



SHEPARD REGIONAL CENTRE

CALGARY, AB

The information contained herein has been obtained from sources deemed to be reliable but does not form part of any future contract and is subject to independent verification by the reader. The property is subject to prior letting, withdrawal from the market and change without notice.



Indigo



SWISS CHALET.



CIBC



GoodLife
FITNESS.



SHEPARD REGIONAL CENTRE

CALGARY, AB

Located in one of Calgary's largest retail nodes in the city's southeast quadrant, Shepard Regional Centre offers a broad range of goods and services to local and destination shoppers. The centre is just two minutes to Deerfoot Trail (Highway 2), and is fronting 130th Avenue, which sees traffic volumes averaging more than 43,000 vehicles per day (AAWT 2019), and 52nd Street SE, which is quickly becoming one of the city's major north-south corridors.

Shepard Regional Centre is shadow-anchored by Home Depot and features national retailers such as Indigo, Pro Hockey Life and most recently the addition of Good Life Fitness. With it's broad mix of tenants, easy access, the maturing residential to the north and the rapidly expanding neighbourhood's to the east and south, Shepard Regional Centre is a destination of choice for retailers and consumers alike.



SHEPARD REGIONAL CENTRE | CALGARY, AB

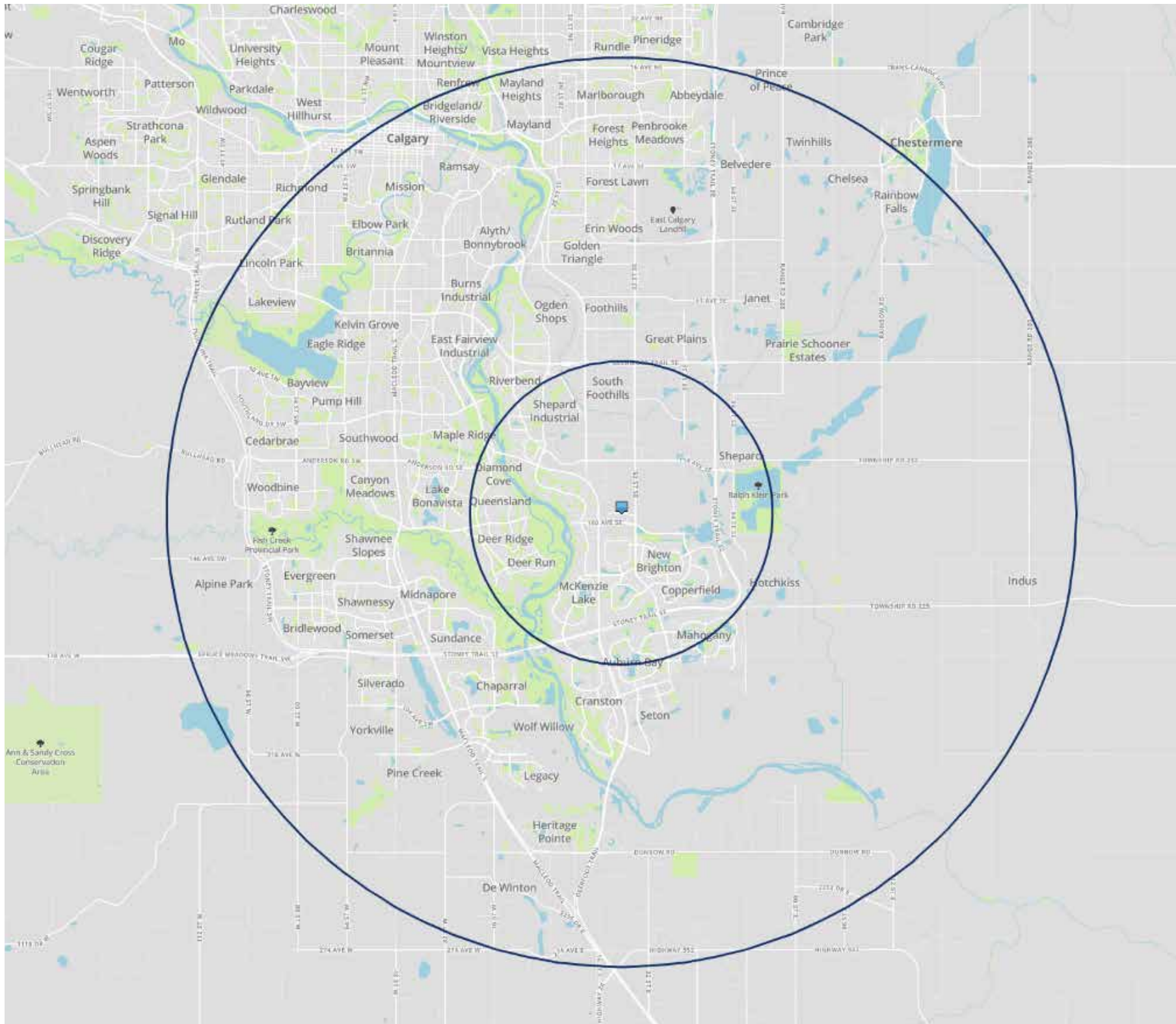


PROPERTY HIGHLIGHTS





ADDRESS	4916 - 130th Avenue SE and 5075 - 126th Avenue SE, Calgary, AB
MAJOR INTERSECTION	130 Avenue SE and 52nd Street SE
GLA (SQ. FT)	168,694
NUMBER OF STORES AND SERVICES	32



