

| 1,200 - 1,212 SF |

# RETAIL FOR LEASE



**SHAWNESSY VILLAGE** 70 Shawville Boulevard SE, Calgary AB

- **Two small format bays available in a grocery anchored power centre**
- Fixtured quick service restaurant premises and fixtured retail premises available
- Locate your small format restaurant in a partially fixtured QSR premises in one of Calgary's busiest retail and restaurant districts
- 1,212 SF restaurant available immediately - previous tenant has partially removed equipment, essential restaurant improvements in place for use by a new tenant
- 1,200 SF retail bay available for retail, personal services, medical or similar uses

**NIC KRYWOLT**

Associate

403.930.5882

nic.krywolt@omada-cre.com

**SAM TRAFFORD**

Associate

403.826.0128

sam.trafford@omada-cre.com

| OMADA-CRE.COM | 403.930.5882

**Omada**  
COMMERCIAL

# PROPERTY FEATURES

Vacancy	Unit 240 - 1,200 SF Unit 244 - 1,212 SF	Basic Rent	Market
Available	Unit 240 - Negotiable Unit 244 - Immediately	Op. Costs	CAM \$7.32/SF, Tax \$10.93 /SF, plus mgmt. fee 15% of CAM plus \$1.75/SF for façade upgrades
Municipal	70 Shawville Blvd SE, Calgary, AB	Utilities	Separately metered
Zoning	<a href="#">C-R3 C-R3f0.33h10 Commercial - Regional 3</a>	Parking	Ample surface stalls available



ONE OF CALGARY'S  
HIGHEST TRAFFIC  
POWER CENTRES



AMPLE PARKING  
ON SITE AND  
EASY ACCESS



SIGHTLINES  
TO SAFEWAY  
CUSTOMERS

## SITE PLAN



### TENANTS

100	Shell
110	Servus Credit Union
122	COBS Bread
124	Optimum Wellness
126	Hong Kong Garden
130	Hearing Loss Clinic
134	Sundance Dental Clinic
138	Shawnessy Medical Clinic
140	Shawnessy Nails Time
208	Pet Valu
216	Paul's Pizza & Steakhouse
224	Plantlife
228	Gong Cha
232B	Filly Lilly
236	Bijoux Hair Salon Shawnessy
240	1,200 SF Available
244	1,212 SF Conditionally leased
248	Massage Heights
300A/B	Canada Safeway
400	A&W
500	Blowers & Grafton
700	Safeway Liquor
142/144	Shawnessy South Pet Hospital

# MARKET INSIGHT

Take advantage of this incredibly rare opportunity to occupy a second-generation quick service restaurant space in the heart of Calgary's Shawnessy power centre region. One of Calgary's busiest shopping districts, the area features multiple grocery anchors, large format national retailers and entertainment destinations within blocks of the vacancy. The opportunity offers convenient access to surrounding communities and traffic along Macleod Trail S, and only a 3-minute drive to Stoney Trail S.



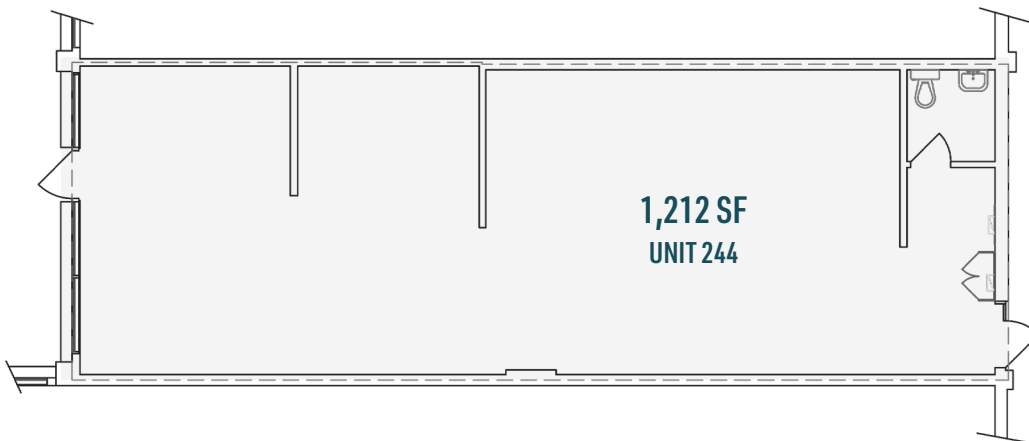
## LOCATION

Site is anchored by Safeway, Shell and Servus Credit Union. Shawnessy boasts numerous large format national anchors in close proximity, shadow-anchored by Landmark Cinemas, Winners and Calgary Co-op

