



# SHAWNESSY STATION

108 Shawville Place SE, Calgary, Alberta

## Retail Availability:

Unit 190 - 1,270 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: coffee shop, bakery, unvented quick-service restaurant, pet store, and amenity services (fitness, convenience)

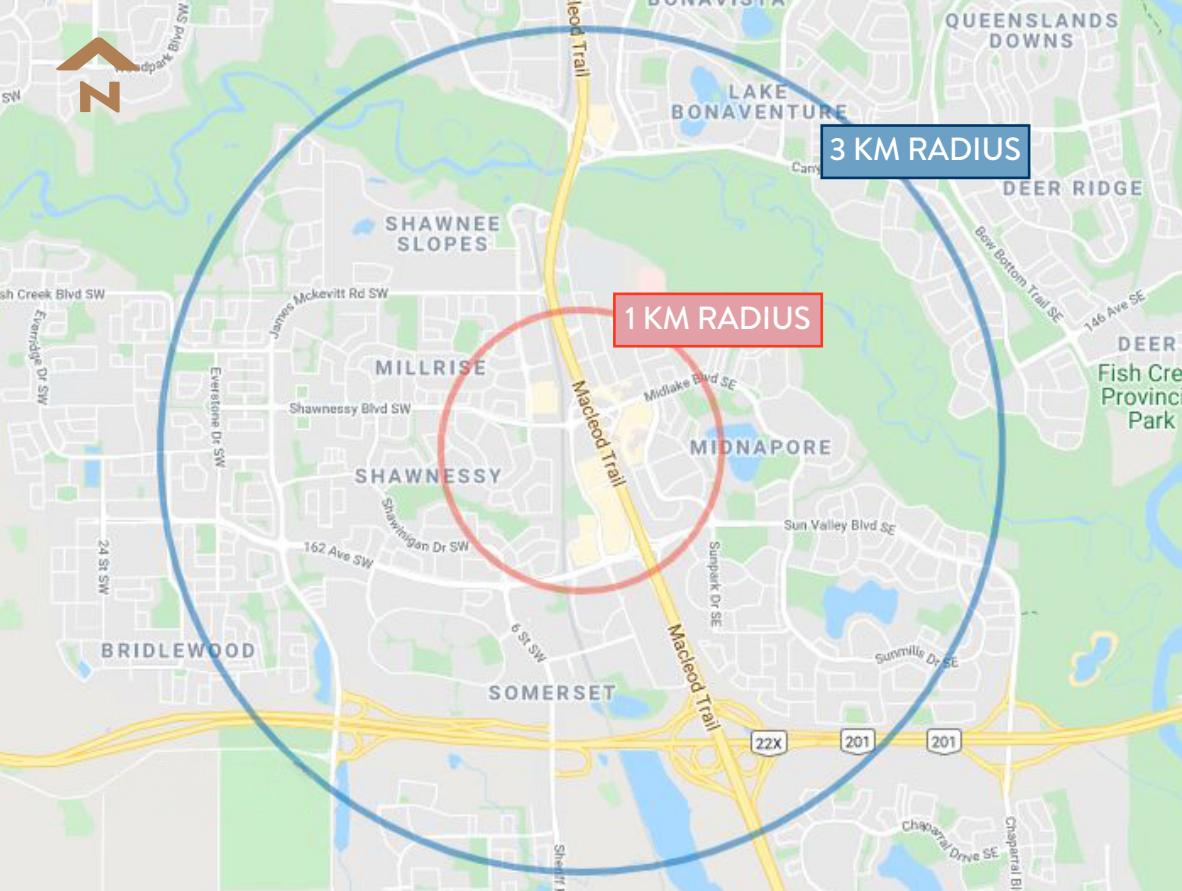


# ABOUT LOCATION HIGHLIGHTS

- Eight shopping centres located within a five-minute drive of the site, featuring tenants such as Real Canadian Superstore, Sobeys, Landmark Cinemas, Rockwell Food + Tapas, Hudsons Pub, Blowers & Grafton, and Winners
- 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

