



SHEPARD REGIONAL CENTRE

CALGARY, AB

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SWISS CHALET



GoodLife
FITNESS

 RBC
Royal Bank

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 its 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.



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PROPERTY HIGHLIGHTS

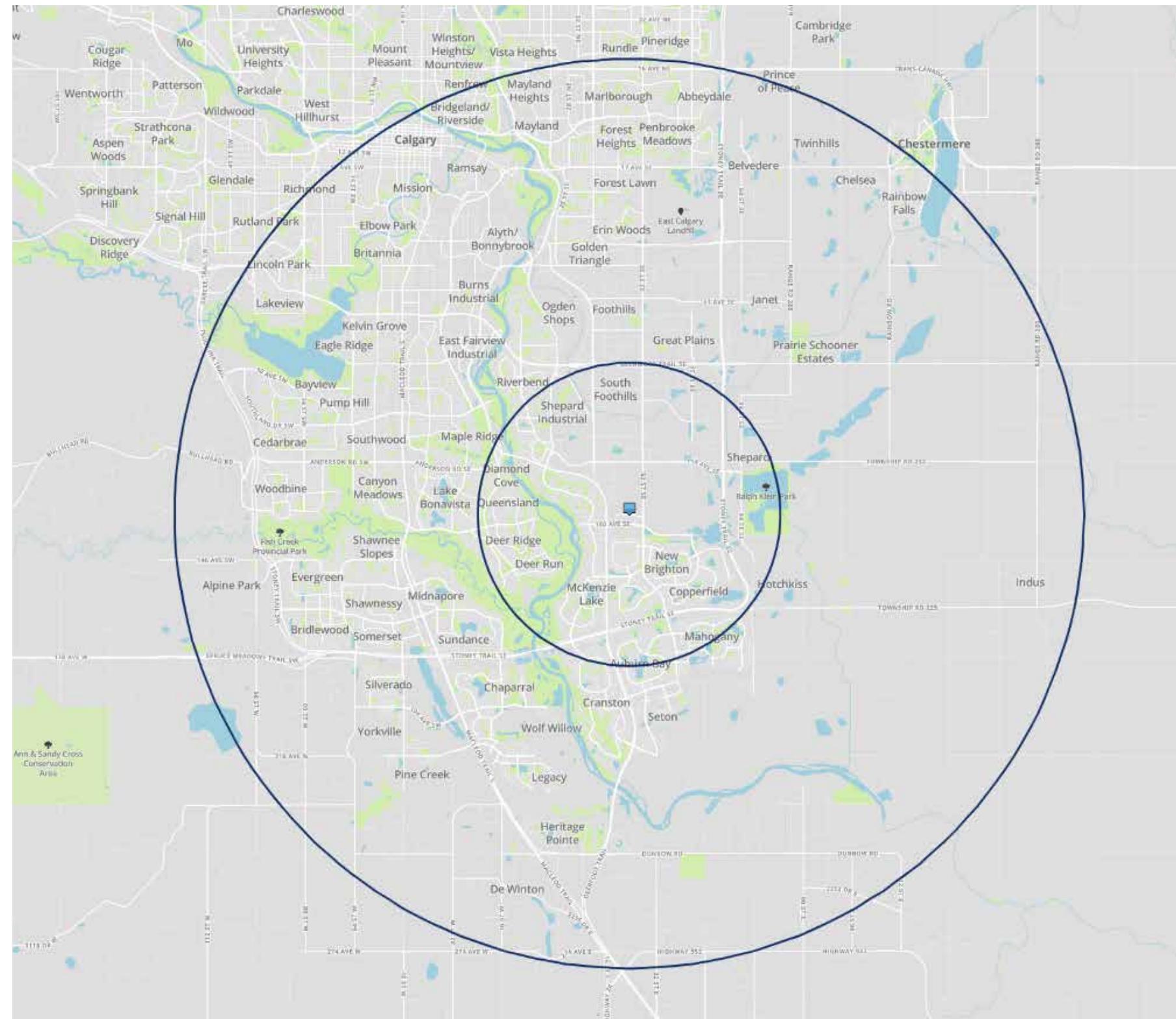
| | |
|-------------------------------|--|
| ADDRESS | 4916 - 130th Avenue SE and 5075 - 126th Avenue SE, Calgary, AB |
| MAJOR INTERSECTION | 130 Avenue SE and 52nd Street SE |
| GLA (SQ. FT) | 168,694 |
| NUMBER OF STORES AND SERVICES | 32 |



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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 | UNIT | TENANT | SQ FT |
|----------|-------------------------------|--------|------|-------------------------------------|-------|
| A116/132 | Pro Hockey Life | 20,000 | I300 | National Bank of Canada | 6,313 |
| A148/164 | GoodLife Fitness | 42,218 | J401 | Royal Bank | 8,295 |
| A170 | Indigo Books & Music | 18,089 | J405 | RBC General Insurance Company | 1,674 |
| B515 | 1st Class Daycare & Preschool | 4,980 | K354 | Allstate Insurance | 2,096 |
| B519/523 | Pureform Diagnostics | 7,161 | K358 | Passion Dental Group | 2,057 |
| B527 | Club Pilates | 2,063 | K362 | Uniway Computers | 1,317 |
| B531 | Fairstone Financial | 1,532 | K366 | Telus | 1,338 |
| B535 | Nova Cannabis | 3,903 | K370 | The UPS Store | 1,340 |
| C400 | Montana's BBQ & Bar | 5,176 | K374 | Kumon Math and Reading Centre | 2,057 |
| E202 | CIBC | 7,528 | K378 | Amaranth Health and Wellness Centre | 1,890 |
| 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 | | | |

SHADOW ANCHOR

Home Depot

SEPARATE STRATA

A1 Lina's Italian Market



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