



RETAIL SPACE FOR LEASE



# SHAWNESSY STATION

108 Shawville Place SE, Calgary, Alberta

**Retail Availability:**

Unit 125 - 1,206 SF

HEATHER WIETZEL

Mobile: (403) 206-6046

[hwietzel@taurusgroup.com](mailto:hwietzel@taurusgroup.com)

[TAURUSGROUP.COM](http://TAURUSGROUP.COM)





## ABOUT

# PROPERTY HIGHLIGHTS

Shawnessy Station is a mixed-use development located along Macleod Trail, encompassing 169 residential suites above 22,704 square feet of main-level retail.

- Exposure to over 90,000 vehicles daily on Macleod Trail and high volumes of pedestrian traffic with its close proximity to Shawnessy LRT Station
- Over 30,000 people employed within a 3 km radius
- Surrounding retailers include Superstore, Landmark Cinemas, Safeway, Co-op and Canadian Tire
- Targeted uses: restaurant, child care services, coffee shop, bakery, salon/barber and amenity services such as fitness, medical, convenience, pet store





## ABOUT

# LOCATION HIGHLIGHTS

[VIEW ON GOOGLE MAPS](#)

- Phase 1 located along Shawville Blvd with easy access to the site with controlled all-turns intersection
- Site is directly across from the Shawnessy LRT Station with a daily ridership of +/- 6,500 people

- Immediate surrounding residential communities include Shawnessy, Midnapore, Millrise and Somerset
- Adjacent to primary shopping node for South Calgary







COMMUNITY

# DEMOGRAPHIC DATA



## POPULATION

1KM Radius:	7,068
3KM Radius:	61,958
Calgary:	1,306,784



## DAYTIME POPULATION

1KM Radius:	8,898
3KM Radius:	39,923



## AVERAGE AGE

1KM Radius:	43.4
3KM Radius:	41.6
Calgary:	38.8



## HOUSEHOLD INCOME

1KM Radius:	\$100,952
3KM Radius:	\$135,641
Calgary:	\$129,000



## POST-SECONDARY EDUCATION

1KM Radius:	64.0%
3KM Radius:	71.6%
Calgary:	71.0%





## BUILDING

# PROPERTY DETAILS

## CENTRE SQUARE FOOTAGE

Retail: 22,704 sq ft

## OWNER & LANDLORD



## DEVELOPER

Trico Communities

## ZONING

DC (C-COR1)

## PARKING

76 surface stalls  
(3.3 : 1,000 sq ft)

