

FOR LEASE

New Retail & Office Development
Restaurant, Medical, Personal Care, Liquor,
Grocery, Cannabis, Retail – **40,000± SF**



DISCLAIMER: Images shown are AI-generated and are intended for illustrative purposes only. Actual development details, finishes, and specifications may vary.

SHEPARD STATION PLAZA | 5126 126 Avenue SE, Calgary AB

 **Mahmud Rahman** President | Retail Division
403.681.8830 | mrahman@cdnglobal.com

 **Randy Wiens** Senior Associate
403.519.5062 | rwiens@cdnglobal.com

CDNGLOBAL[®]
Commercial Real Estate Advisors

BUILDING 1
14,476 SF

ROOMS AND AREAS:

- BUILDING PRINCIPAL ENTRANCE (4968 SF)
- GROCERY STORE (RETAIL & CONSUMER SERVICE) (1518 SF)
- RETAIL & CONSUMER SERVICE (1518 SF)
- MASSAGE (RETAIL & CONSUMER SERVICE) (1518 SF)
- DENTAL CLINIC (OFFICE) (1518 SF)
- PIZZA (RESTAURANT) (1518 SF)
- PHARMACY (RETAIL & CONSUMER SERVICE) (1518 SF)
- MEDICAL CLINIC (HEALTH CARE SERVICE) (1918 SF)
- W/M ROOM

FEATURES:

- FIRE ALARM PANEL
- CALGARY FIRE DEPARTMENT APPROVED LOCKBOX

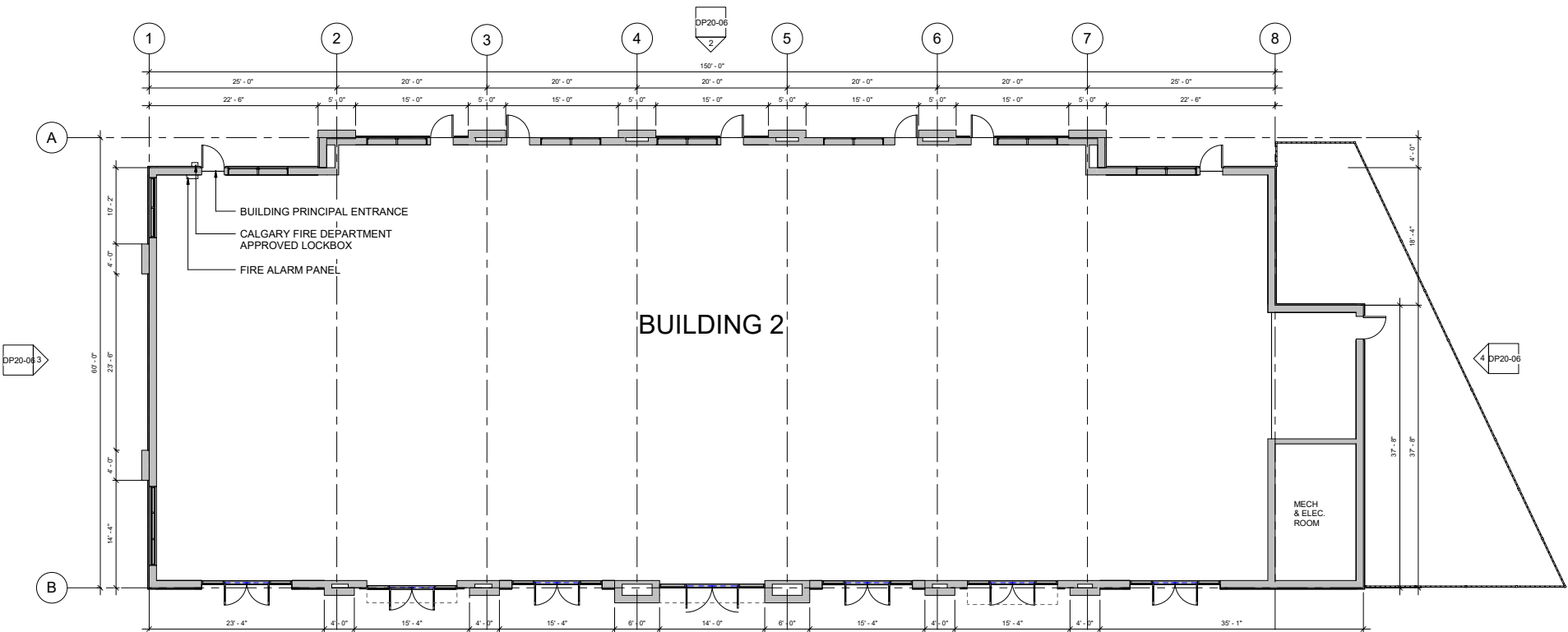
DIMENSIONS:

