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

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PROPERTY FEATURES

Vacancy	Unit 240 - 1,200 SF Unit 244 - 1,212 SF
Available	Unit 240 - Negotiable Unit 244 - Immediately
Municipal	70 Shawville Blvd SE, Calgary, AB
Zoning	C-R3 C-R3f0.33h10 Commercial - Regional 3

Basic Rent	Market
Op. Costs	CAM $7.32/SF, Tax $10.93 /SF, plus mgmt. fee 15% of CAM plus $1.75/SF for façade upgrades
Utilities	Separately metered
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	Frilly Lilly
236	Bijoux Hair Salon Shawnessy
240	1,200 SF Conditionally leased
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

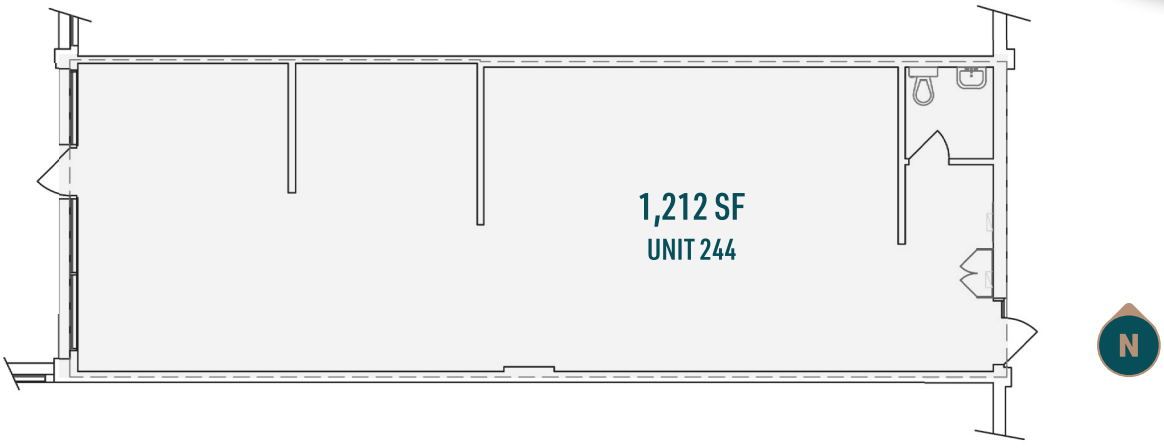
Site is anchored by Safeway, Shell and Servus Credit Union. Shawnessy boasts numerous large format national anchors in close proximity, shadow-anchored by Landmark Cinemas, Winners and Calgary Co-op

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+

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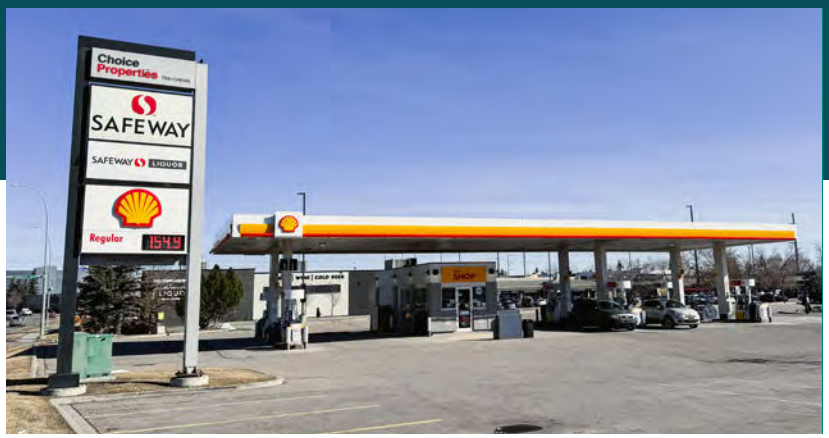
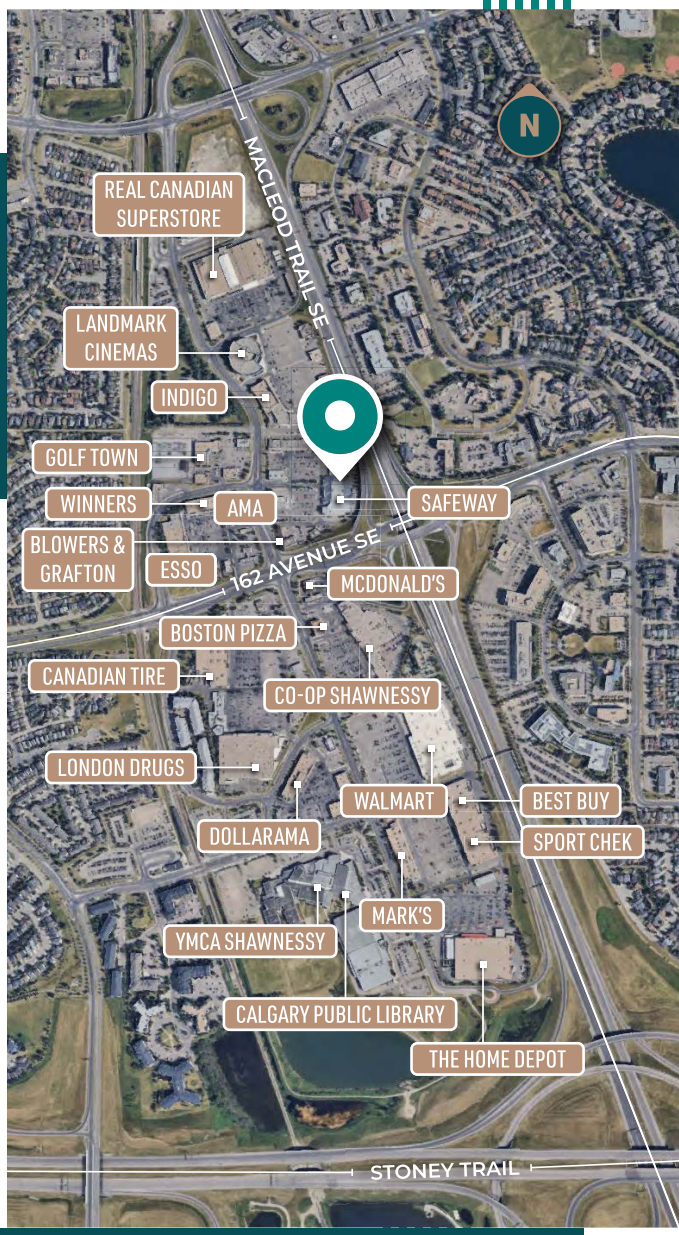
69,000 VPD ON MACLEOD TRAIL S







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