[VIEW ON GOOGLE MAPS](#)





# COMMUNITY DEMOGRAPHIC DATA

## POPULATION



1KM Radius:	7,068
3KM Radius:	61,958
Calgary (2025):	1,688,000

## DAYTIME POPULATION



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

## AVERAGE AGE



1KM Radius:	43.4
3KM Radius:	41.6
Calgary (2025):	38.9

## HOUSEHOLD INCOME



1KM Radius:	\$100,952
3KM Radius:	\$135,641
Calgary (2025):	\$131,600

## 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

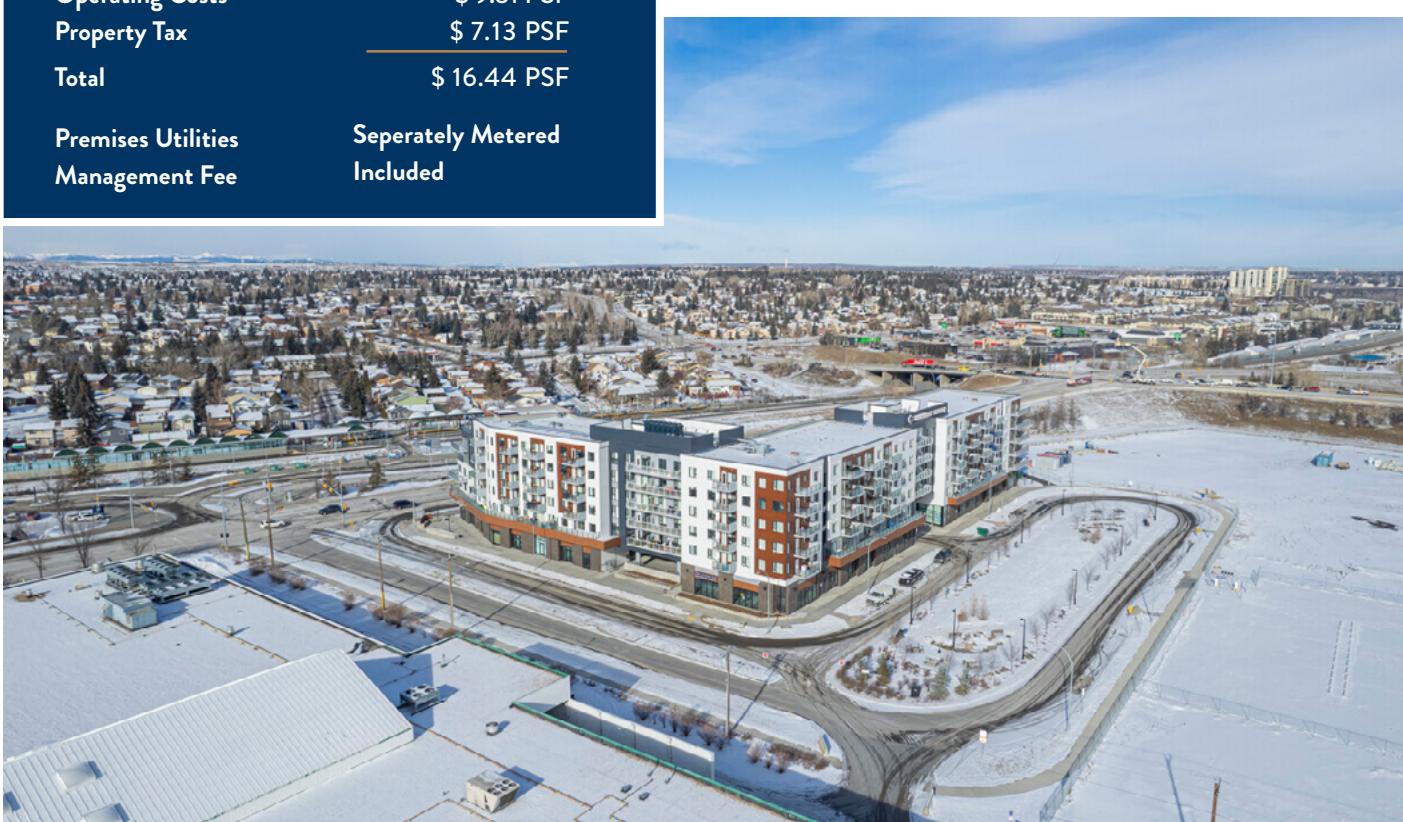
## LEGAL DESCRIPTION

Plan: 1710221  
