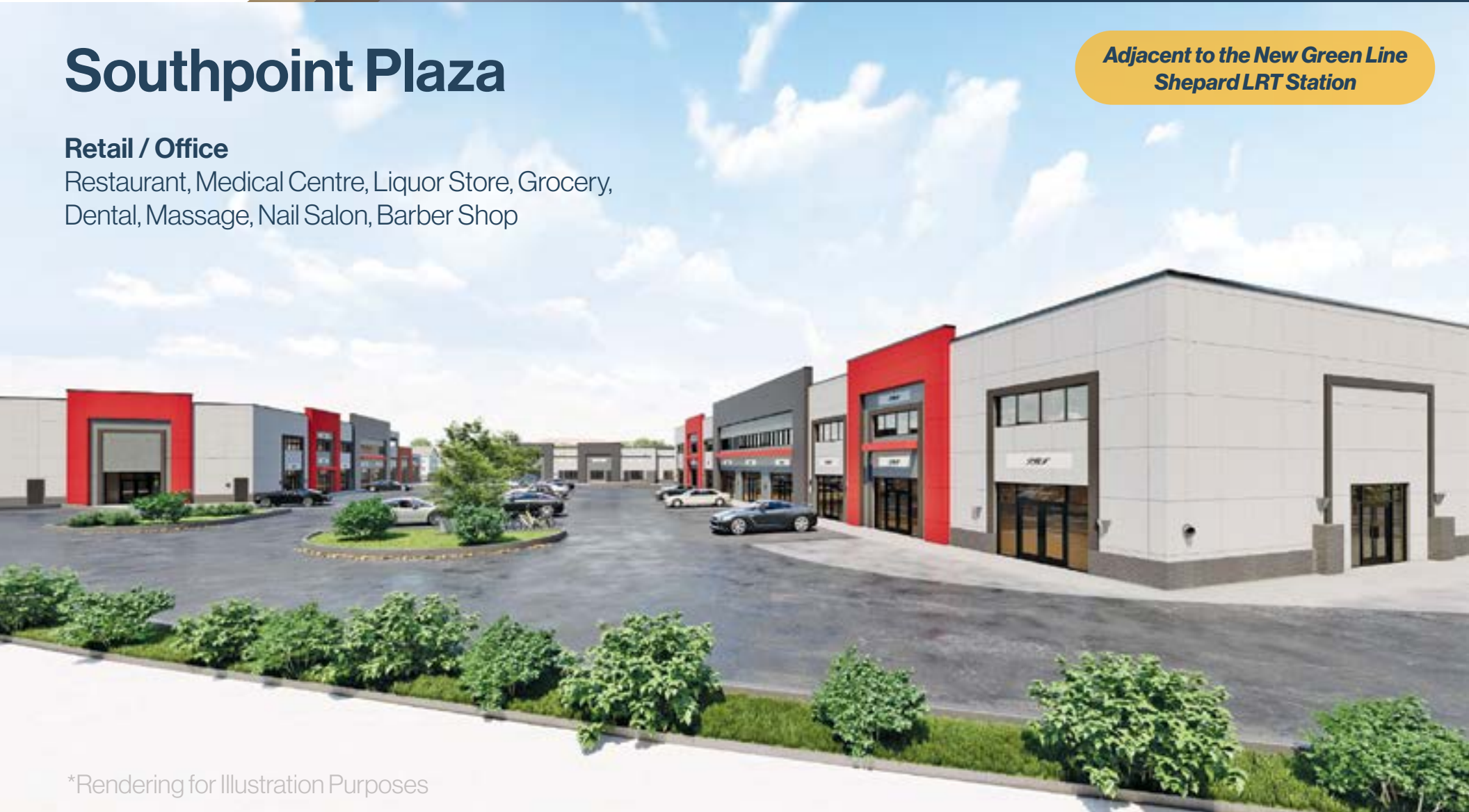


## Southpoint Plaza

### Retail / Office

Restaurant, Medical Centre, Liquor Store, Grocery,  
Dental, Massage, Nail Salon, Barber Shop

*Adjacent to the New Green Line  
Shepard LRT Station*



\*Rendering for Illustration Purposes

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<b>Size Available:</b>	<p><b>Building 1</b> - 1 Storey Retail/Office: 14,476 SF</p> <ul style="list-style-type: none"> <li>• Units: 1,518 SF - 4,968 SF</li> </ul> <p><b>Building 2</b> - 1 Storey Office: 9,022 SF (Phase II)</p> <p><b>Building 3</b> - 2 Storey: 16,821 SF</p> <ul style="list-style-type: none"> <li>• Units: 1,036 SF - 6,800 SF</li> </ul>
<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



