

**Blackstone**  
Commercial Real Estate Services Inc.

**For Lease**

5126 126 Avenue SE | Calgary, Alberta  
**Brand New Plaza off 130<sup>th</sup> SE**



\* Rendering for Illustration purposes only. Completed construction may vary.

# Southpoint Plaza

Retail / Office

GROCERY | RESTAURANT | MEDICAL CENTRE  
LIQUOR STORE | DENTAL | CANNABIS  
BARBER SHOP | NAIL SALON | MASSAGE

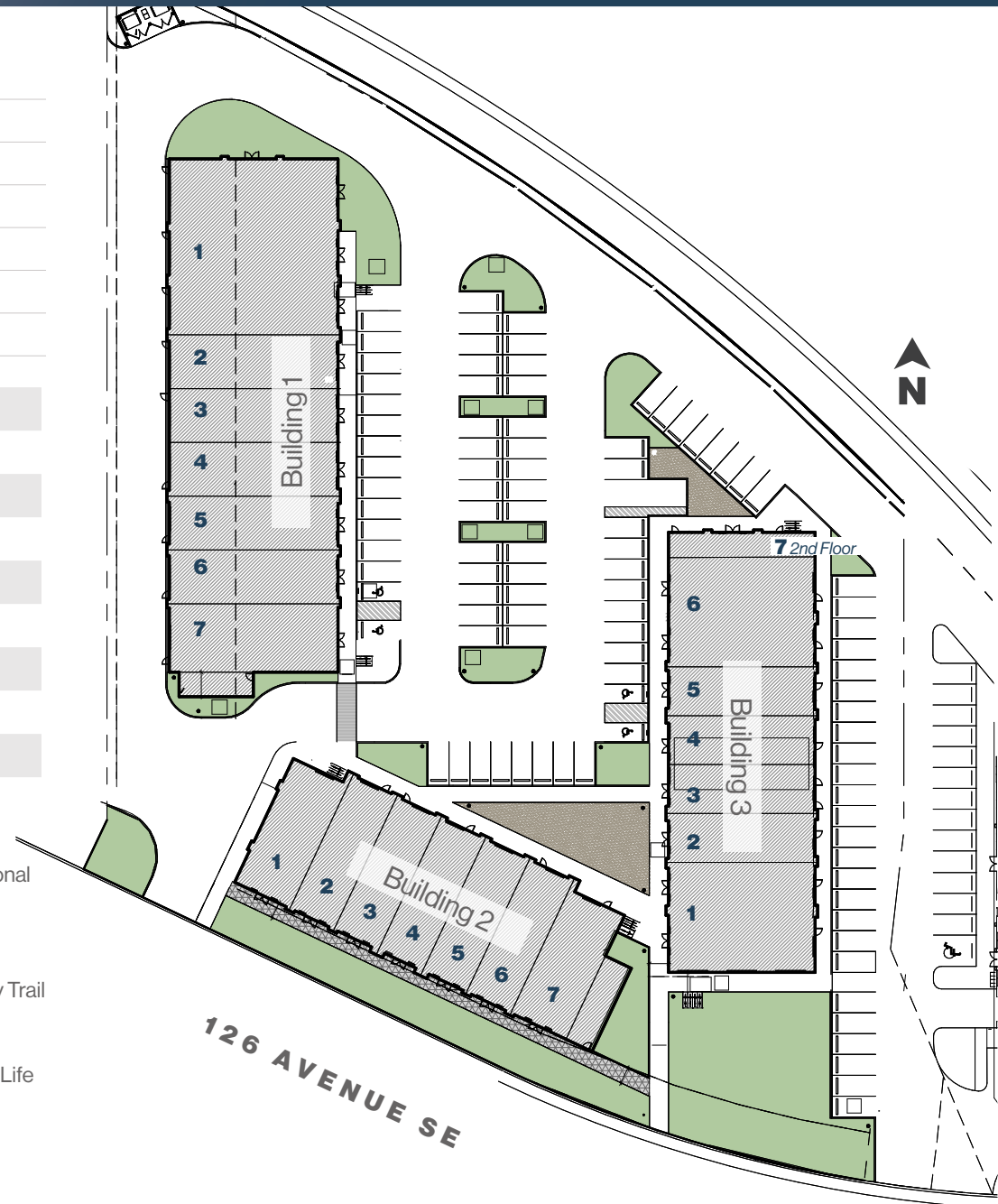
Adjacent to the New **GREEN LINE**  
**Shepard LRT Station**

