



SHEPARD REGIONAL CENTRE

CALGARY, AB

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Indigo



SWISS CHALET.



CIBC



GoodLife
FITNESS.



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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	UNIT	TENANT	SQ FT
A116/132	Pro Hockey Life	20,000	J401	Royal Bank	8,295
A148/164	GoodLife Fitness	42,218	J405	RBC General Insurance Company	1,674
A170	Indigo Books & Music	18,089	K354	Allstate Insurance	2,096
B515	1st Class Daycare & Preschool	4,980	K358	Passion Dental Group	2,057
B519/523	Pureform Diagnostics	7,161	K362	Uniway Computers	1,317
B527	Club Pilates	2,063	K366	Telus	1,338
B531	Fairstone Financial	1,532	K370	The UPS Store	1,340
B535	Nova Cannabis	3,903	K374	Kumon Math and Reading Centre	2,057
C400	Montana's BBQ & Bar	5,176	K378	Amaranth Health and Wellness Centre	1,890
E202	CIBC	7,528			
E214	GNC	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			
I300	Canadian Western Bank	6,313			

SHADOW ANCHOR

Home Depot

SEPARATE STRATA

A1Lina's Italian Market

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Deerfoot Trail



130th Avenue SE



52nd Street SE