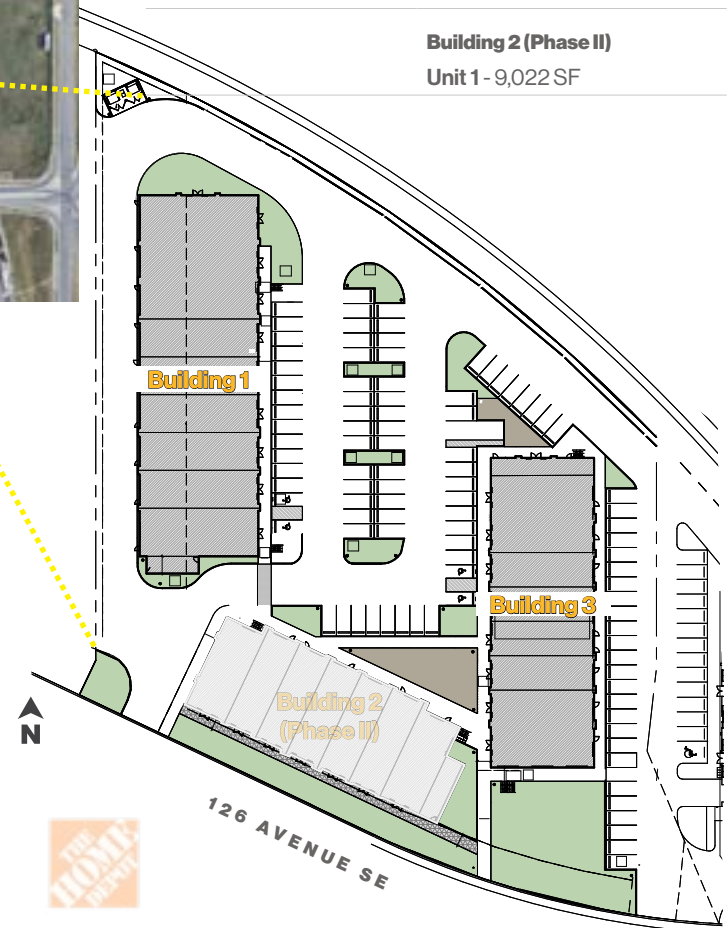
## Green Line + Southpoint Plaza Locations