Building 1 - 14,476 SF	Building 2 - 9,022 SF	Building 3 - 16,821 SF
Unit 1 - 4,968 SF	Unit 1 - 1,500 SF	Unit 1 - 2,682 SF
Unit 2 - 1,518 SF	Unit 2 - 1,204 SF	Unit 2 - 1,200 SF
Unit 3 - 1,518 SF	Unit 3 - 1,204 SF	Unit 3 - 1,200 SF
Unit 4 - 1,518 SF	Unit 4 - 1,204 SF	Unit 4 - 1,039 SF
Unit 5 - 1,518 SF	Unit 5 - 1,204 SF	Unit 5 - 1,200 SF
Unit 6 - 1,518 SF	Unit 6 - 1,204 SF	Unit 6 - 2,700 SF
Unit 7 - 1,918 SF	Unit 7 - 1,500 SF	Unit 7 - 6,800 SF <i>2nd Floor</i>

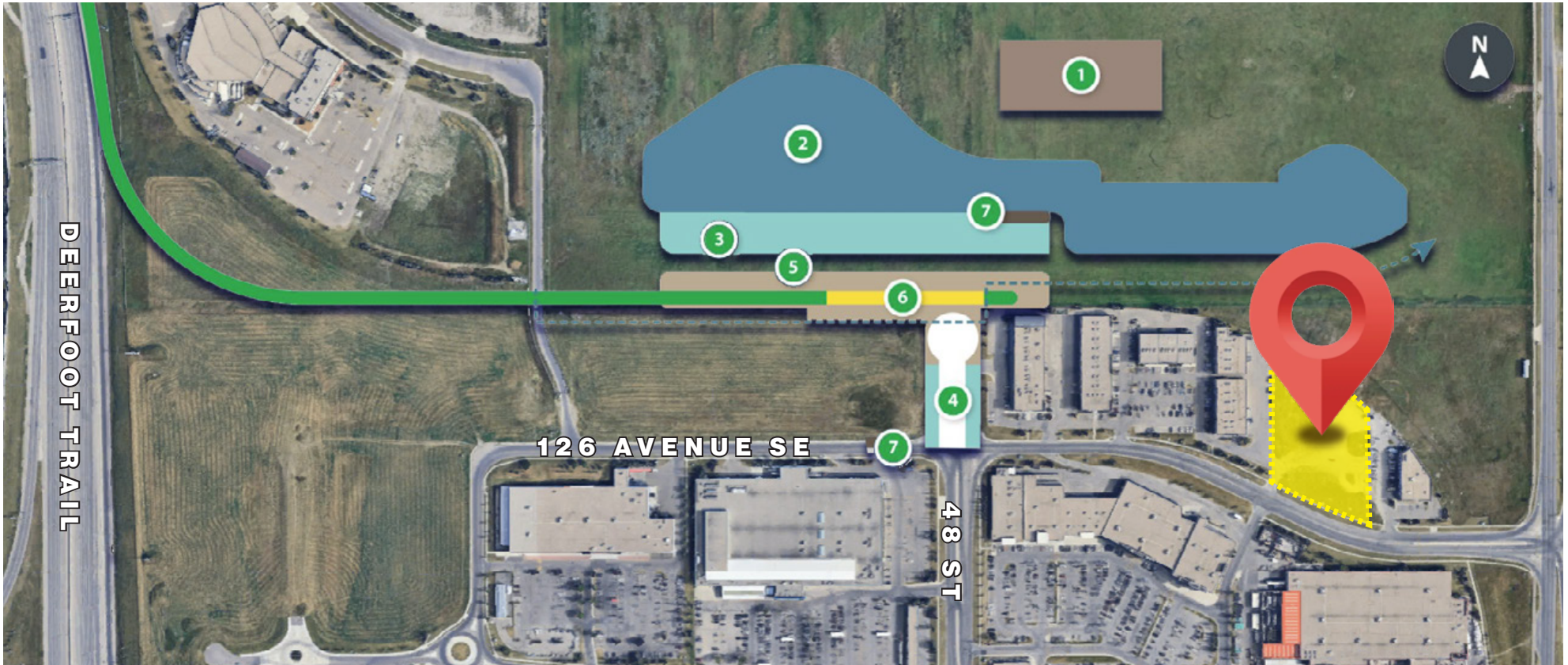
<b>Availability</b>	Completion Q1 2027 (Est.)
<b>Net Rate</b>	Market
<b>Op Costs</b>	\$17.00 PSF (Est. 2026)
<b>Property Taxes</b>	TBD
<b>Zoning</b>	Industrial Commercial (I-C) District
<b>Signage</b>	Fascia & Pylon
<b>Building Size</b>	39,646 SF (Total)
<b>Land Size</b>	2.63 acres
<b>Parking</b>	97 Stalls

