

**Blackstone**

**For Lease**

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

# Southpoint Plaza

## Office/ Retail

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



\*Rendering for Illustration Purposes

**Mahmud Rahman** VP/Associate

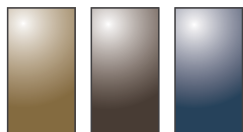
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# For Lease

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

**Size Available:**

**Building 1** - 1 Storey Retail/Office: 14,476 SF

• **Units:** 1,518 SF - 4,968 SF

**Building 2** - 1 Storey Office: 9,022 SF (Phase II)

**Building 3** - 2 Storey: 16,348 SF

• **Units:** 1,036 SF - 6,327 SF

**Availability:**

Completion Q2 2026 (Est.)

**Net Rate:**

Market

**Op Costs:**

\$TBD PSF (Est.)

**Property Taxes:**

TBD

**Zoning:**

Industrial Commercial (I-C) District

**Signage:**

Fascia & Pylon

**Building Size:**

39,646 SF (Total)

**Land Size:**

2.63 acres

**Parking:**

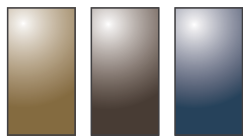
97 Stalls



## 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





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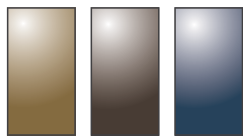
# Site Plan

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



### UNIT SIZE

<b>Building 1 - 14,476 SF</b>	<b>Building 3 - 16,348 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 - 6,327 SF <b>2nd Floor</b>
<b>Building 2 (Phase II)</b>	
Unit 1 - 9,022 SF	