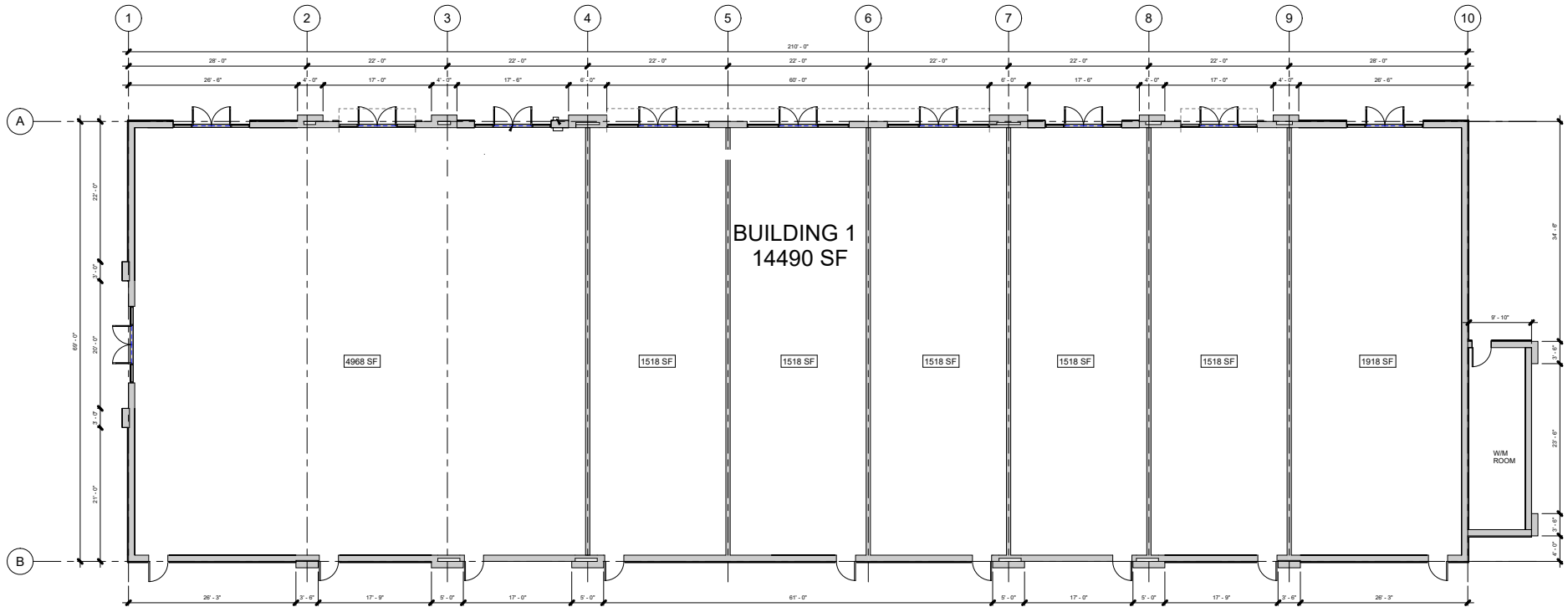


### UNIT SIZE

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

- 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)

