

ASPEN VILLAGE

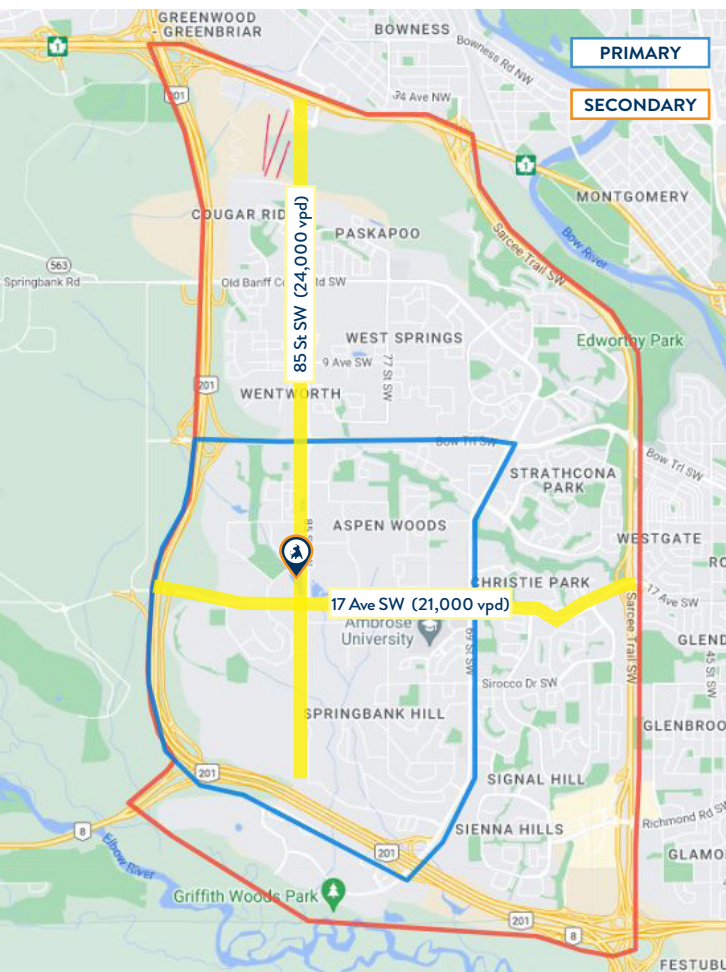
17th & 80th SW, Calgary AB



TARGETED USES: food & beverage, specialty food, grocery, home goods, beauty / esthetics, boutique fitness, pet service, daycare, medical, pharmacy, spa, apparel



Q4 2026



DEMOGRAPHIC DATA:

POPULATION

Primary: 21,953
Secondary: 69,112
Calgary: 1,306,784

AVG HOUSEHOLD INCOME:

