

## Southpoint Plaza

### Retail / Office

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

*Adjacent to the New Green Line  
Shepard LRT Station*



\*Rendering for Illustration Purposes

**Mahmud Rahman** VP/Associate

P 403.930.8651

E mrahman@blackstonecommercial.com

**Randy Wiens** Senior Associate

P 403.930.8649

E rwiens@blackstonecommercial.com

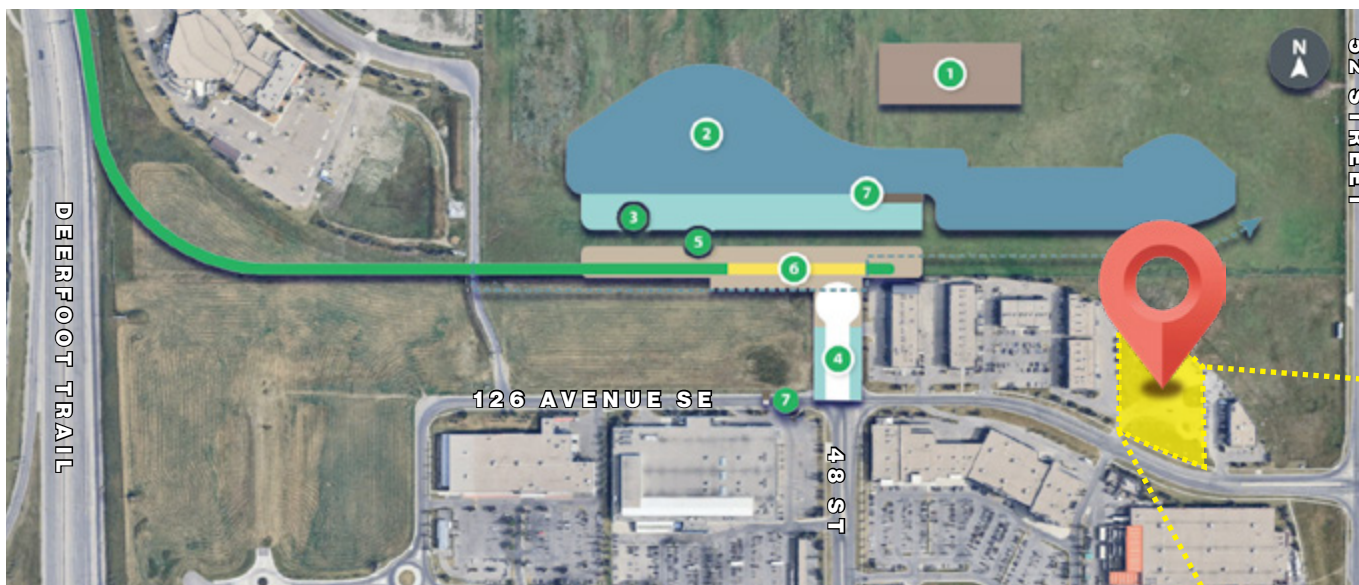
|                        |                                                                                                                                                                                                                              |
|------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Size Available:</b> | <b>Building 1</b> - 1 Storey Retail/Office: 14,476 SF<br>• Units: 1,518 SF - 4,968 SF<br><b>Building 2</b> - 1 Storey Office: 9,022 SF (Phase II)<br><b>Building 3</b> - 2 Storey: 16,348 SF<br>• Units: 1,036 SF - 6,327 SF |
| <b>Availability:</b>   | Completion Q2 2026 (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, 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

