



# 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**

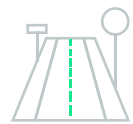
Dominant Age Within 5 KM

**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

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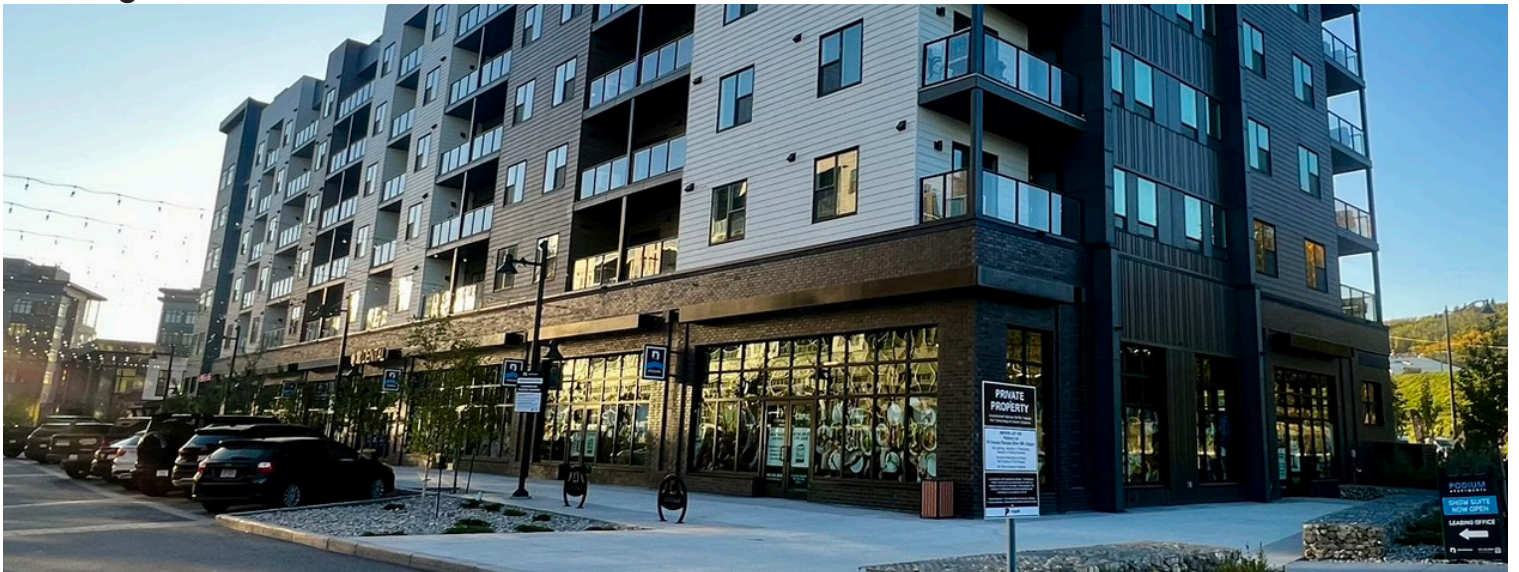
# Building Photos