## UPGRADE

Landlord is planning a façade renovation on site to modernize the shopping centre and tenants' signage

# FLOOR PLAN



# AREA DEMOGRAPHICS

2 KM RADIUS

**26,429**

DAYTIME POPULATION

35,392 residents  
7.9% growth (2020-2025)  
7.5% projected growth (2025-2030)

**33.6%**

20-44 YEARS

20.3% – 0-19 years  
26.6% – 45-64 years  
19.3% – 65+ years

**\$128,927**

AVERAGE HOUSEHOLD INCOME

12,007 – total households  
22.7% earn \$60 - \$100,000  
47.3% earn \$100,000+

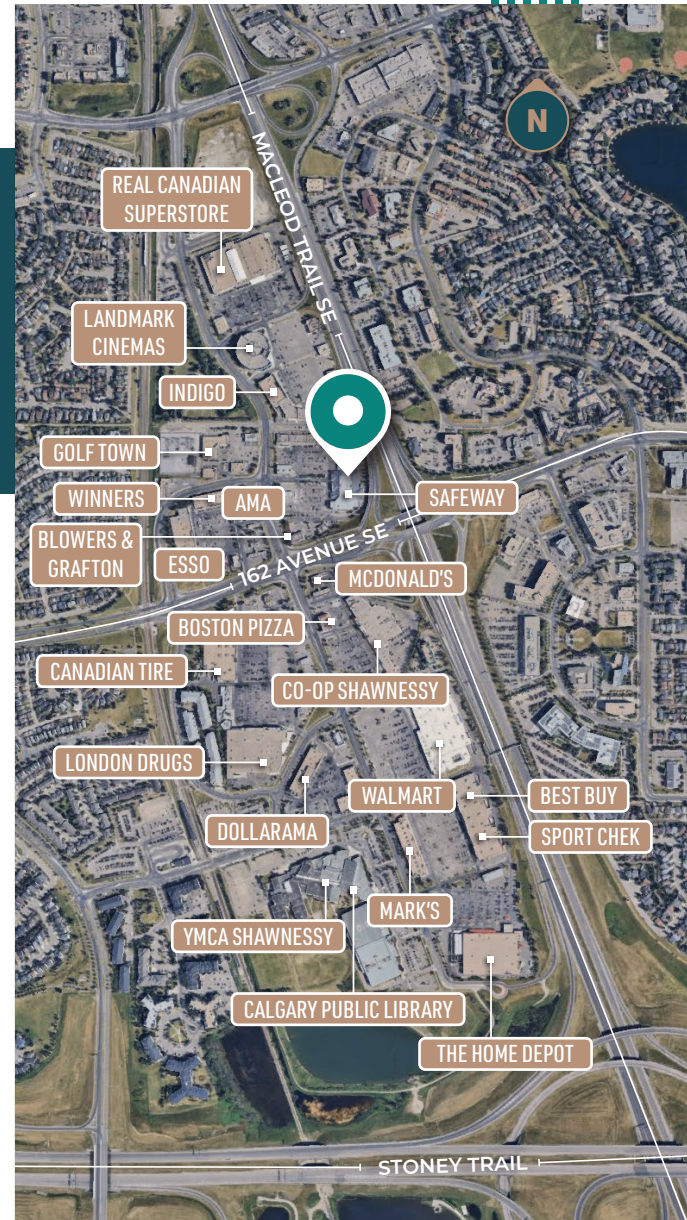
NIC KRYWOLT

Associate  
403.930.5882  
nic.krywolt@omada-cre.com

SAM TRAFFORD

Associate  
403.826.0128  
sam.trafford@omada-cre.com

## 69,000 VPD ON MACLEOD TRAILS



This disclaimer shall apply to Omada Commercial; to include all employees and independent contractors ("Omada"). The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, Omada does not represent, warrant or guarantee the accuracy, correctness and completeness of the information. May 26, 2026