

FEBRUARY 2025
**RETAIL
AVAILABILITY
REPORT**



SHAWNESSY STATION



TELSEC PROPERTY CORPORATION

#200, 3595 114 Ave SE, Calgary, AB

PREPARED BY:
Lisa Ha
Leasing Associate

APPROVED BY:
Sean Flathers
Leasing & Marketing Director

www.Telsec.ca



SHAWNESSY STATION



108 Shawville Place SE

1 CRU LEFT!

[> BROCHURE](#)

1,206 sq. ft.

A vibrant mixed-use development situated along Macleod Trail on Shawville Blvd., with high pedestrian traffic due to its proximity to the Shawnessy LRT Station and neighboring regional shopping center. The development features 169 residential suites above approximately 25,000 square feet of retail space.

- Available for tenant fixturing immediately
- Op. Costs & Property Taxes \$15.87 per sq. ft. (est. for 2025)

MACLEOD TRAIL



9950 Macleod Trail SE

1 UNIT LEFT!

[> BROCHURE](#)

1,000 sq. ft.

Exceptional retail location with direct vehicle access from Macleod Trail and Bonaventure Drive. Anchored by Shaganappi Mediterranean Market, Party City, Kal Tire, KidStrong, Laser City, Active Sports Therapy, and the newly opened Club Champion.

- Shell space ready for tenant fixturing immediately
- New signage opportunity on west elevation facing Macleod Trail with exposure to approx. 65,000 vehicles per day
- Op. Costs & Property Taxes \$17.93 per sq. ft. (est. for 2025 - includes utilities)

KINGSLAND VILLAGE



248, 7337 Macleod Trail SW

[> BROCHURE](#)

1,542 sq. ft.

Shell space available for customized tenant build-out, anchored by National Bank, Marshall's and David's Bridal.

- Exposure to over 71,000 vehicles per day
- Over 300 parking stalls in the shopping centre
- 4 ton rooftop unit for HVAC included
- Op. Costs & Property Taxes \$20.71 per sq. ft. *(est. for 2025)*

INTERNATIONAL AVENUE



Units: 155, 160, 165, 170, 175

5115 17 Avenue SE

[> BROCHURE](#)

1,421 - 2,744 sq. ft.

Newly developed retail suites, ready for tenant specific build-out, anchored by Sobeys, Calgary's first Planet Fitness and Dollarama.

- Over 500 parking stalls on site
- Newly constructed pylon and store front signage
- Op. Costs & Property Taxes: \$12.12 per sq. ft. *(est for 2025)*