## HIGHLIGHTS

- Located near **South Trail Crossing**, Calgary's largest SE power centre with top national retailers
- Adjacent to **Home Depot**, steps from McDonald's, Goodlife, Indigo, Lina's, and more
- High exposure off **52 Street** with **8,500 VPD** at 52 Street SE; easy access to Stoney Trail
- Walkable to future **Green Line LRT** (Shepard Station)
- Surrounded by major anchors including Walmart, RONA, Safeway, and Pro Hockey Life
- Ideal for retail or office use – grocery, pharmacy, medical, wellness, liquor, and more
- Thriving trade area with dense residential and strong daily traffic



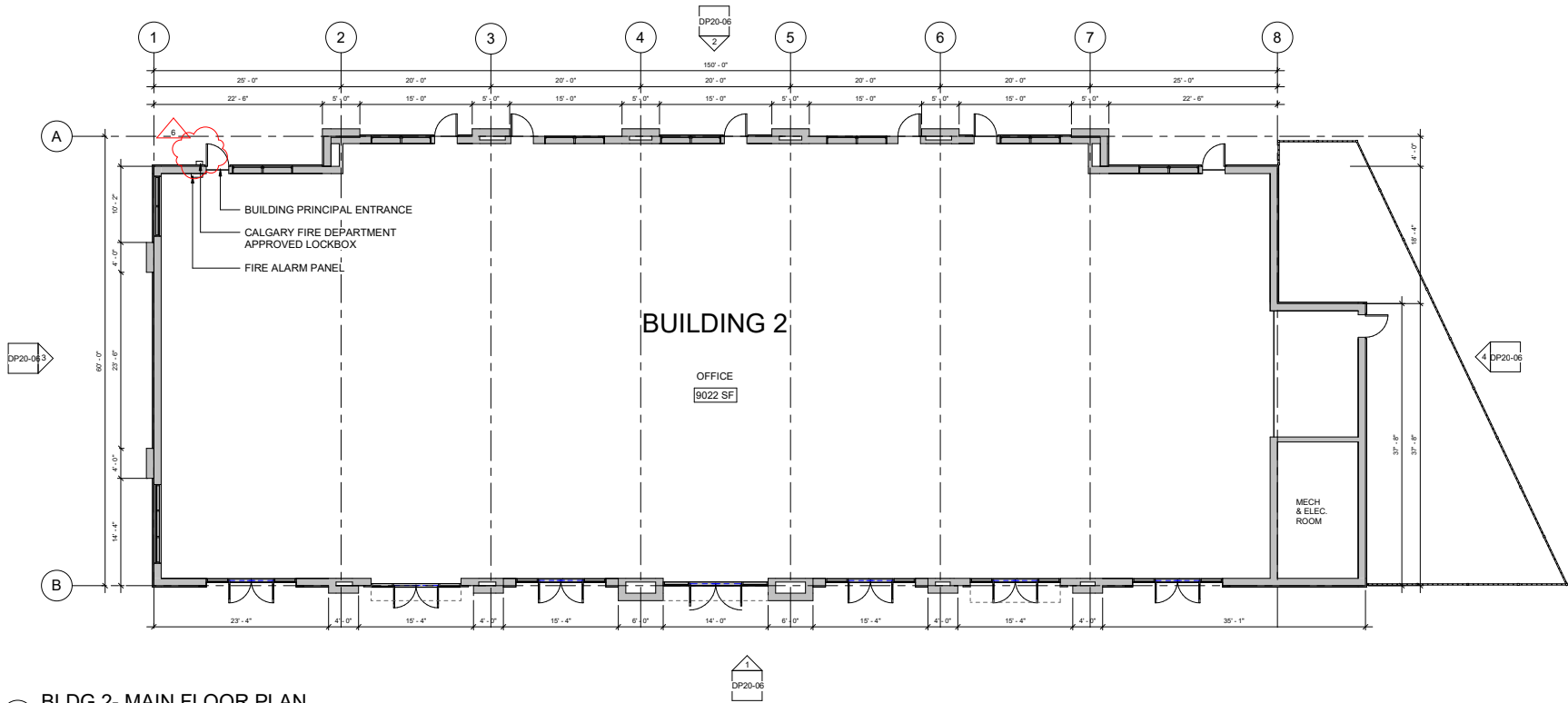
# Green Line + Southpoint Plaza Locations



- ① Maintenance and storage facility
- ② Park and Ride with approximately 920 stalls
- ③ North bus terminal
- ④ South bus terminal
- ⑤ Plaza
- ⑥ Station/platform
- ⑦ Passenger pick-up/drop off areas (2)







