



GREENWICH VILLAGE

25 Greenbriar Drive Highway 1 | 83 Street | Stoney Trail Calgary, AB

AREA DEMOGRAPHICS:

Household Income:	Primary: \$146,259 Secondary: \$184,191
Traffic Count:	Highway 1: 62,000 vpd Stoney Trail: 53,000 vpd
Trade Area Population:	Primary: 35,082 Secondary: 74,027

Master-planned, mixed use community

LOCATOR MAP ▼



NEIGHBOURHOOD POPULATIONS:

- A. Bowness: 10,800
- B. Valley Ridge: 6,678
- C. Crestmont: 1,854

NEARBY ROADWAYS:

- 1. Trans Canada Highway
- 2. Stoney Trail

MELCOR

CONTACT

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melcorspace.ca



AVAILABLE
 Leased
 Under Offer
 Future Development
 ▲ SITEPLAN

MAJOR TENANTS:

Calgary Farmers' Market West, Market Wines, Analog Coffee, Citizen Salon, Monki Breakfast Club & Bistro, Leela Eco Spa, The Mash.



SITE HIGHLIGHTS:

Intersection:	Highway 83 Streete
GLA	395,000 sf
Current Opportunities	Retail, Office & Mixed-Use
2026 Operating Costs:	\$13.54 - \$16.54/sf



Master-planned and developed by Melcor



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