DEMOGRAPHICS



TRADE AREA (2024 ESTIMATES)

	DISTANCE	10 KM	15 KM
	FAMILIES WITH CHILDREN	48%	45%
	TRADE AREA POPULATION	343,612	653,648
	AVERAGE HOUSEHOLD INCOME	\$148,803	\$157,610

SITE PLAN AND TENANT DIRECTORY



UNIT	TENANT	SQ FT
A116/132	Pro Hockey Life	20,000
A148/164	GoodLife Fitness	42,218
A170	Indigo Books & Music	18,089
B515	1st Class Daycare & Preschool	4,980
B519/523	Pureform Diagnostics	7,161
B527	Club Pilates	2,063
B531	Fairstone Financial	1,532
B535	Nova Cannabis	3,903
C400	Montana's BBQ & Bar	5,176
E202	CIBC	7,528
E214	Supplement World	1,012
E218	Sunview Nails & Spa	1,010
E222	Wok Box	1,517
E226	Chopped Leaf	1,518
E230	OPA! of Greece	1,547
E234/238	Mary Brown's Chicken	2,499
E242	Jugo Juice	1,001
F300	Swiss Chalet	5,683
G101	Edo Japan	1,368
G109	McDonald's	6,056
H202	The Brick Warehouse	3,684
H206	Freshslice Pizza	1,260

UNIT	TENANT	SQ FT
I300	National Bank of Canada	6,313
J401	Royal Bank	8,295
J405	RBC General Insurance Company	1,674
K354	Allstate Insurance	2,096
K358	Passion Dental Group	2,057
K362	Uniway Computers	1,317
K366	Telus	1,338
K370	The UPS Store	1,340
K374	Kumon Math and Reading Centre	2,057
K378	Amaranth Health and Wellness Centre	1,890

SHADOW ANCHOR		
	Home Depot	

SEPARATE STRATA		
A1	Lina's Italian Market	



BGO
Properties

MELISSA WALSH
Senior Director, Leasing
T: +1 403.303.2454
melissa.walsh@bgo.com

**BENTALLGREENOAK (CANADA)
LIMITED PARTNERSHIP**
640 5th Avenue SW, Suite 240
Calgary, AB T2P 3G4

BGOProperties.com

BentallGreenOak (Canada)
Limited Partnership, Brokerage



Deerfoot Trail



130th Avenue SE



52nd Street SE