1 BLDG 2 - MAIN FLOOR PLAN  
1/8" = 1'-0"

**UNIT SIZE**  
**Building 2 - 9,022 SF**

Unit 1 - 1,500 SF

Unit 2 - 1,204 SF

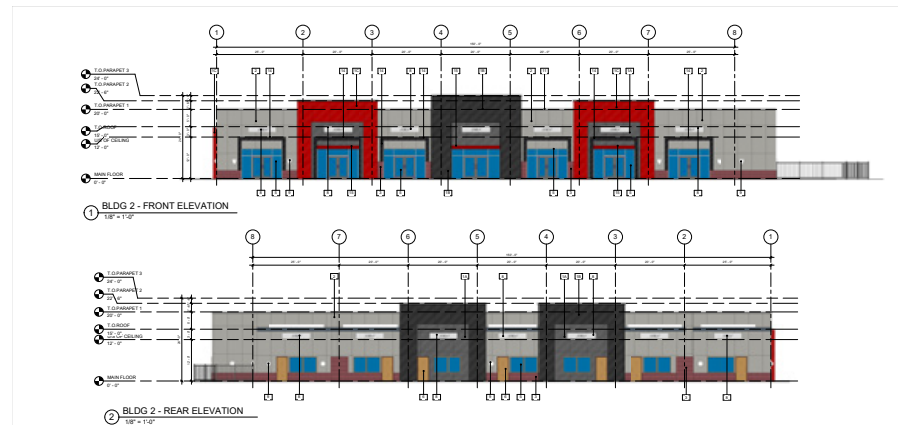