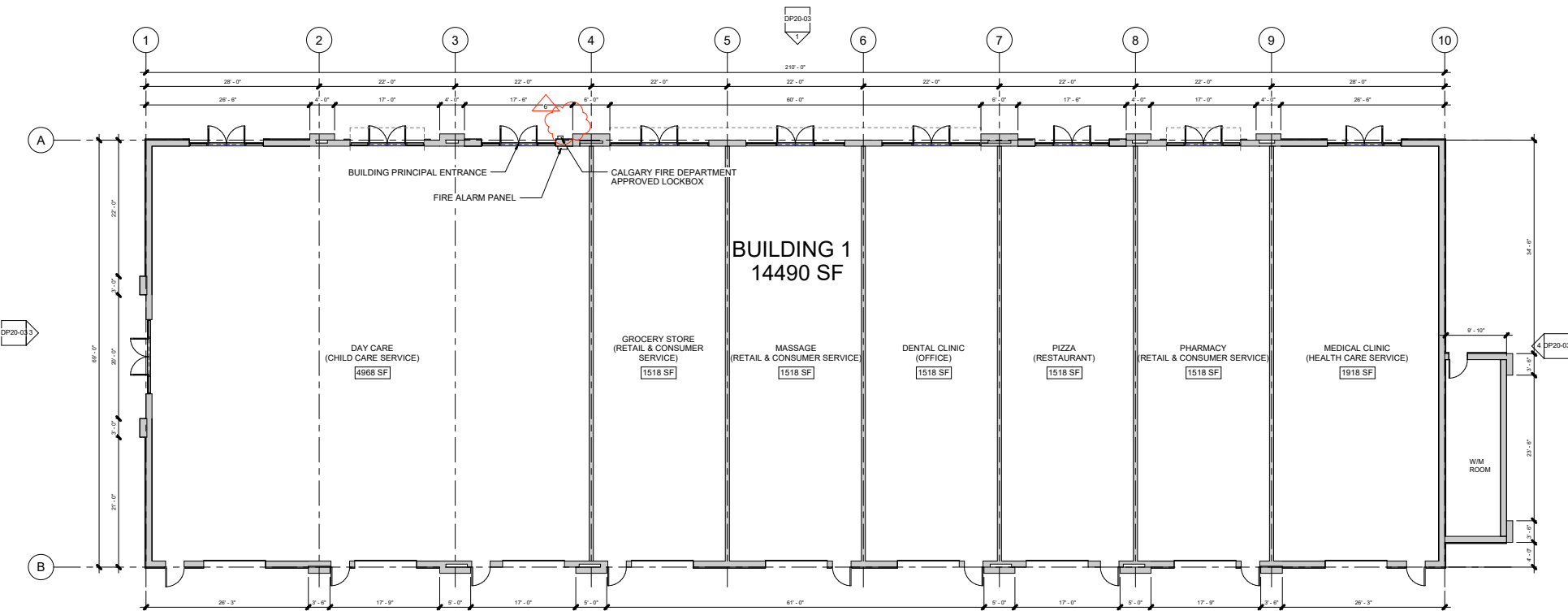


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# Building 1

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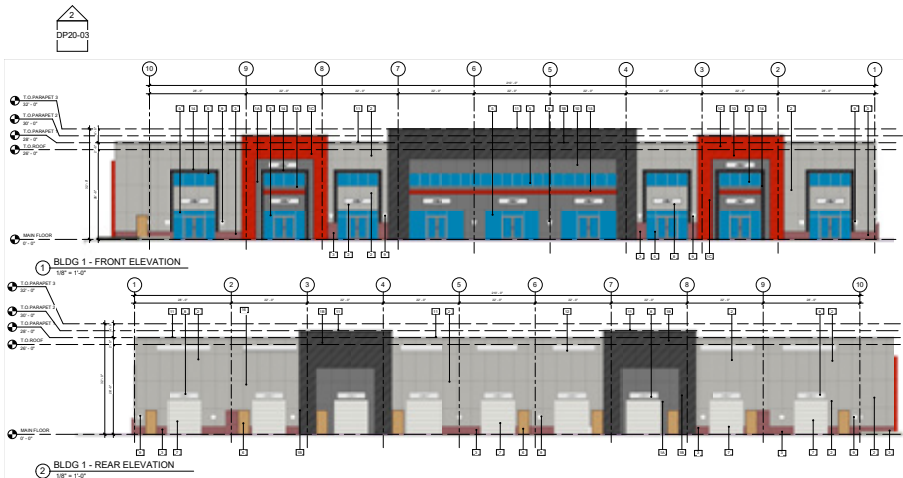
Brand New Retail Plaza off 130<sup>th</sup> SE

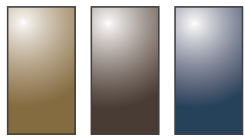


1 BLDG 1 - MAIN FLOOR PLAN  
1/8" = 1'-0"

## 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



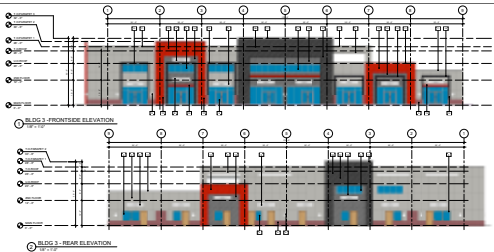
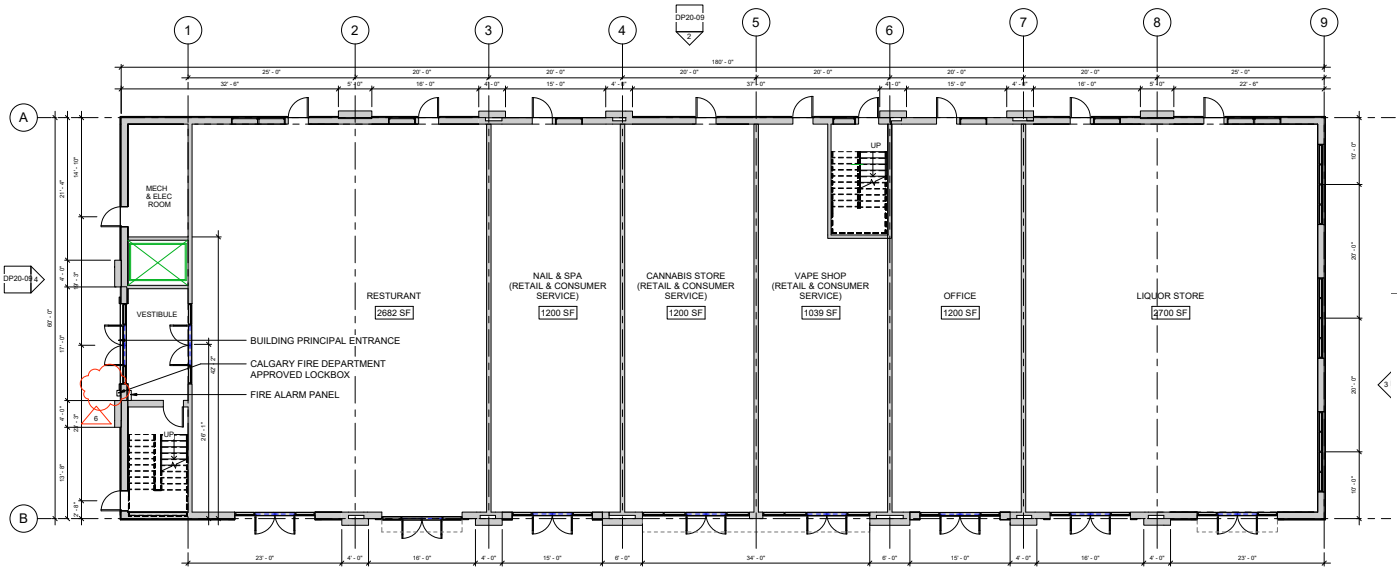