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## Building A



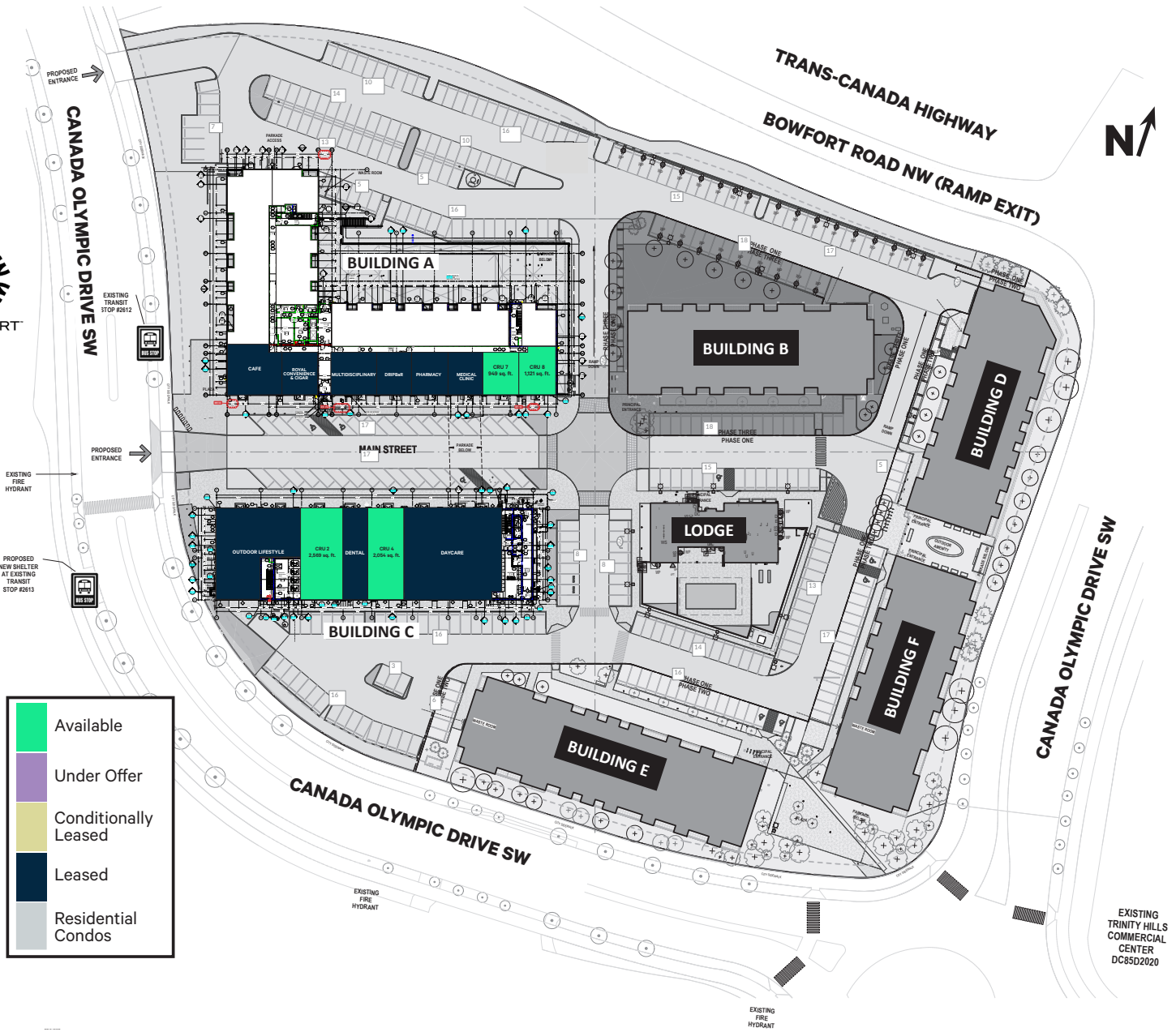
## Building C



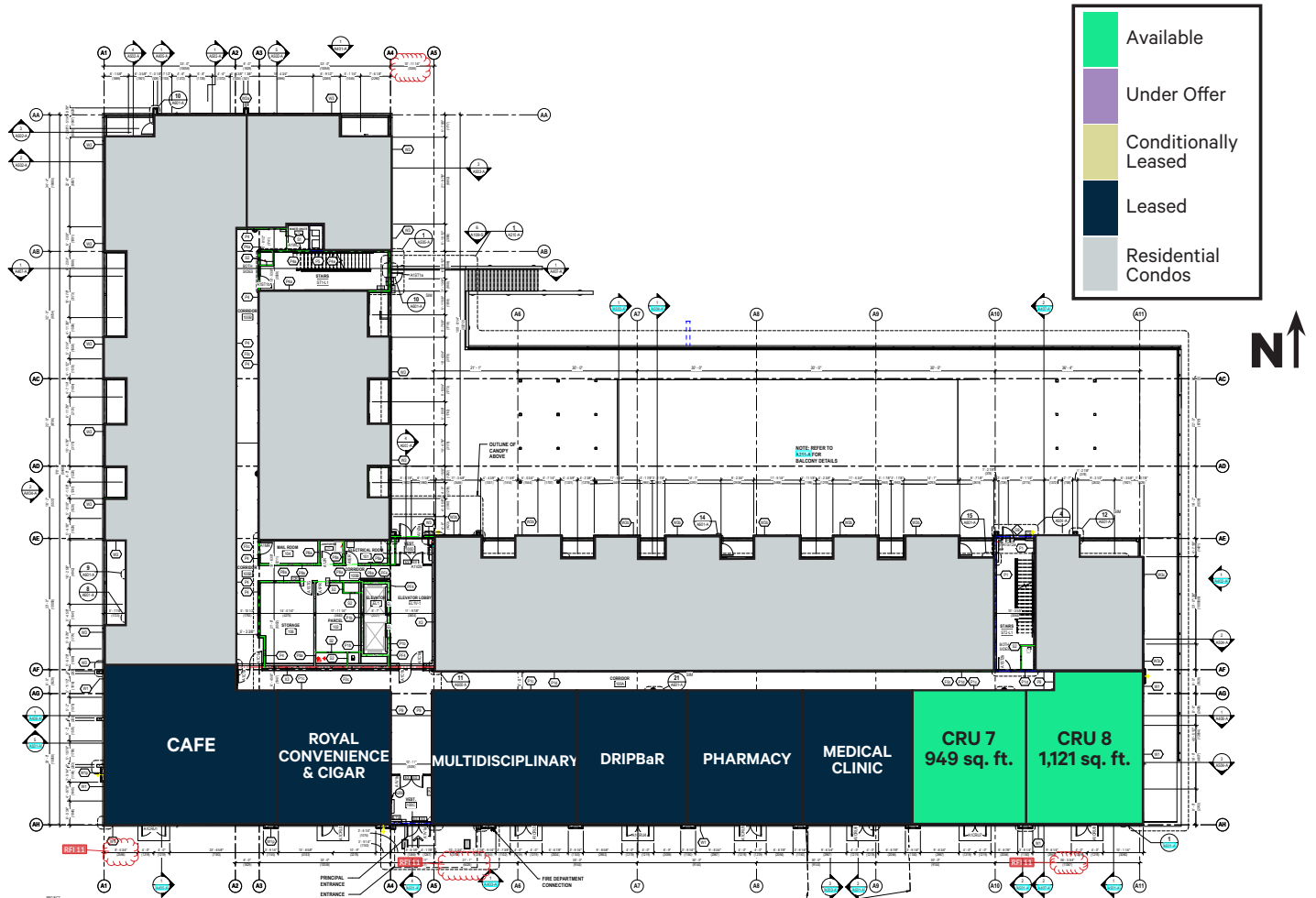
## Property Photos



# 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