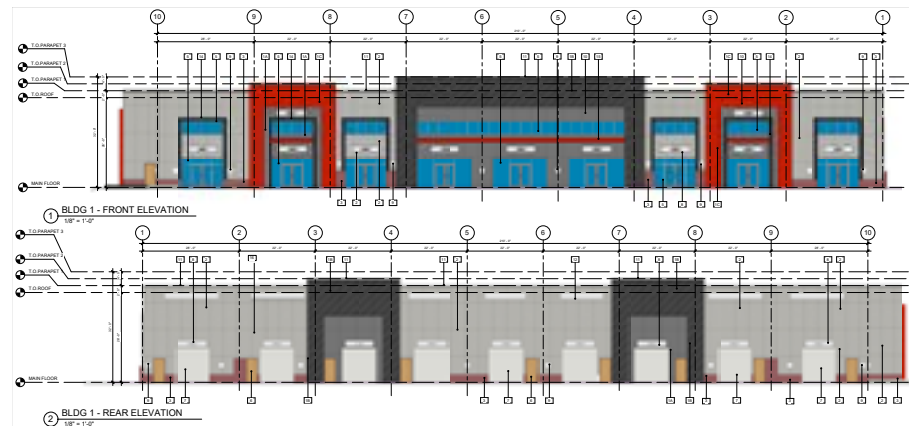


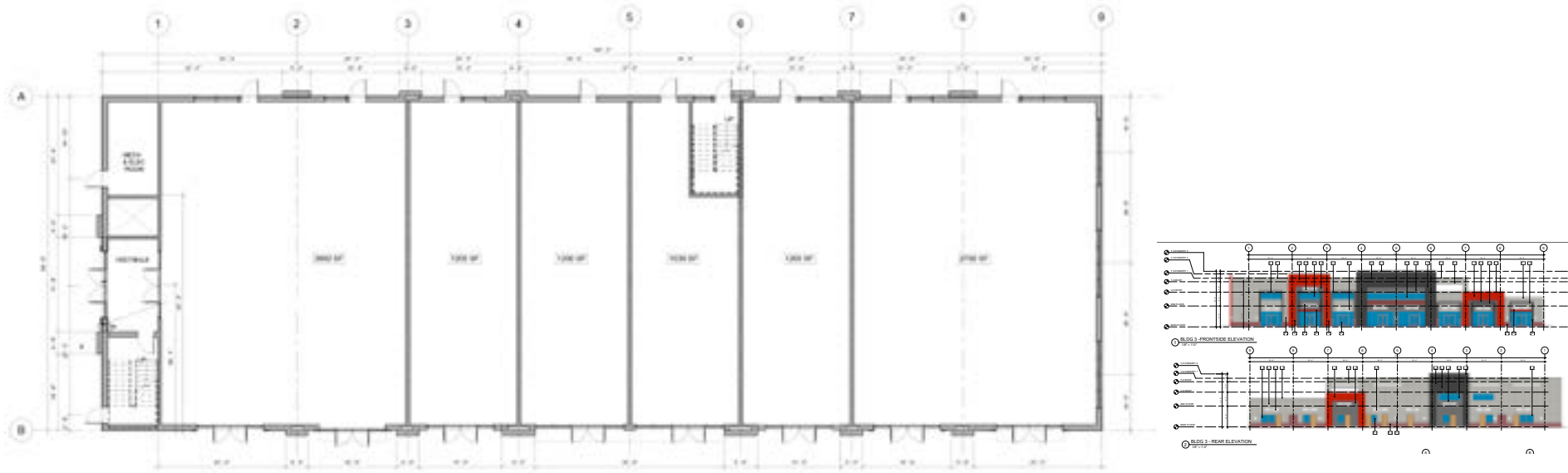


① BLDG 1 - MAIN FLOOR PLAN  
1/8" = 1'-0"

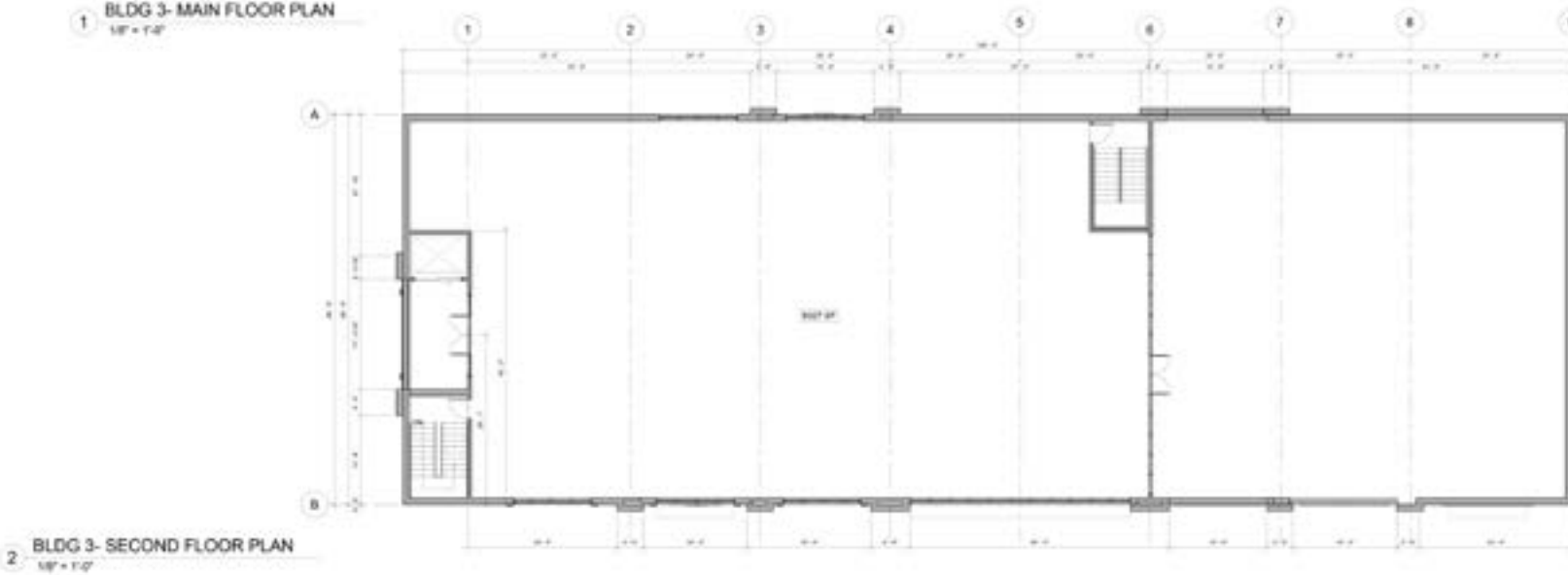
### UNIT SIZE

- Building 1**
- Unit 1 - 4,968 SF**
- Unit 2 - 1,518 SF**
- Unit 3 - 1,518 SF**
- Unit 4 - 1,518 SF**
- Unit 5 - 1,518 SF**
- Unit 6 - 1,518 SF**
- Unit 7 - 1,918 SF**





1 BLDG 3- MAIN FLOOR PLAN  
1/8" = 1'-0"



2 BLDG 3- SECOND FLOOR PLAN  
1/8" = 1'-0"

## 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

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# Thank you for your Interest



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