



SHAWNESSY STATION

108 Shawville Place SE, Calgary, Alberta

Retail Availability:

Unit 125 - 1,206 SF

HEATHER WIETZEL

Mobile: (403) 206-6046

hwietzel@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



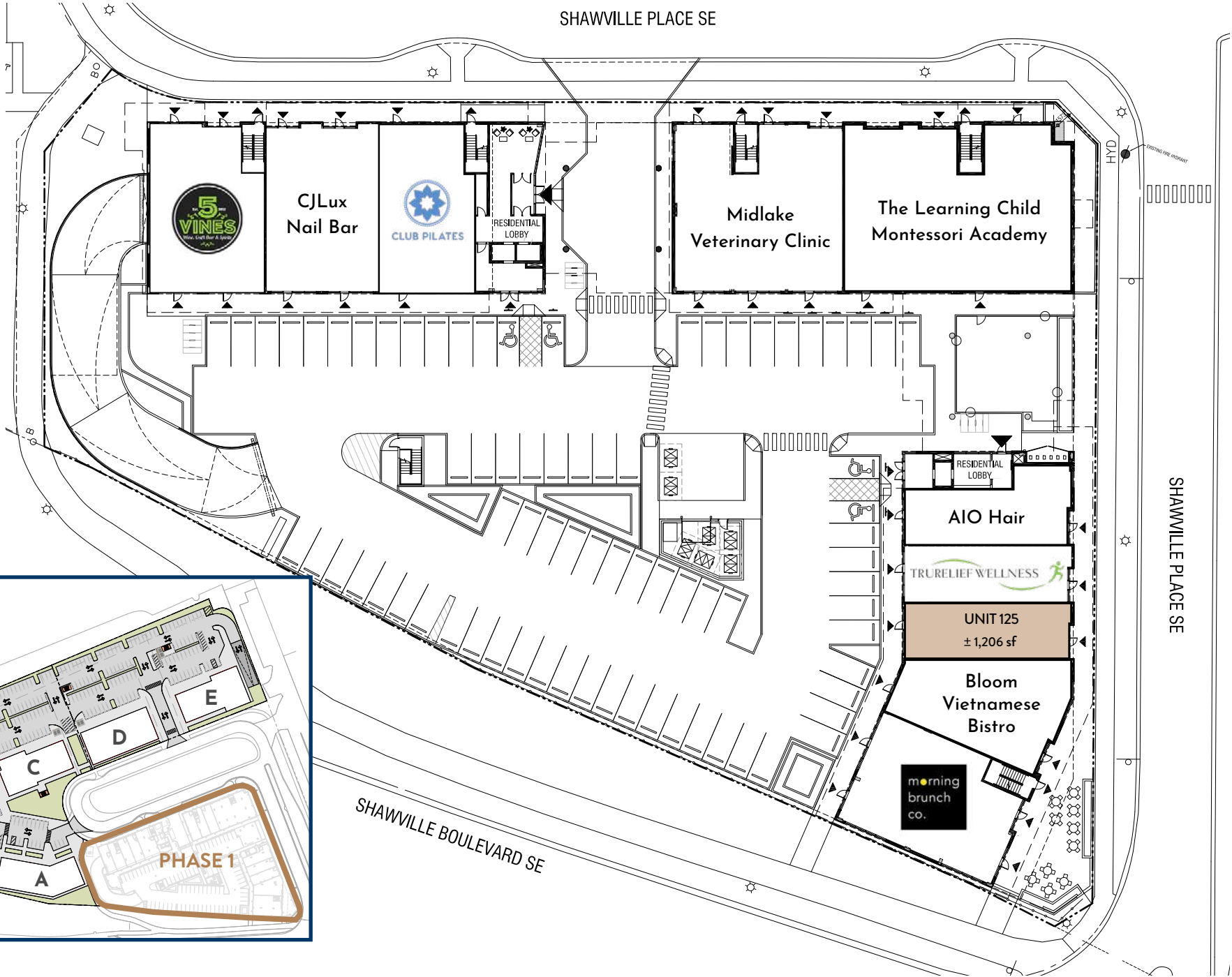
ADDITIONAL RENT 2023 ESTIMATES

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

Premises Utilities

Seperately 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



taurusgroup.com

ABOUT THIS LISTING

HEATHER WIETZEL



Mobile: (403) 206-6046



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



hwietzel@taurusgroup.com

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.

