



**SHEPARD
REGIONAL CENTRE
CALGARY, AB**



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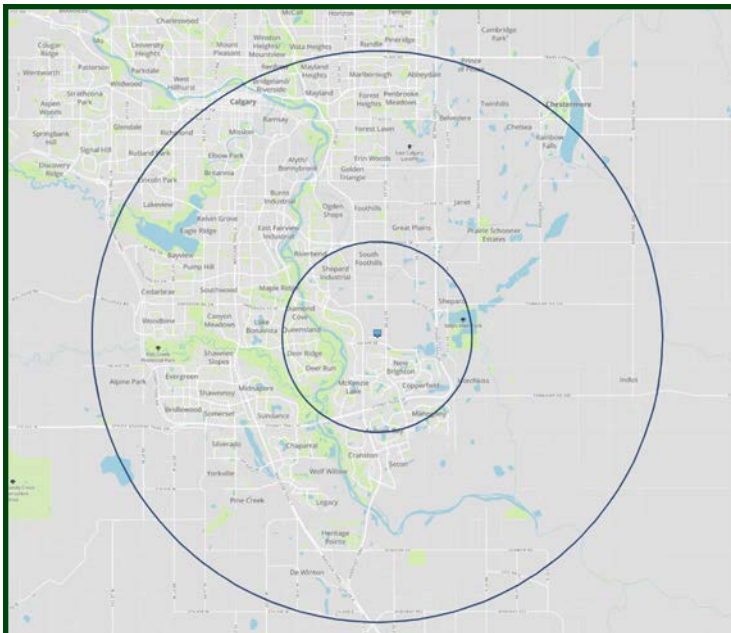
SHEPARD REGIONAL CENTRE CALGARY, AB

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.

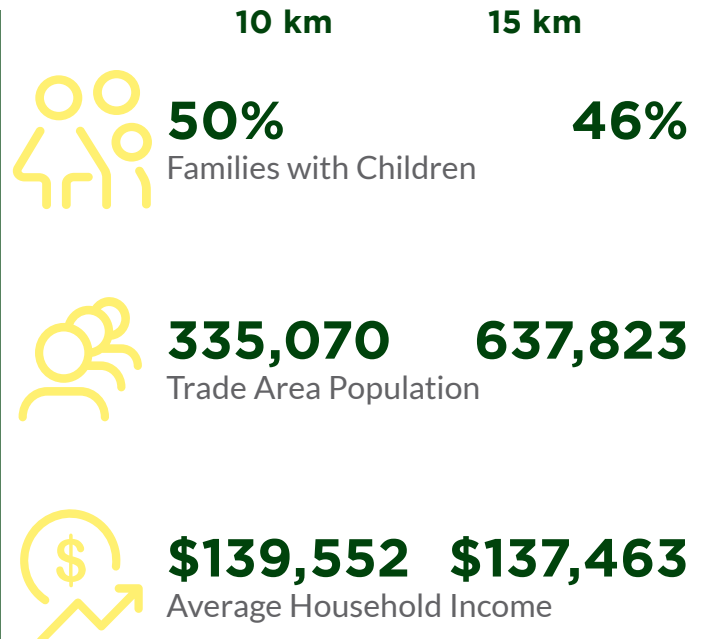
Shepard Regional Centre is shadow-anchored by Home Depot and features national retailers such as Indigo, Pro Hockey Life and most recently the addition of Good Life Fitness. With it's broad mix of tenants, easy access, the maturing residential to the north and the rapidly expanding neighbourhood's to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



TRADE AREA MAP



DEMOGRAPHICS



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.

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SITE PLAN



TENANT DIRECTORY

UNIT	TENANT	SQ FT	UNIT	TENANT	SQ FT	UNIT	TENANT	SQ FT
A116/132	Pro Hockey Life	20,000	E234/238	Mary Brown's Chicken	2,499	K374	Kumon Math and Reading Centre	2,057
A148/164	GoodLife Fitness	42,218	E242	Jugo Juice	1,001	K378	Amaranth Health and Wellness Centre	1,890
A170	Indigo Books & Music	18,089	F300	Swiss Chalet	5,683	SHADOW ANCHOR		
B515	1st Class Daycare & Preschool	4,980	G101	Edo Japan	1,368	Home Depot		
B519/523	Pureform Diagnostics	7,161	G109	McDonald's	6,056	SEPARATE STRATA		
B527	Club Pilates	2,063	H202	The Brick Warehouse	3,684	A1	Lina's Italian Market	
B531	Fairstone Financial	1,532	H206	Freshslice Pizza	1,260			
B535	Nova Cannabis	3,903	I300	Canadian Western Bank	6,313			
C400	Montana's BBQ & Bar	5,176	J401	Royal Bank	8,295			
E202	CIBC	7,528	J405	RBC General Insurance Company	1,674			
E214	GNC	1,012	K354	Allstate Insurance	2,096			
E218	Kingsview Nail Salon & Spa	1,010	K358	Passion Dental Group	2,057			
E222	Wok Box	1,517	K362	Available	1,317			
E226	Chopped Leaf	1,518	K366	Telus	1,338			
E230	OPA! of Greece	1,547	K370	The UPS Store	1,340			

SHEPARDCENTRE.CA/LEASING

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KEY FACTS

GLA

168,694 sf

ADDRESS

4916 - 130th Avenue SE and 5075 - 126th Avenue SE, Calgary, AB

MAJOR INTERSECTION

130 Avenue SE and 52nd Street SE

NUMBER OF STORES

32 stores and services

For further information please contact:

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