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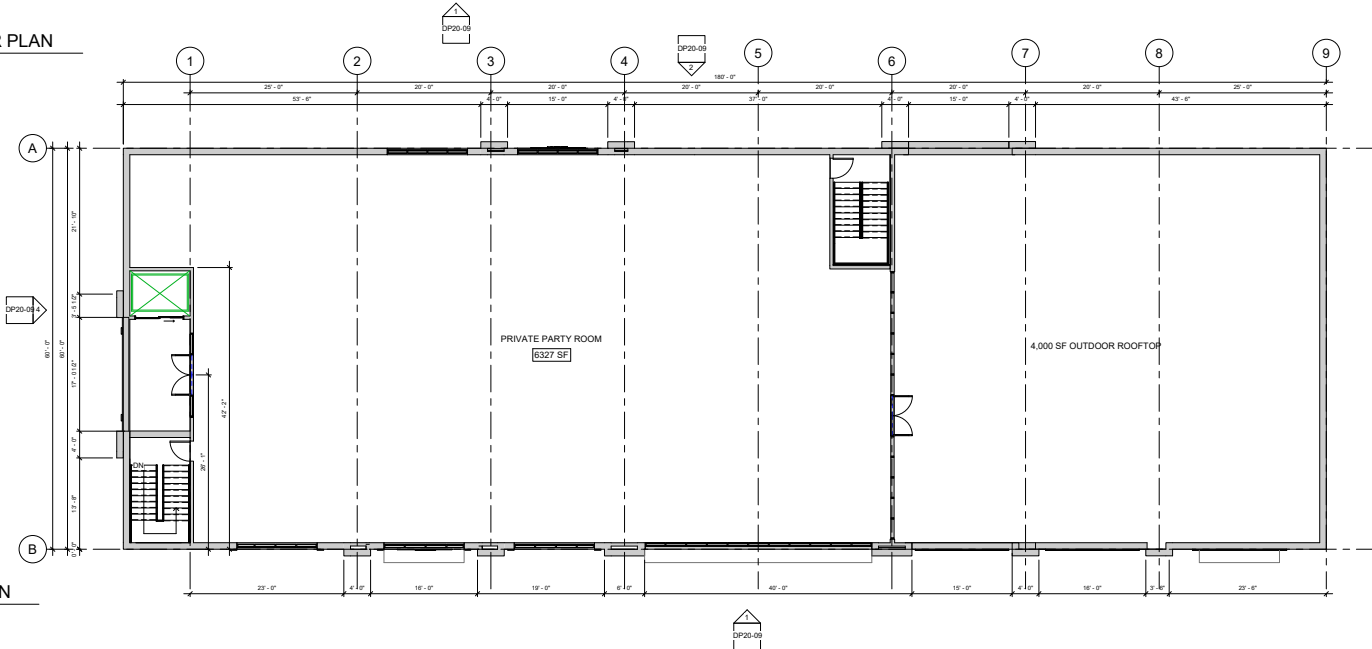
# Building 3