## MUNICIPAL ADDRESS

108 Shawville Place SE, Calgary, AB

## LEGAL DESCRIPTION

Plan: 1710221

Block: 51

Lot: 3



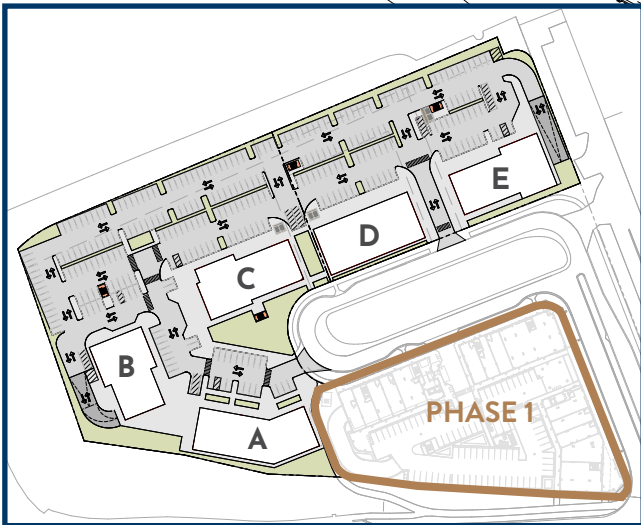
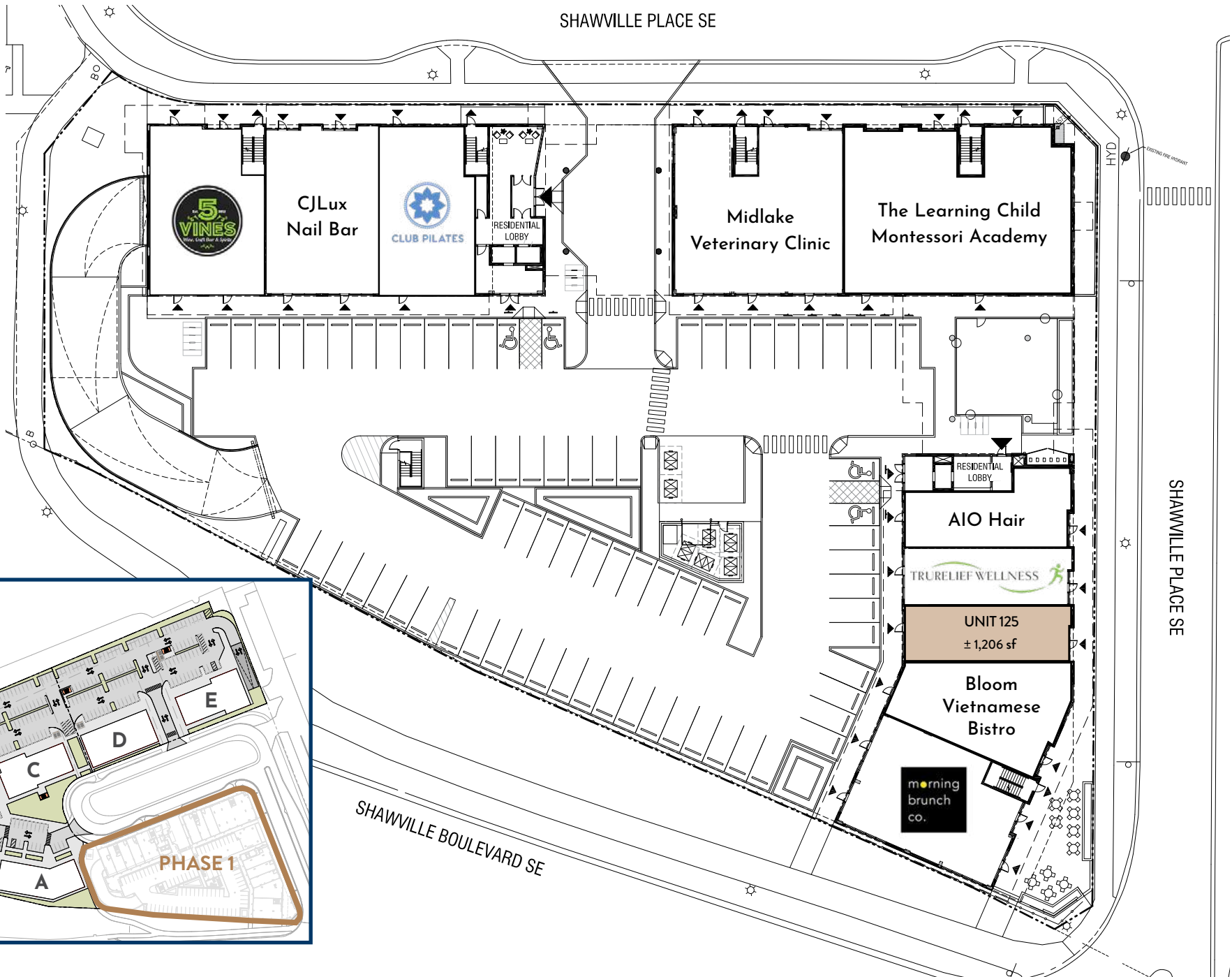
## ADDITIONAL RENT 2025 ESTIMATES

Operating Costs & Property Tax \$ 15.87 PSF

Premises Utilities

Separately Metered

# PHASE 1 SITE PLAN



CONNECT WITH US  
**CONTACT**

GENERAL



Corporate: (403) 206-2131  
Leasing: (403) 206-2130



Suite 1150, 333 11 Avenue SW,  
Calgary, Alberta, T2R 1L9



[inquiries@taurusgroup.com](mailto:inquiries@taurusgroup.com)



[taurusgroup.com](http://taurusgroup.com)

ABOUT THIS LISTING

HEATHER WIETZEL



Mobile: (403) 206-6046



Suite 1150, 333 11 Avenue SW,  
Calgary, Alberta, T2R 1L9



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ADVISOR AND ADVOCATE FOR OWNERS AND  
DEVELOPERS OF RETAIL AND MIXED USE PROPERTY

We conduct ourselves at all times with integrity, with the objective of building long-term relationships based on trust and positive results; our primary focus is on building and sustaining the value of our clients' assets over time.

