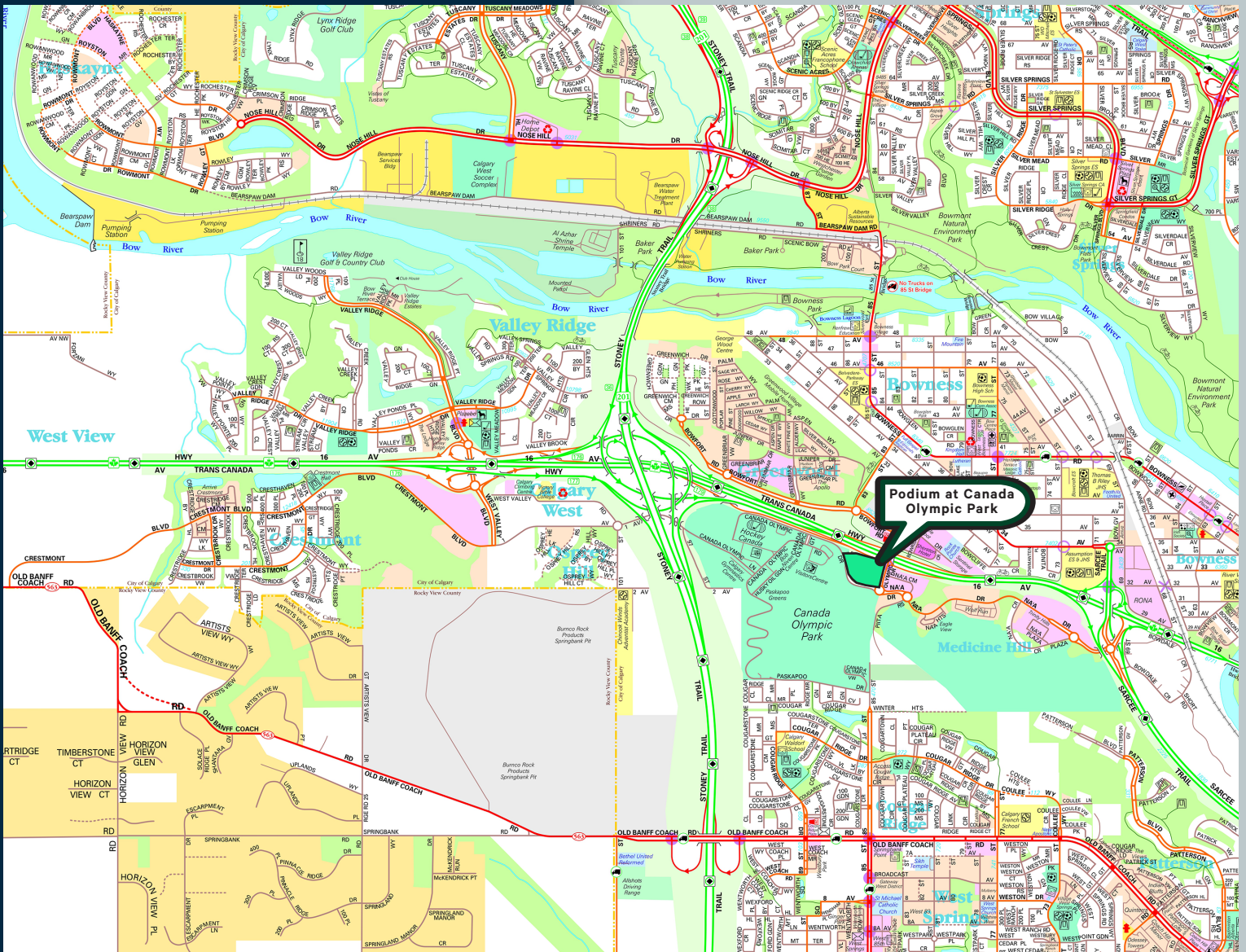
BASIC RENT - Market

OP COSTS & TAXES - \$17.50 (est 2025)

SIGNAGE - Fascia

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