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

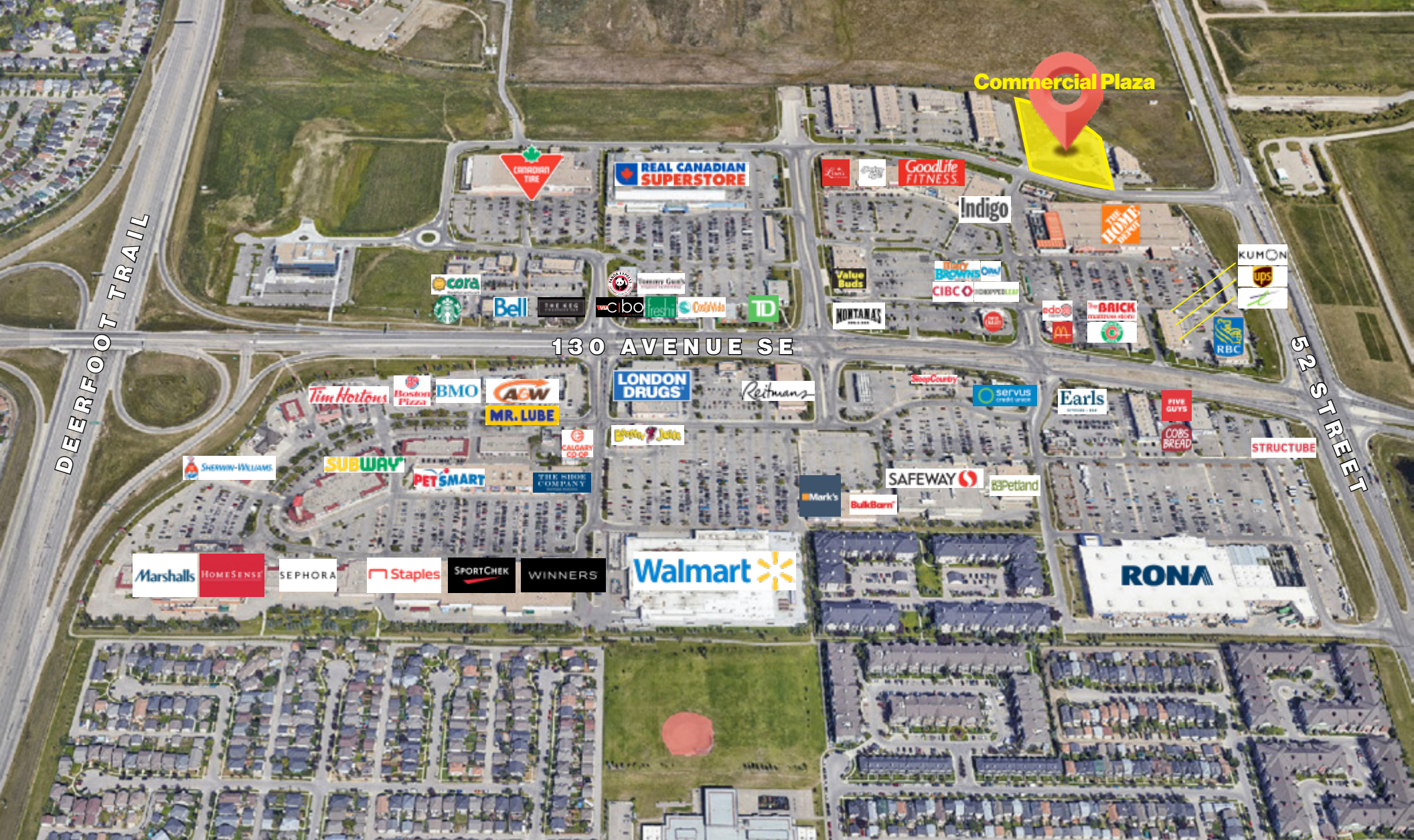


2 BLDG 3- SECOND FLOOR PLAN  
1/8" = 1'-0"

## 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 - 6,327 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

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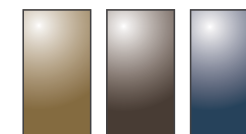
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# Thank you for your Interest



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