Block: 51  
Lot: 3

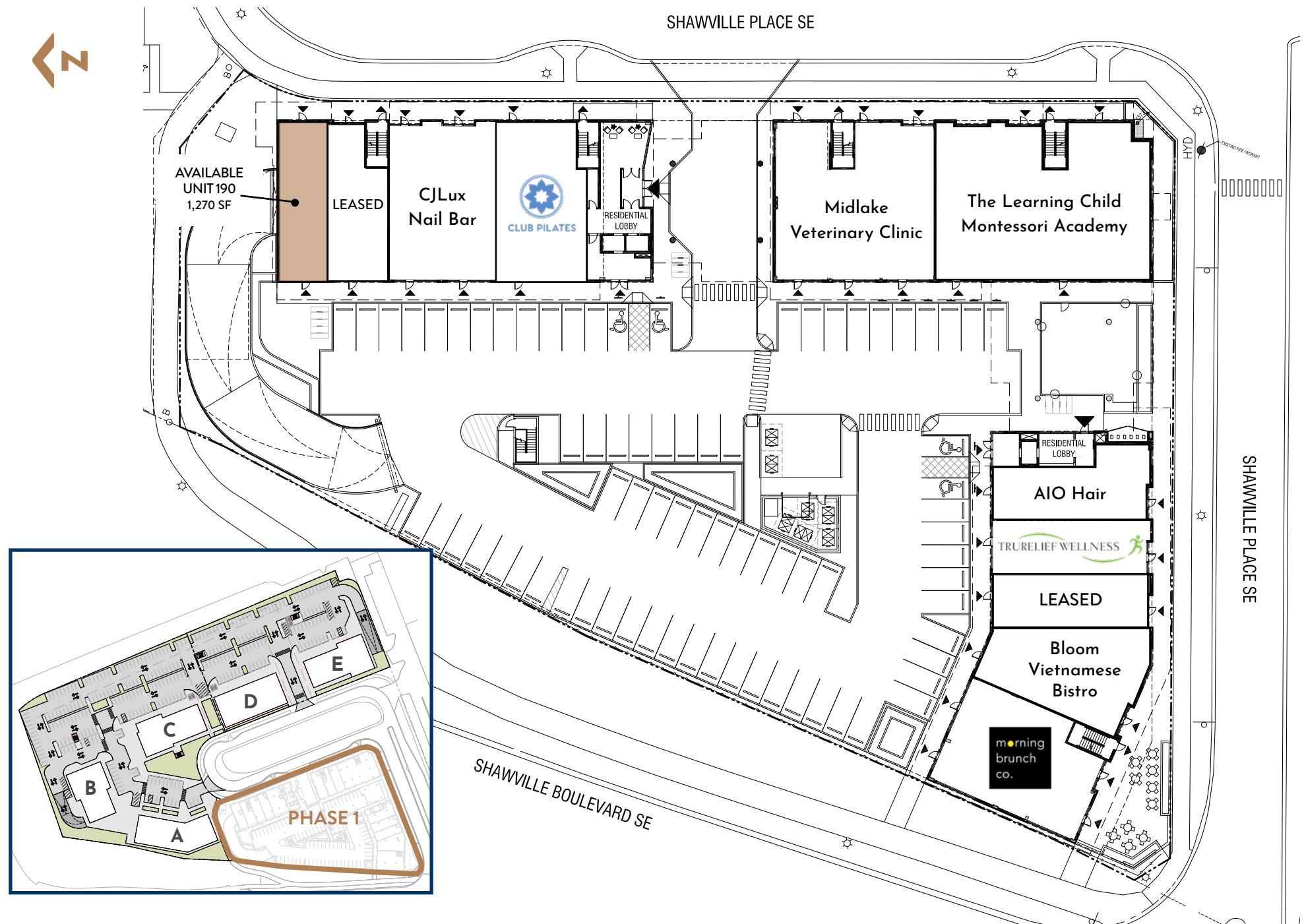


## ADDITIONAL RENT 2026 ESTIMATES

Operating Costs	\$ 9.31 PSF
Property Tax	\$ 7.13 PSF
Total	\$ 16.44 PSF
Premises Utilities	Separately Metered
Management Fee	Included



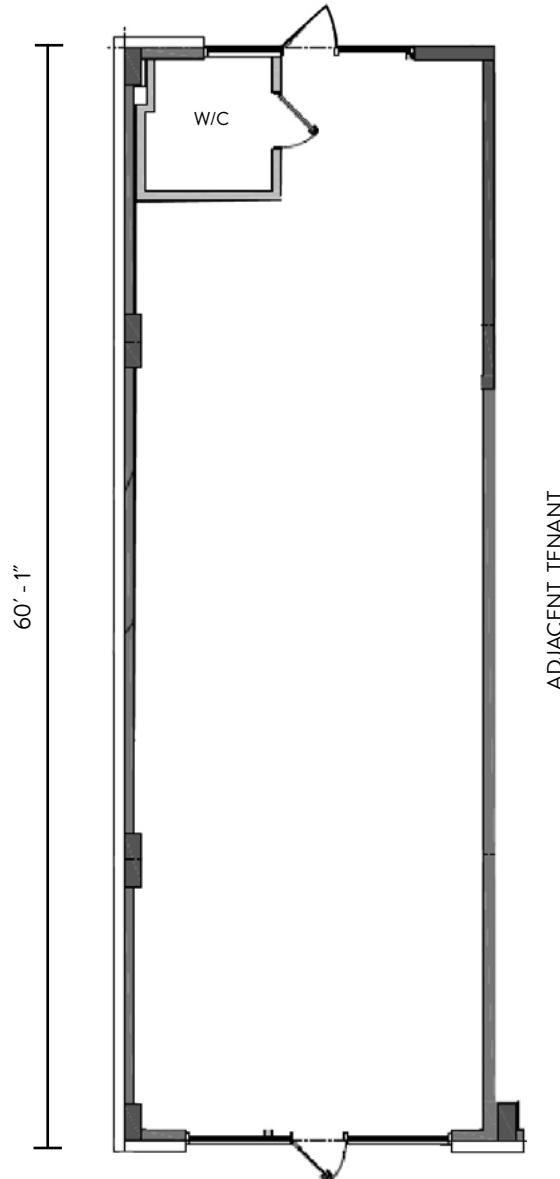
# PHASE 1 SITE PLAN



## UNIT PLAN

# UNIT #190

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### UNIT

190

### RETAIL AREA

1,270 Square Feet

### CEILING HEIGHT

14' 7 1/2 "

### POWER

200A, 120/208V, 3 Ph, 4 wire  
electrical service with panel

### HVAC

Building General Exhaust

### GAS

No

### WATER

1 1/4" Line

### SEWER

3" Line

## CONNECT WITH US

# CONTACT

### GENERAL



Corporate: (403) 206-2131

Leasing: (403) 206-2130



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### ABOUT THIS LISTING

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

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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.



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PROPERTY GROUP