

Southpoint Plaza

*Adjacent to the New Green Line
Shepard LRT Station*

Retail / Office

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



*Rendering for Illustration Purposes

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Size Available:	<p>Building 1 - 1 Storey Retail/Office: 14,476 SF</p> <ul style="list-style-type: none"> • Units: 1,518 SF - 4,968 SF <p>Building 2 - 1 Storey Office: 9,022 SF (Phase II)</p> <p>Building 3 - 2 Storey: 16,821 SF</p> <ul style="list-style-type: none"> • Units: 1,036 SF - 6,800 SF
Availability:	Completion Q1 2027 (Est.)
Net Rate:	Market
Op Costs:	\$17.00 PSF (Est. 2026)
Property Taxes:	TBD
Zoning:	Industrial Commercial (I-C) District
Signage:	Fascia & Pylon
Building Size:	39,646 SF (Total)
Land Size:	2.63 acres
Parking:	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, cannabis, liquor, and more
- **Thriving trade area** with dense residential and strong daily traffic



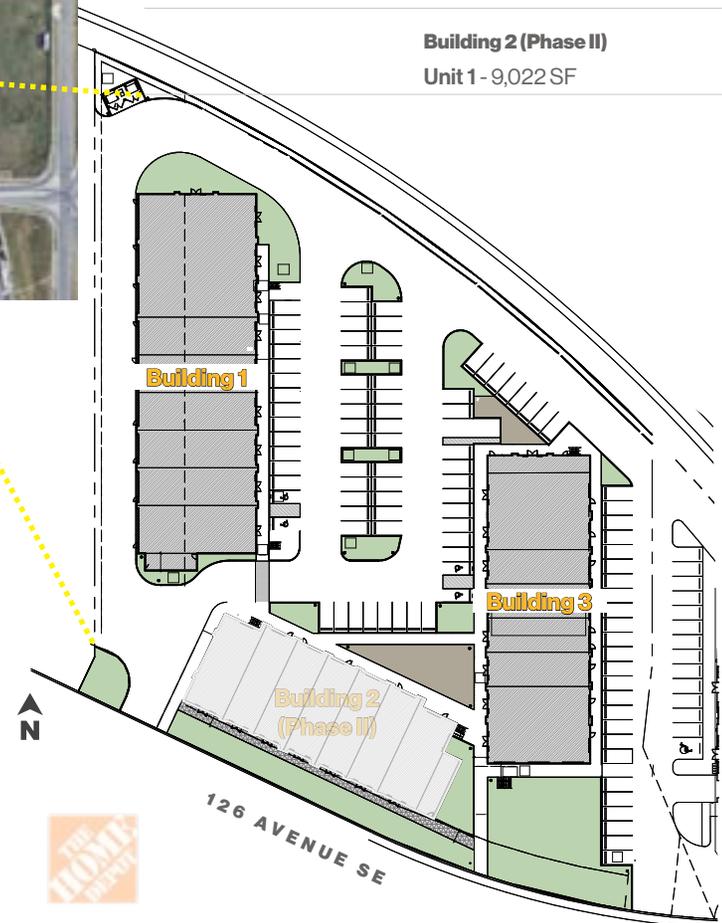
Green Line + Southpoint Plaza Locations

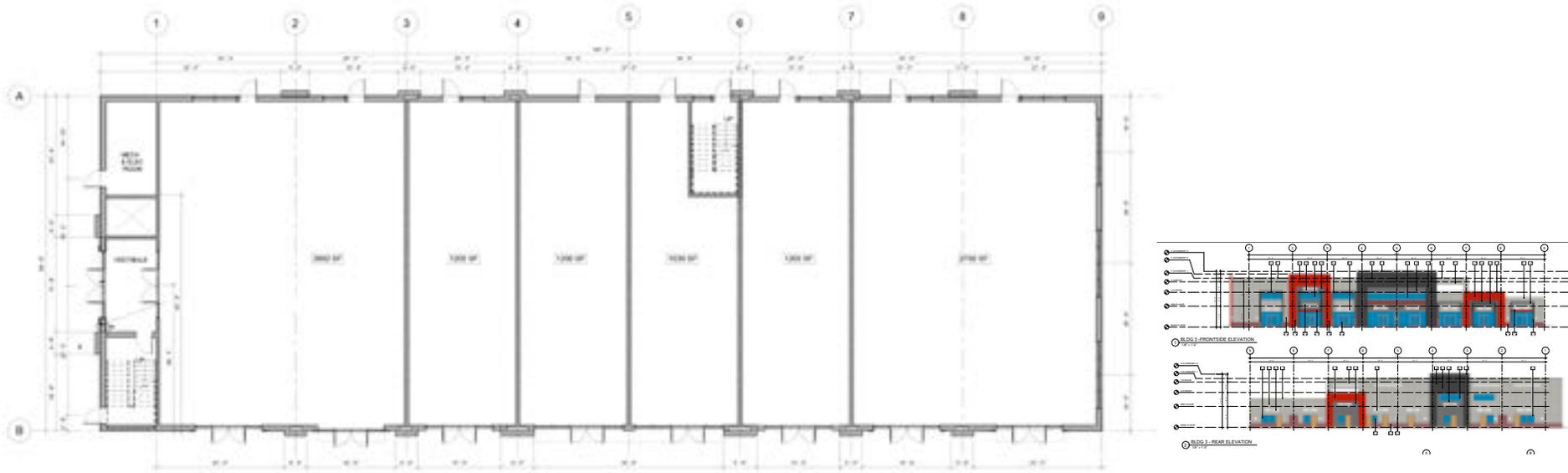


UNIT SIZE

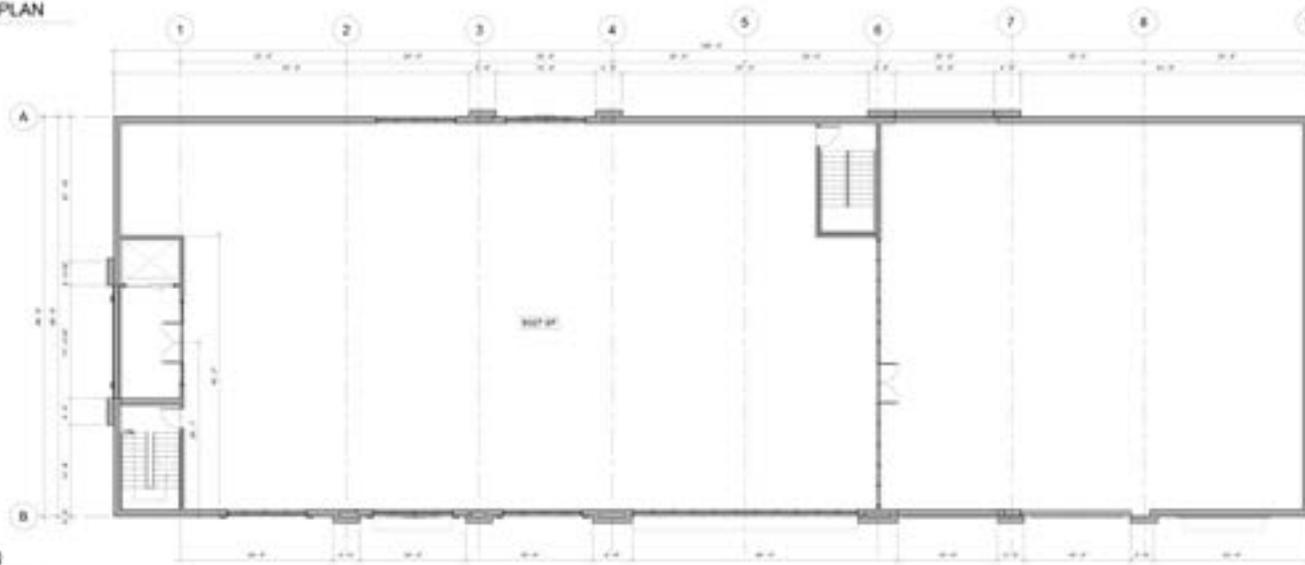
Building 1 - 14,476 SF	Building 3 - 16,821 SF
Unit 1 - 4,968 SF	Unit 1 - 2,682 SF
Unit 2 - 1,518 SF	Unit 2 - 1,200 SF
Unit 3 - 1,518 SF	Unit 3 - 1,200 SF
Unit 4 - 1,518 SF	Unit 4 - 1,039 SF
Unit 5 - 1,518 SF	Unit 5 - 1,200 SF
Unit 6 - 1,518 SF	Unit 6 - 2,700 SF
Unit 7 - 1,918 SF	Unit 7 - 6,800 SF <i>2nd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