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

#### Building 3 - 16,348 SF

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

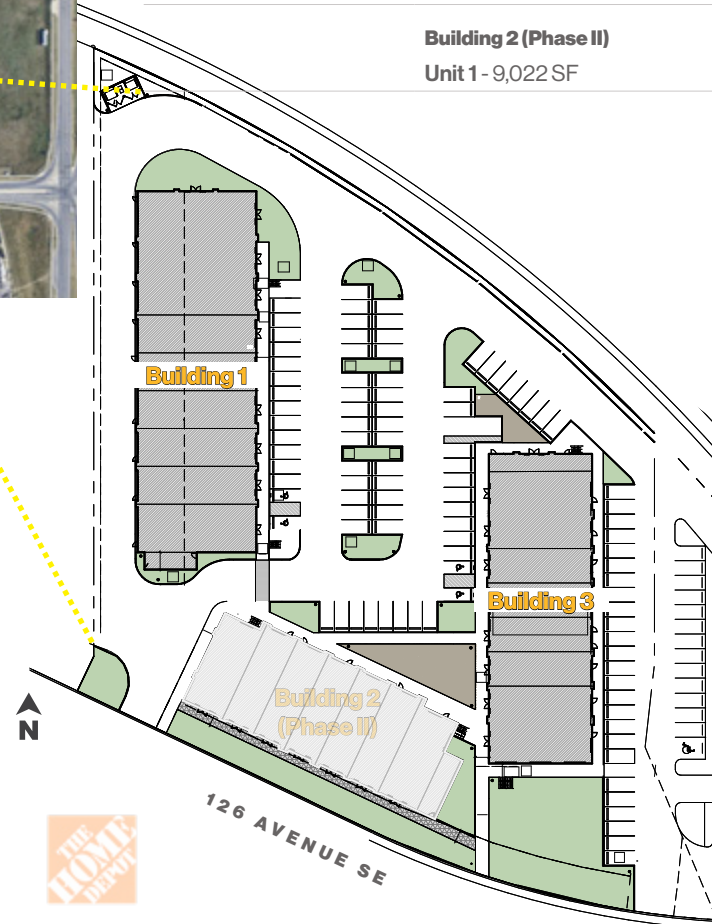
Unit 6 - 2,700 SF

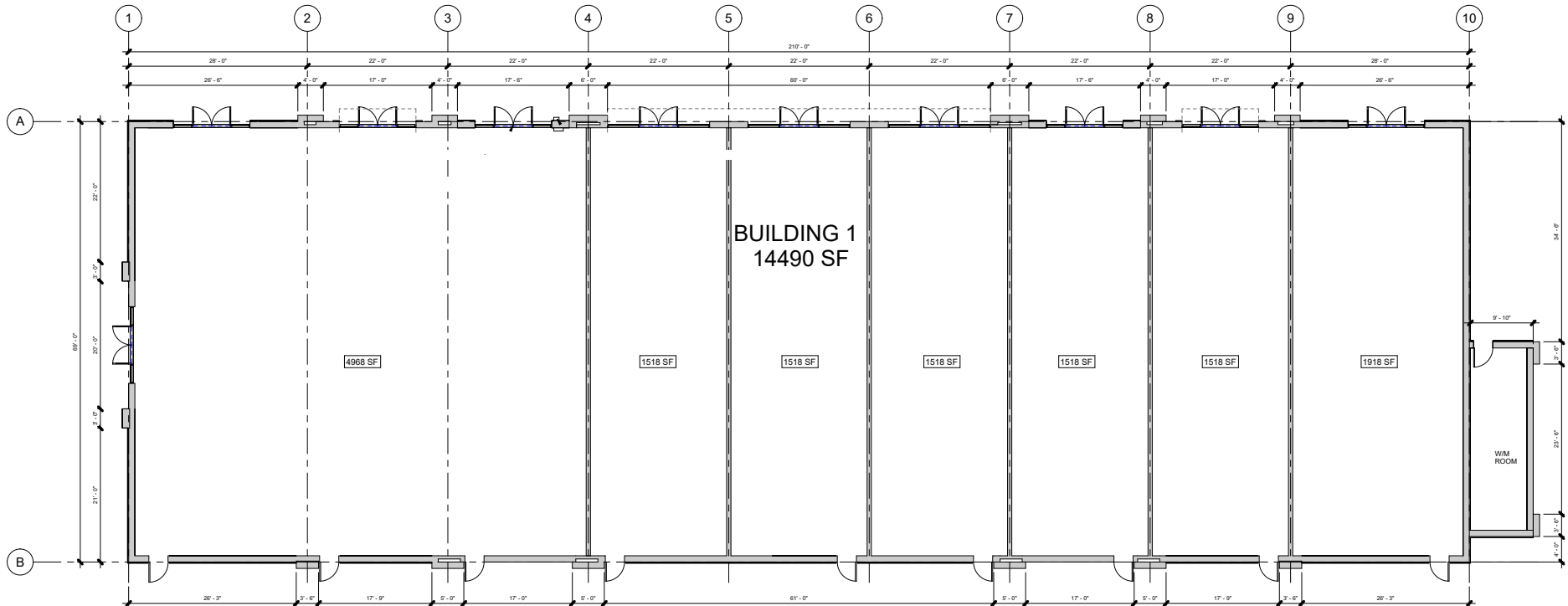
Unit 7 - 6,327 SF *2nd Floor*

#### 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)

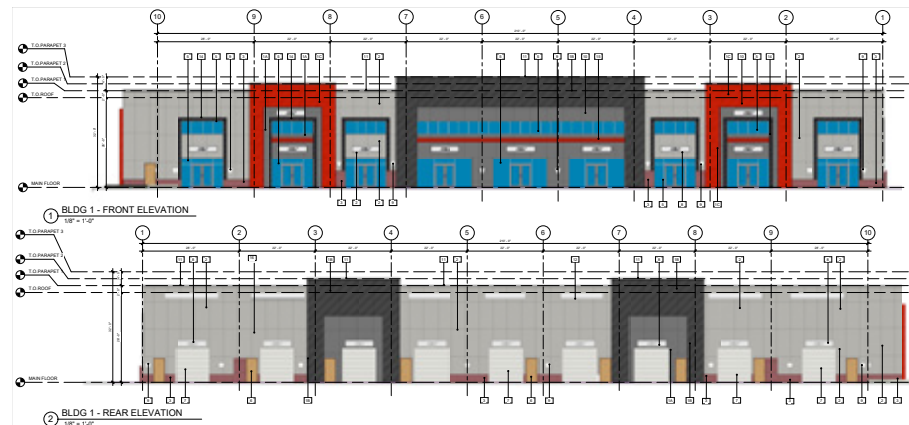




1 BLDG 1 - MAIN FLOOR PLAN  
1/8" = 1'-0"

## UNIT SIZE

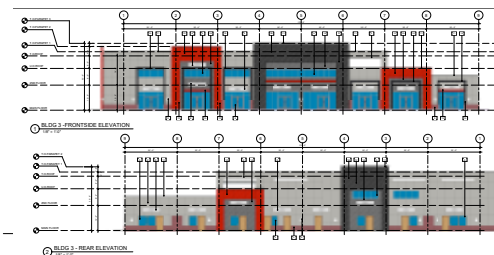
|                          |
|--------------------------|
| <b>Building 1</b>        |
| <b>Unit 1 - 4,968 SF</b> |
| <b>Unit 2 - 1,518 SF</b> |
| <b>Unit 3 - 1,518 SF</b> |
| <b>Unit 4 - 1,518 SF</b> |
| <b>Unit 5 - 1,518 SF</b> |
| <b>Unit 6 - 1,518 SF</b> |
| <b>Unit 7 - 1,918 SF</b> |





5126 126 Avenue SE | Calgary, Alberta

## Brand New Retail Plaza off 130<sup>th</sup> SE



**PLAN**

1 2 3 4 5 6 7 8 9

20'-0" 20'-0" 20'-0" 20'-0" 180'-0" 20'-0" 20'-0" 20'-0" 20'-0"

53'-0" 19'-0" 4'-0" 13'-0" 4'-0" 4'-0" 43'-0" 20'-0"

A

80'-0" 24'-00" 24'-00" 80'-0" 4'-00" 4'-00" 13'-00" 24'-00" 42'-0"

6327 SF

B

22'-0" 4'-0" 16'-0" 19'-0" 6'-0" 60'-0" 15'-0" 4'-0" 16'-0" 3'-00" 22'-0"