Primary: \$ 230,722
Secondary: \$ 191,883
Calgary: \$ 129,000

AVG ANNUAL HOUSEHOLD SPENDING

Primary: \$ 196,272
Secondary: \$ 161,392
Calgary: \$ 109,738

AVG ANNUAL HOUSEHOLD SPENDING ON HEALTH CARE

Primary: \$ 4,828
Secondary: \$ 3,970
Calgary: \$ 2,699

AVG ANNUAL HOUSEHOLD SPENDING ON RESTAURANT MEALS

Primary: \$ 5,474
Secondary: \$ 4,501
Calgary: \$ 3,061

AVG ANNUAL HOUSEHOLD SPENDING ON FOOD PURCHASED FROM STORES

Primary: \$ 15,714
Secondary: \$ 12,921
Calgary: \$ 8,786



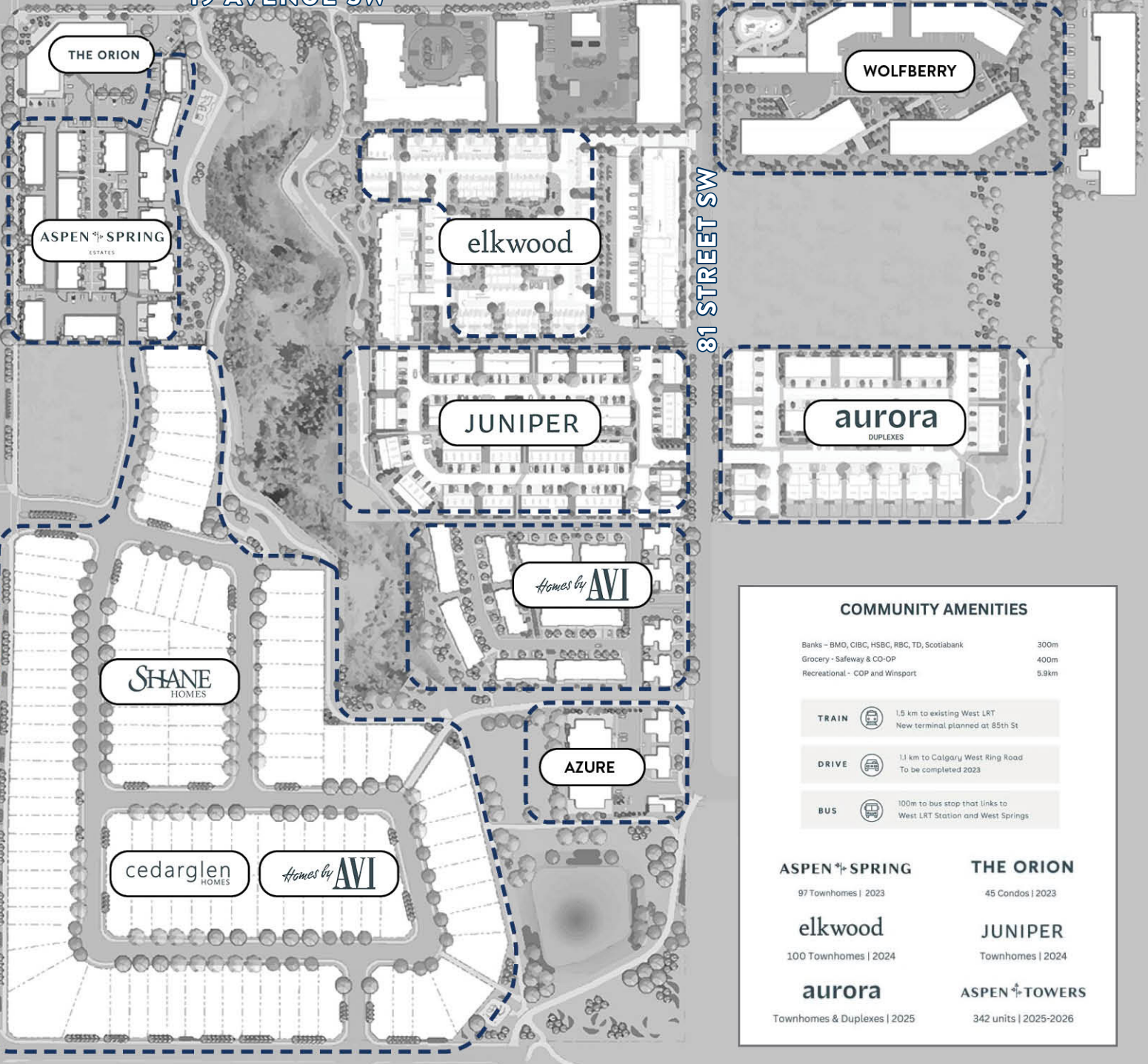
- RETAIL / QSR
- RESTAURANT / CAFE
- PHARMACY
- GROCERY
- DAYCARE
- MEDICAL
- RESIDENTIAL
- RES AMENITY

17 AVENUE SW

85 STREET SW



19 AVENUE SW



81 STREET SW

COMMUNITY AMENITIES

- Banks - BMO, CIBC, HSBC, RBC, TD, Scotiabank 300m
- Grocery - Safeway & CO-OP 400m
- Recreational - CDP and Winsport 5.9km

- TRAIN** 1.5 km to existing West LRT
New terminal planned at 85th St
- DRIVE** 1.1 km to Calgary West Ring Road
To be completed 2023
- BUS** 100m to bus stop that links to
West LRT Station and West Springs

ASPEN ⁺ SPRING 97 Townhomes 2023	THE ORION 45 Condos 2023
elkwood 100 Townhomes 2024	JUNIPER Townhomes 2024
aurora Townhomes & Duplexes 2025	ASPEN ⁺ TOWERS 342 units 2025-2026