

## **Indigo**











# SHEPARD REGIONAL CENTRE

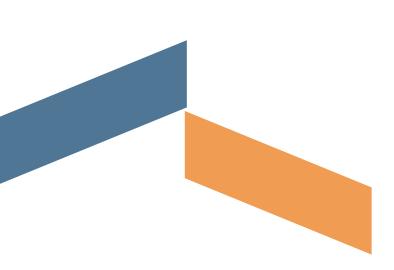
CALGARY, AB

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.







### 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		





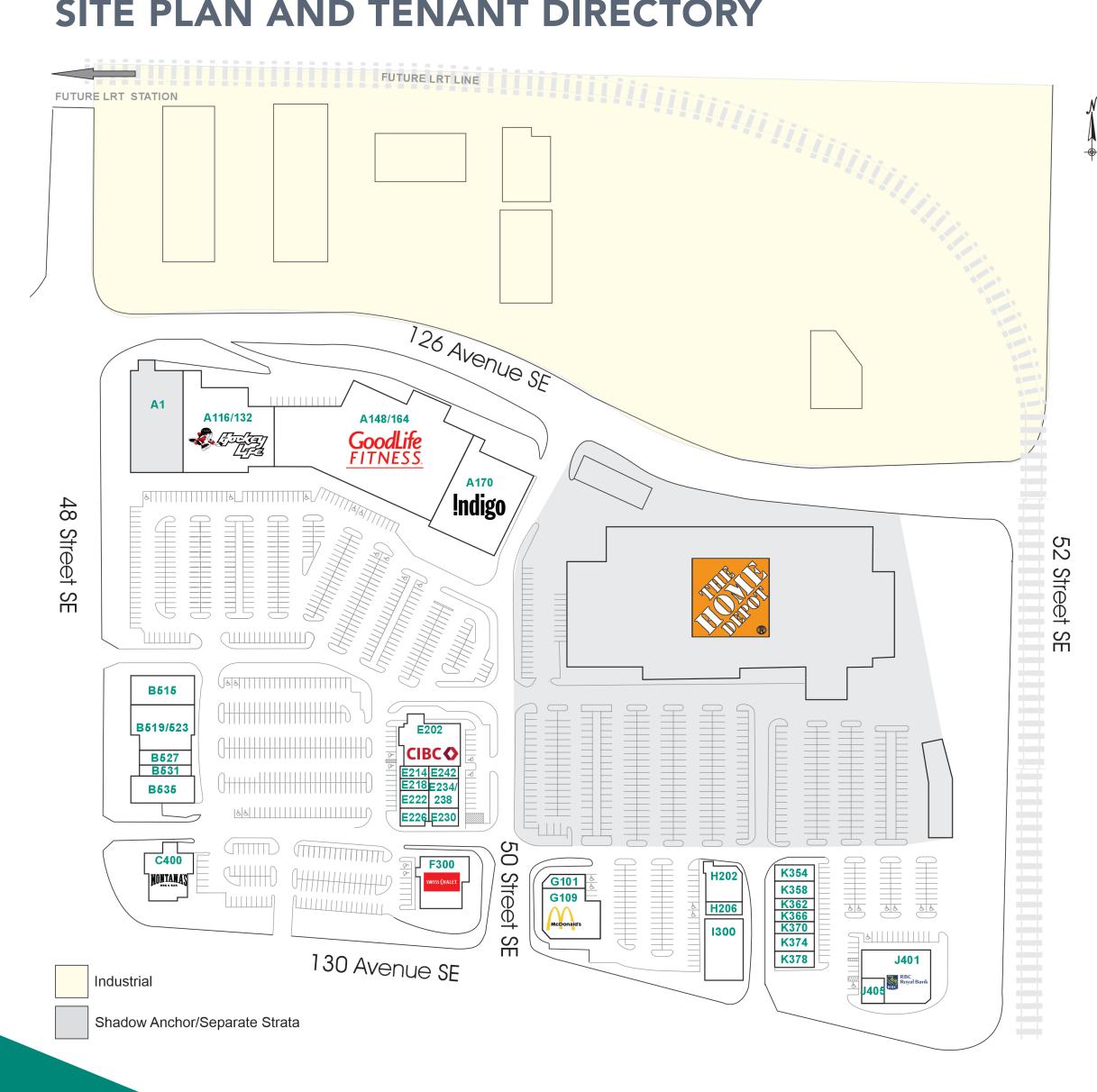
## **DEMOGRAPHICS**

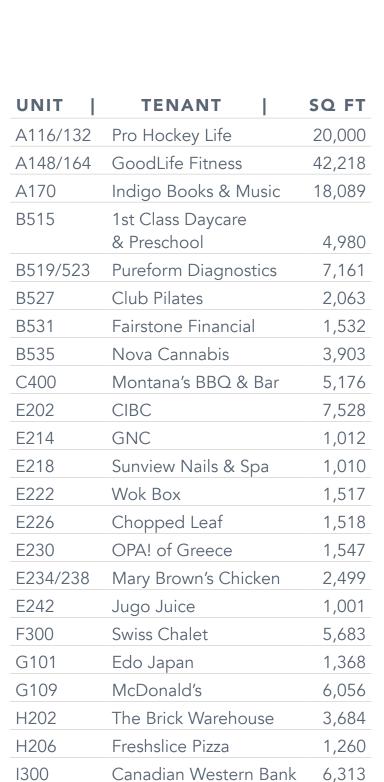


#### TRADE AREA (2024 ESTIMATES)

0	DISTANCE	10 KM	15 KM
22	FAMILIES WITH CHILDREN	48%	45%
F633	TRADE AREA POPULATION	343,612	653,648
\$	AVERAGE HOUSEHOLD INCOME	\$148,803	\$157,610

#### SITE PLAN AND TENANT DIRECTORY





UNIT	TENANT	SQ FT
J401	Royal Bank	8,295
J405	RBC General	
	Insurance Company	1,674
K354	Allstate Insurance	2,096
K358	Passion Dental Group	2,057
K362	<b>Uniway Computers</b>	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** 

**SEPARATE STRATA** 

Home Depot

Lina's Italian Market