- Overall Length: 261'-0"
- Overall Width: 34'-0"
- Room Widths: 26'-0", 17'-0", 17'-0", 17'-0", 17'-0", 17'-0", 17'-0", 17'-0", 26'-0"
- Room Lengths: 26'-0", 17'-0", 17'-0", 17'-0", 17'-0", 17'-0", 17'-0", 17'-0", 26'-0"

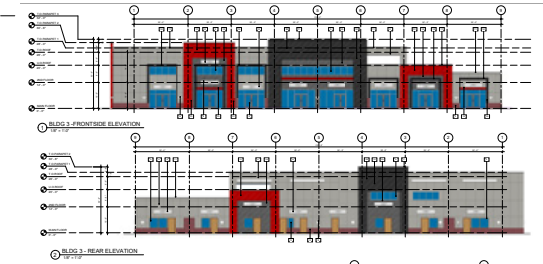
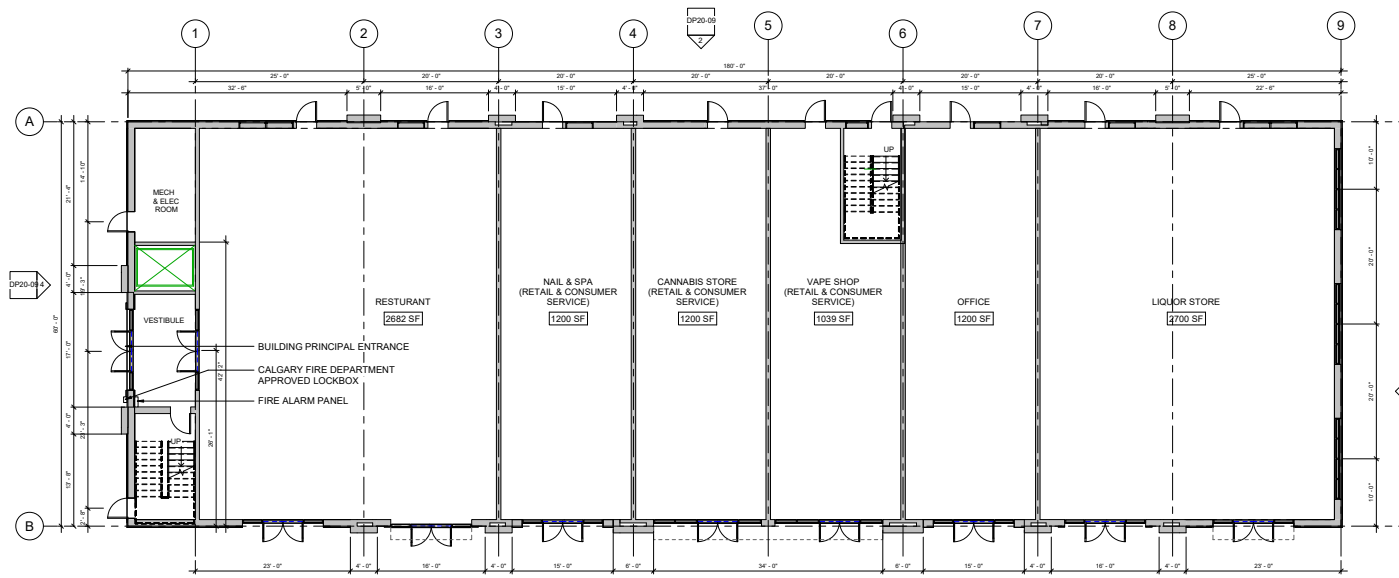
Building 1
14,500± SF
Units 1-7
1,500 - 4,650