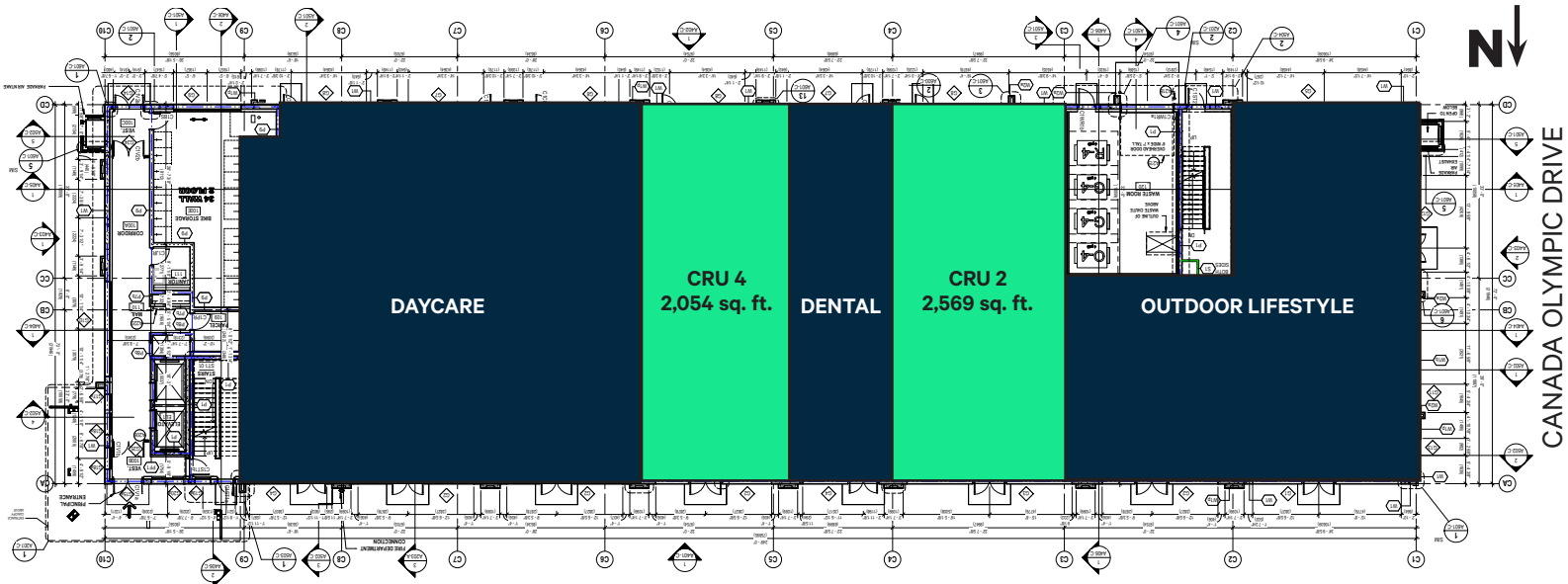
POSSESSION - Immediate

TERM - 10 years

# Building C - 43 Canada Olympic Common SW



	Available
	Under Offer
	Conditionally Leased
	Leased



## 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