Unit 3 - 1,204 SF

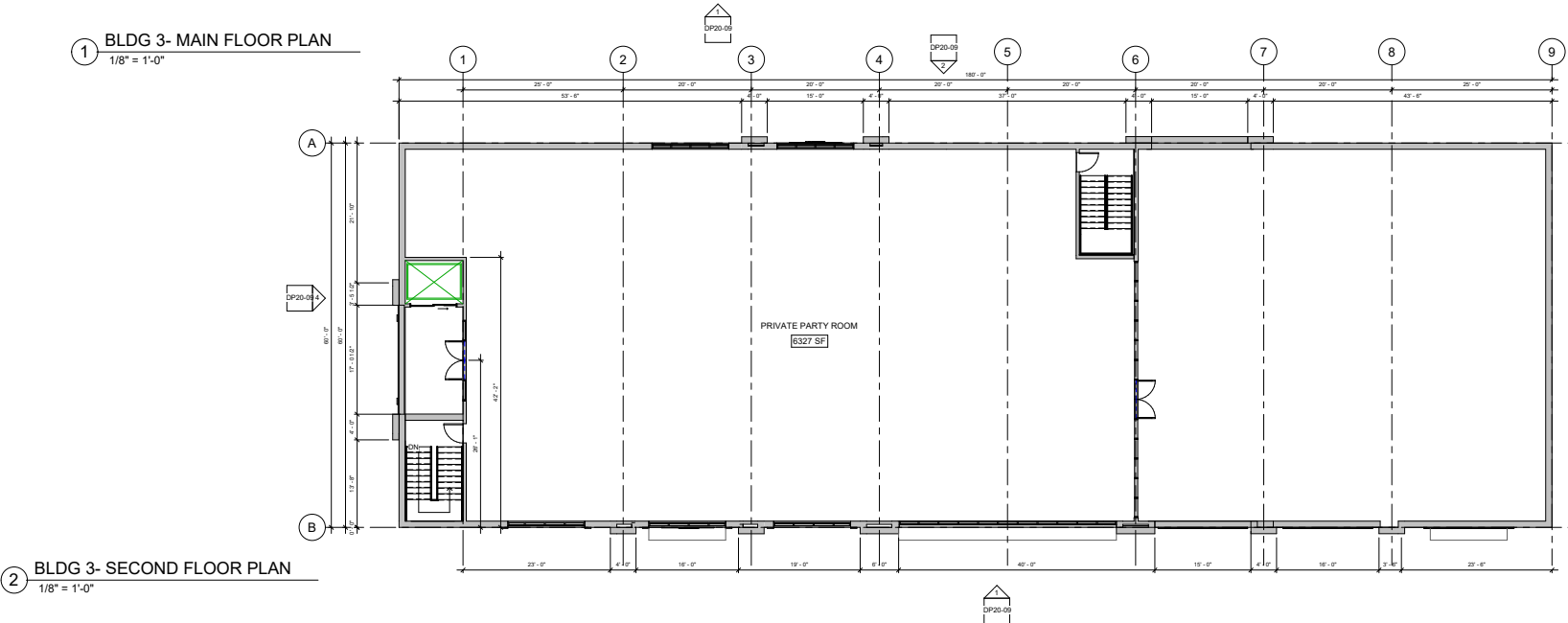
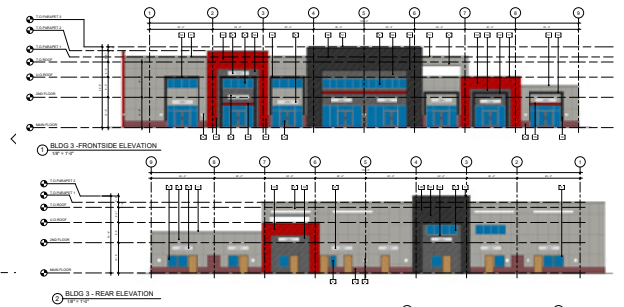
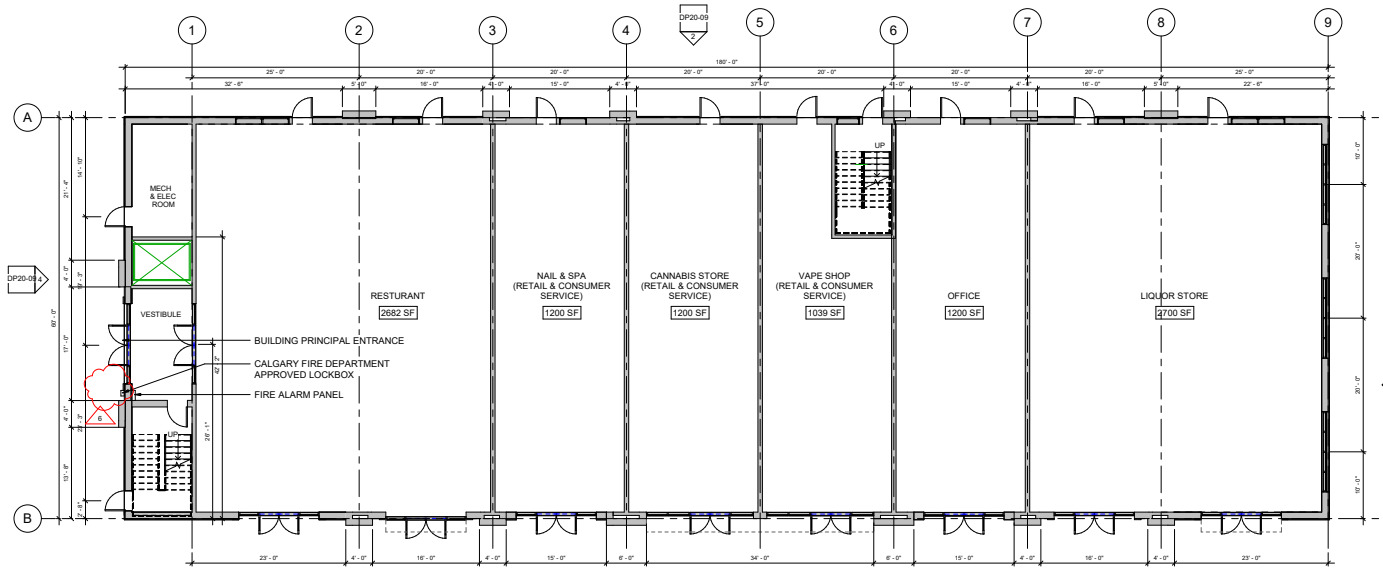
Unit 4 - 1,204 SF