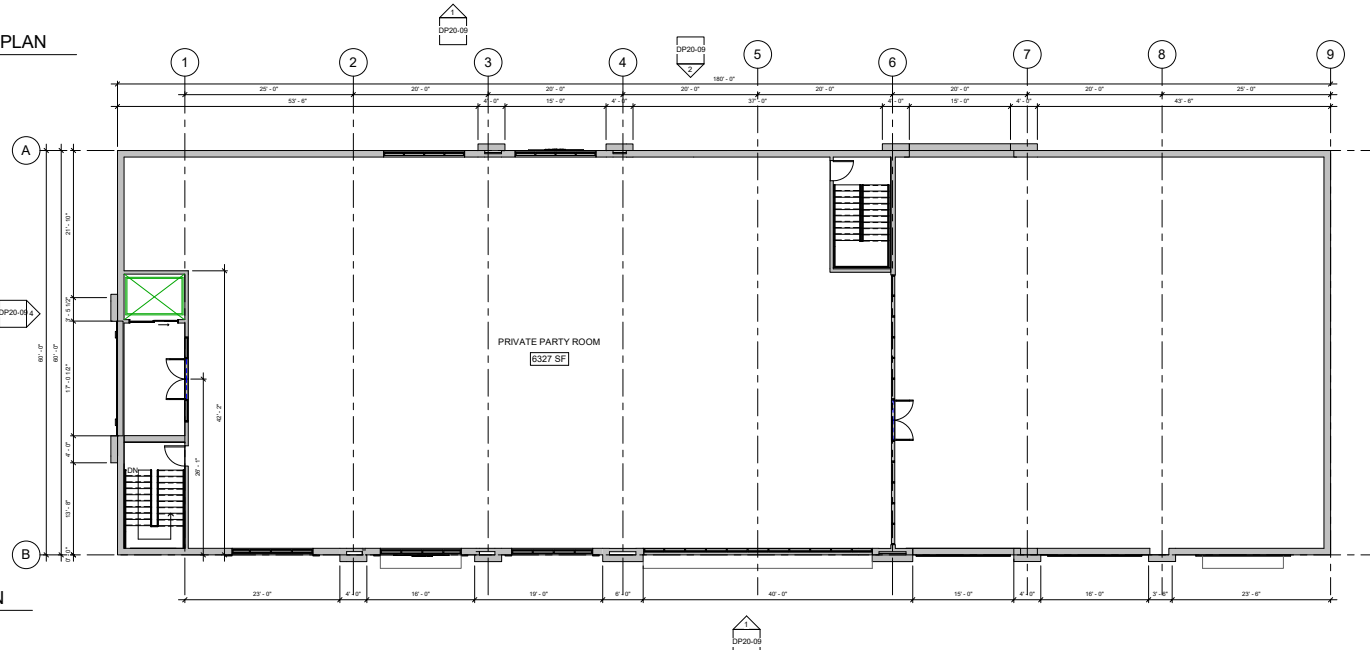
BUILDING 2 FLOOR PLANS



BUILDING 3 FLOOR PLANS



Building 3
 16,500± SF
 2 Storey
 Units 1-7
 1,000 - 6,000



PROPERTY HIGHLIGHTS



PROPERTY OVERVIEW

Size Available	Building 1	Building 2	Building 3
	14,490 SF	9,000 SF	16,500 SF
	Units 1-7	Units 1-7	2 Storey
	1,500 - 4,650	1,000 - 9,000	Units 1-7
			1,000 - 6,000

Availability	Completion Q1 2027 (Est.)
Net Rate	Market
Op Costs	\$17.00 PSF (Est. 2026)
Zoning	Industrial Commercial (I-C) District
Signage	Fascia & Pylon
Building Size	40,000± SF (Total)
Land Size	2.63 acres
Parking	97 Stalls

PROPERTY FEATURES

- **Located near South Trail Crossing**, Calgary's largest SE power centre with top national retailers
- **Adjacent to Home Depot**, steps from McDonald's, Goodlife, Indigo, Lina's, and more
- **High exposure** off 52 Street with 8,500 VPD at 52 Street SE; easy access to Stoney Trail
- **Walkable to future Green Line LRT** (Shepard Station)
- **Surrounded by major anchors** including Walmart, RONA, Safeway, and Pro Hockey Life
- **Ideal for retail or office use** – grocery, pharmacy, medical, wellness, cannabis, liquor, and more
- **Thriving trade area** with dense residential and strong daily traffic



TRANSIT // **GREENLINE: SHEPARD LRT**



1. Maintenance and storage facility
2. Park and Ride with approximately 920 stalls
3. North bus terminal
4. South bus terminal
5. Plaza
6. Station/platform
7. Passenger pick-up/drop off areas (2)

LOCATION



Neighbourhood
McKenzie



Household Income
\$109,042



Population 3km
57,512



Median Age
37.7



Drive Times
Deerfoot Trail SE: **3 minutes**
Calgary Airport: **20 minutes**

Traffic Count
115,000 Vehicles Per Day
Deerfoot & 130 Ave SE



Prime Location



Fuel / Charging Stations



Health & Wellness



Bus / Train Routes



Ample Parking



This communication is for general information only and should not be relied upon. CDNGLOBAL accepts no liability for any loss or damage resulting from the use of or reference to this document's contents or external links. This message is not intended to induce a breach of any agency agreement. Reproduction or distribution of this communication, in whole or in part, requires prior written approval from CDNGLOBAL© 2026.



Mahmud Rahman *President | Retail Division*
403.681.8830 | mrahman@cdnglobal.com



Randy Wiens *Senior Associate*
403.519.5062 | rwiens@cdnglobal.com

5740 2 Street SW, Suite 102, Calgary, Alberta T2H 1Y6 www.cdnglobal.com

CDNGLOBAL[®]
Commercial Real Estate Advisors