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

### Building 3

Unit 1 - 2,682 SF

Unit 2 - 1,200 SF

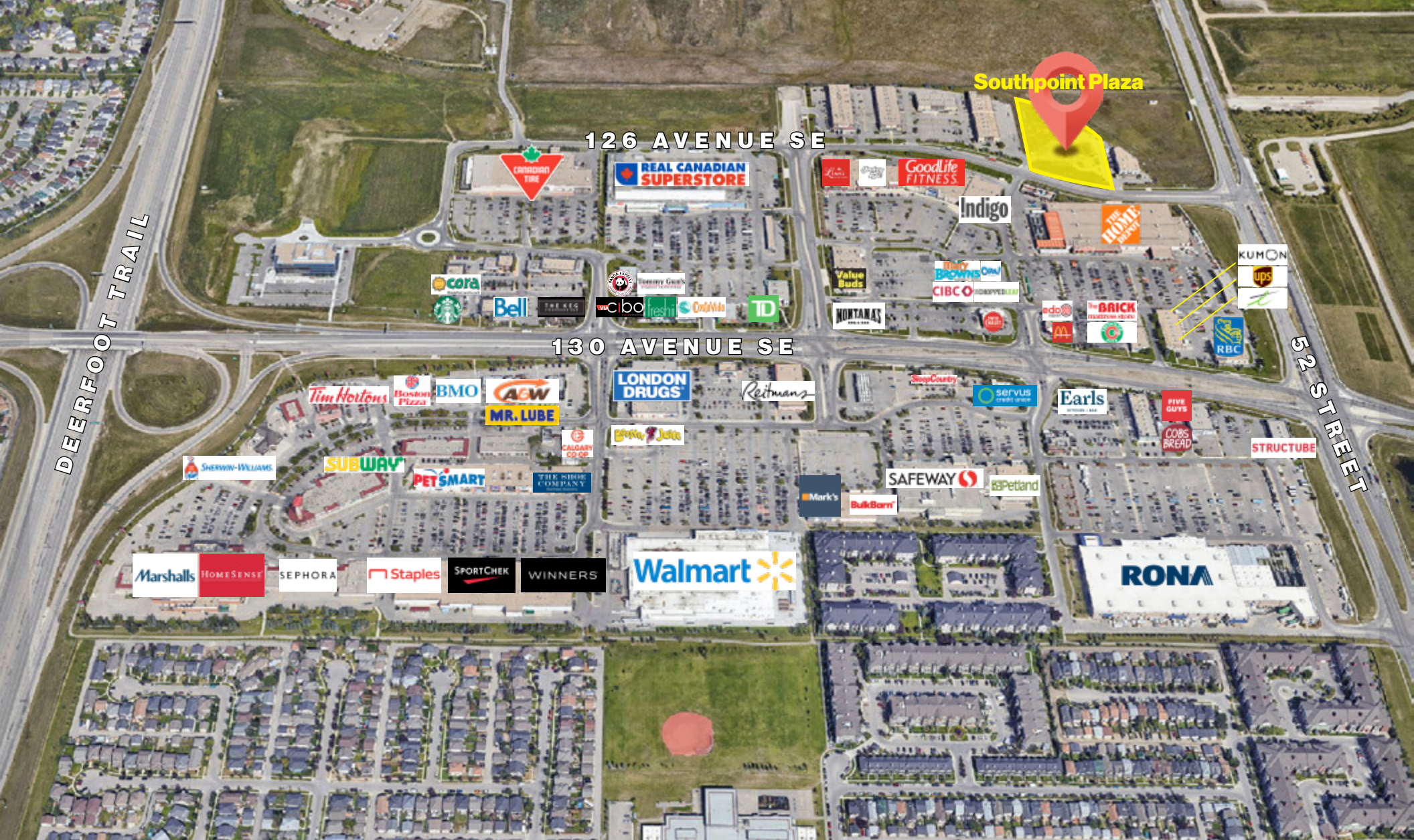
### Unit 3 - 1,200 SF

Unit 4 - 1,039 SF

Unit 5 - 1,200 SF

Unit 6 - 2,700 SF

Unit 7 - 6,327 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

**Mahmud Rahman** VP /Associate

P 403.930.8651

E mrahman@blackstonecommercial.com

**Randy Wiens** Senior Associate

P 403.930.8649

E rwiens@blackstonecommercial.com

# Thank you for your Interest



**BlackstoneCommercial.com**

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. © 2025, All rights reserved. This document is the copyrighted property of Blackstone Commercial.



**Mahmud Rahman** *VP /Associate*

**P** 403.930.8651

**E** [mrahman@blackstonecommercial.com](mailto:mrahman@blackstonecommercial.com)



**Randy Wiens** *Senior Associate*

**P** 403.930.8649

**E** [rwiens@blackstonecommercial.com](mailto:rwiens@blackstonecommercial.com)