



# SHAWNESSY STATION

108 Shawville Place SE, Calgary, Alberta

**Retail Availability:**

Unit 125 - 1,206 SF

HEATHER WIETZEL

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## 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

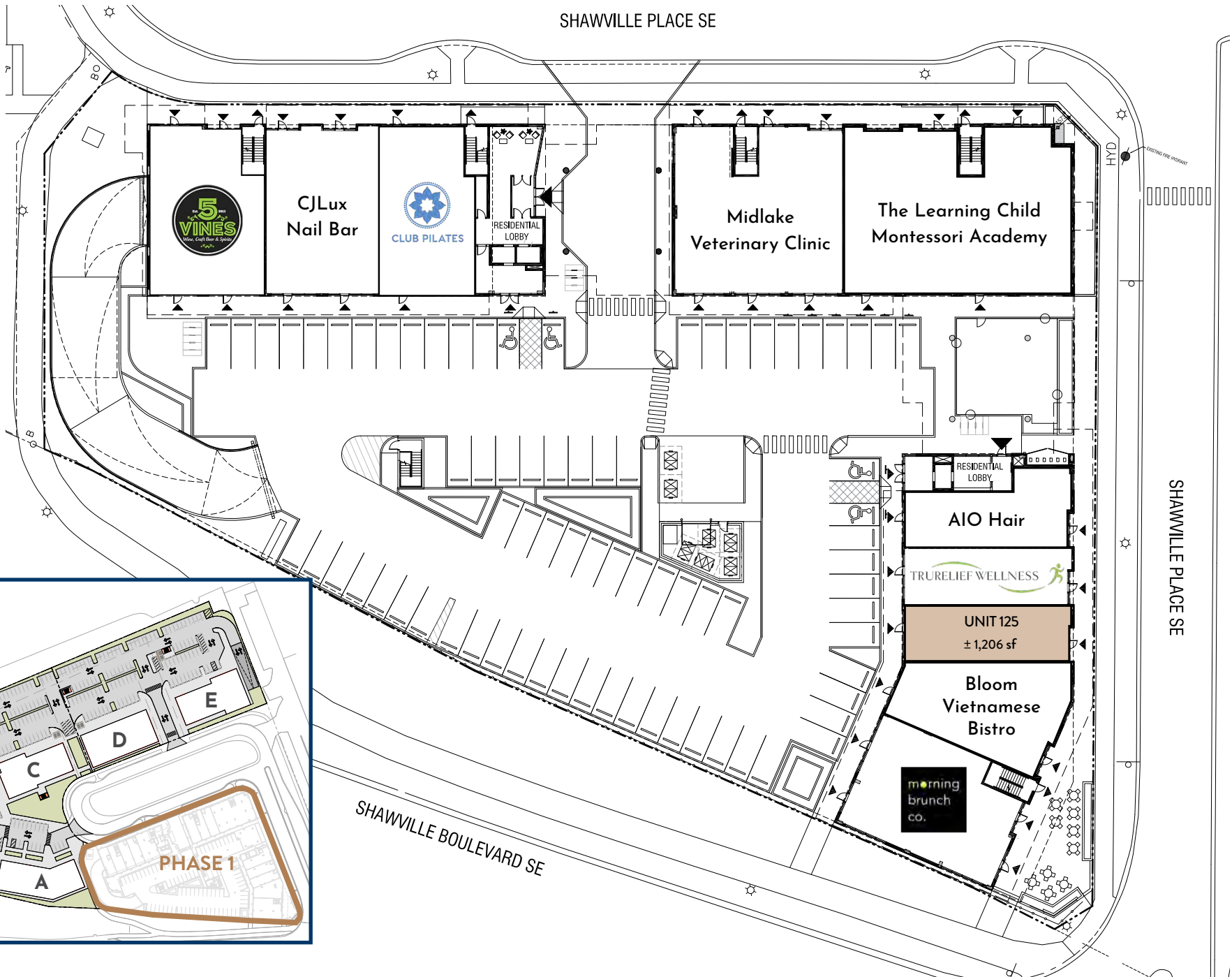


## ADDITIONAL RENT 2025 ESTIMATES

|                 |                     |
|-----------------|---------------------|
| Operating Costs | \$ 8.66 PSF         |
| Property Tax    | \$ 7.21 PSF         |
| <b>Total</b>    | <b>\$ 15.87 PSF</b> |

Premises Utilities      Separately Metered

# PHASE 1 SITE PLAN



CONNECT WITH US  
**CONTACT**

GENERAL



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ABOUT THIS LISTING

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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.