Unit 5 - 1,204 SF

Unit 6 - 1,204 SF

Unit 7 - 1,500 SF





### UNIT SIZE

- Building 3**
- Unit 1 - 2,682 SF
- Unit 2 - 1,200 SF
- Unit 3 - 1,200 SF
- Unit 4 - 1,039 SF
- Unit 5 - 1,200 SF
- Unit 6 - 2,700 SF
- Unit 7 - 6,800 SF **2nd Floor**



**NEIGHBORHOOD**  
Mackenzie

**POPULATION**  
3KM  
57,512

**MEDIAN AGE**  
37.7

**HOUSEHOLD INCOME**  
\$109,042

**TRAFFIC COUNT**  
115,000 VPD  
Deerfoot & 130 Ave SE

# Thank you for your Interest

This document has been prepared by Blackstone Commercial for advertising and general information only. Although information has been obtained from sources deemed reliable, Blackstone Commercial and / or their representatives, brokers or agents make no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Blackstone Commercial excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising therefrom. ©2026, All rights reserved. This document is the copyrighted property of Blackstone Commercial.



[BlackstoneCommercial.com](https://www.blackstonecommercial.com)



**Mahmud Rahman** *Principal /Associate*  
P 403.681.8830  
E mrahman@blackstonecommercial.com



**Randy Wiens** *Senior Associate*  
P 403.519.5062  
E rwiens@blackstonecommercial.com