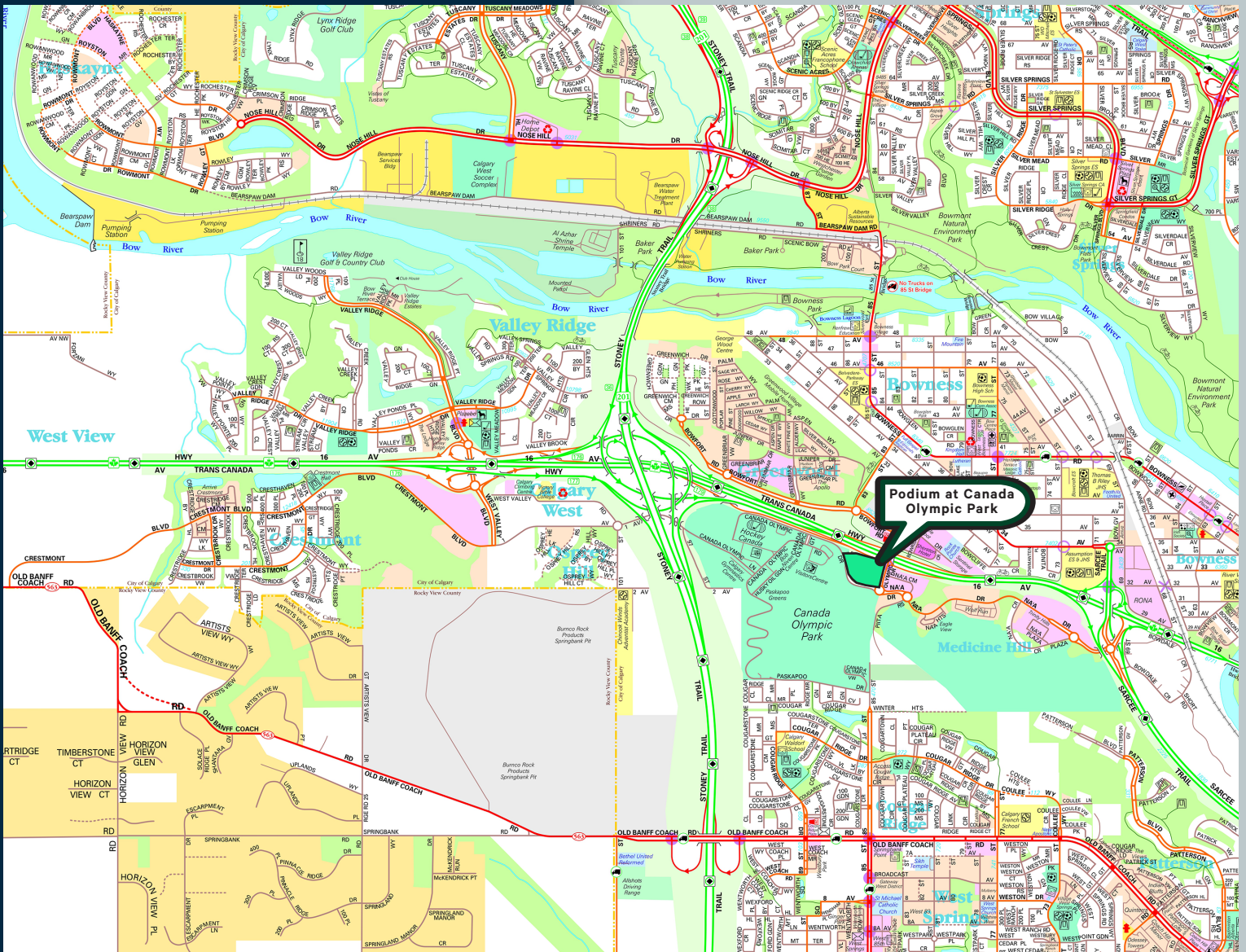
**BASIC RENT - Market**

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

**SIGNAGE - Fascia**

**POSSESSION - Immediate**

**TERM - 10 years**



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