



SHAWNESSY STATION

108 Shawville Place SE, Calgary, Alberta

Possession Date: Summer 2023

[TAURUSGROUP.COM](https://taurusgroup.com)

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ABOUT

PROPERTY HIGHLIGHTS

Shawnessy Station is a mixed-use development located along Macleod Trail, encompassing 160 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:	7,450
3KM Radius:	62,907
Calgary:	1,239,220



DAYTIME POPULATION

1KM Radius:	8,018
3KM Radius:	41,450



AVERAGE AGE

1KM Radius:	41.8
3KM Radius:	39.4
Calgary:	37.6



HOUSEHOLD INCOME

1KM Radius:	\$104,319
3KM Radius:	\$164,542
Calgary:	\$137,333



POST-SECONDARY EDUCATION

1KM Radius:	65.9%
3KM Radius:	71.4%
Calgary:	69.9%

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

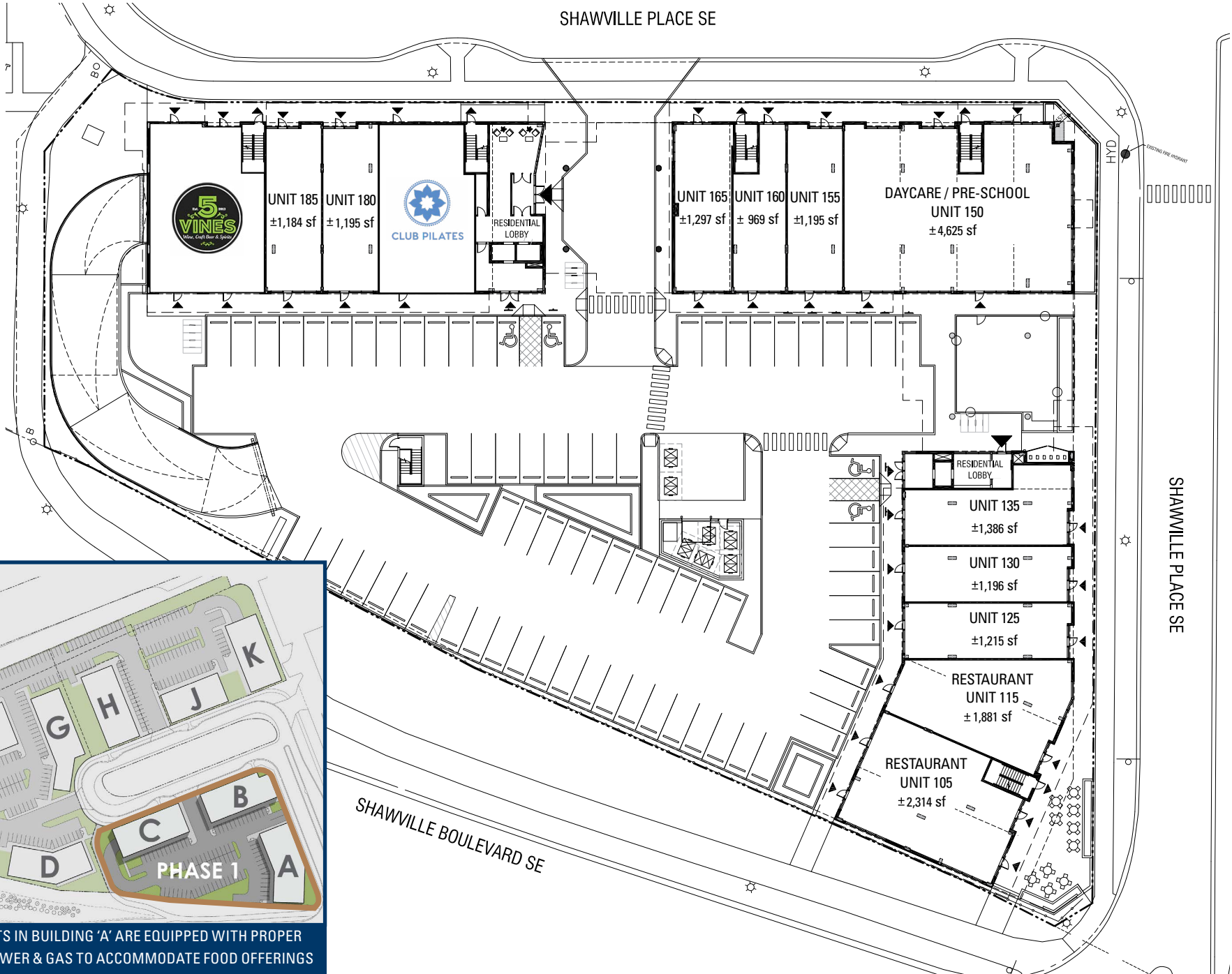


ADDITIONAL RENT 2022 ESTIMATES

Operating Costs	\$ 7.00 PSF
Property Tax	\$ 8.00 PSF
Total	\$ 15.00 PSF

Premises Utilities Management Fee	Separately Metered Included
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PHASE 1 SITE PLAN



CONNECT WITH US

CONTACT

GENERAL



Corporate: (403) 206-2131
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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.

