



Mixed-Use Retail in Shawnee Park

FOR LEASE | Fish Creek Exchange, Calgary | AB

Fish Creek Exchange provides a retail opportunity for national, regional or local retailers and service providers. The mixed-use retail component will be the only retail/service area within the new neighborhood of Shawnee Park.

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Property Features

With the densification of Fish Creek Exchange/Shawnee Park and proximity to existing neighborhoods of Shawnee Slopes, Evergreen Estates and Millrise, the immediate area provides strong demographics and an established mix of single family and multi-family households. Upon completion, Shawnee Park will be comprised of approximately 900 condominium and town home sites in Fish Creek Exchange by Graywood Developments and approximately 500-550 single family homes by Cardel Homes.

Location

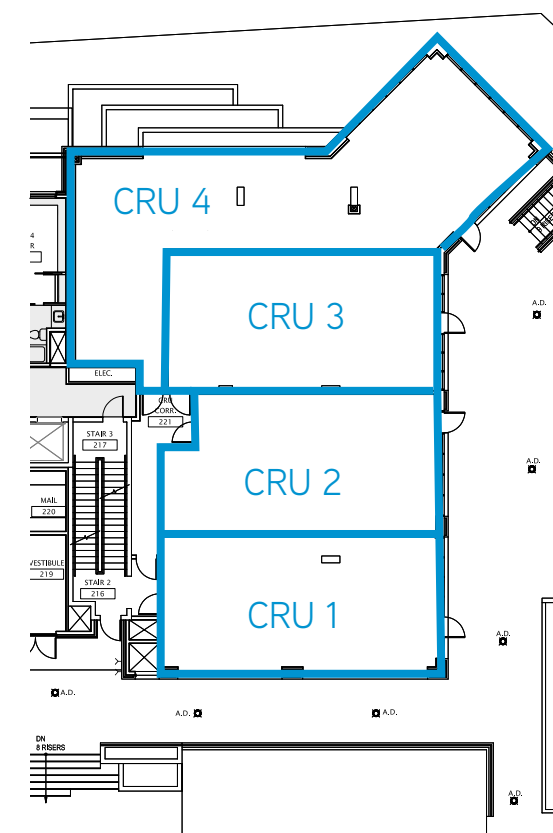
Fish Creek Exchange is prominently located on the northwest corner Shawnee Boulevard and 6th Street SW, the entrance into the Shawnee Park residential development. Major thoroughfare into the site is James McKeivitt Road SW, which runs east/west, with approximately 11,000 vehicles travelling along it daily.

Floor Plans

Building 1 3,915.92 SF

CRU 1: 843.14 SF
 CRU 2: 814.29 SF
 CRU 3: 847.44 SF
 CRU 4: 1,419.76 SF

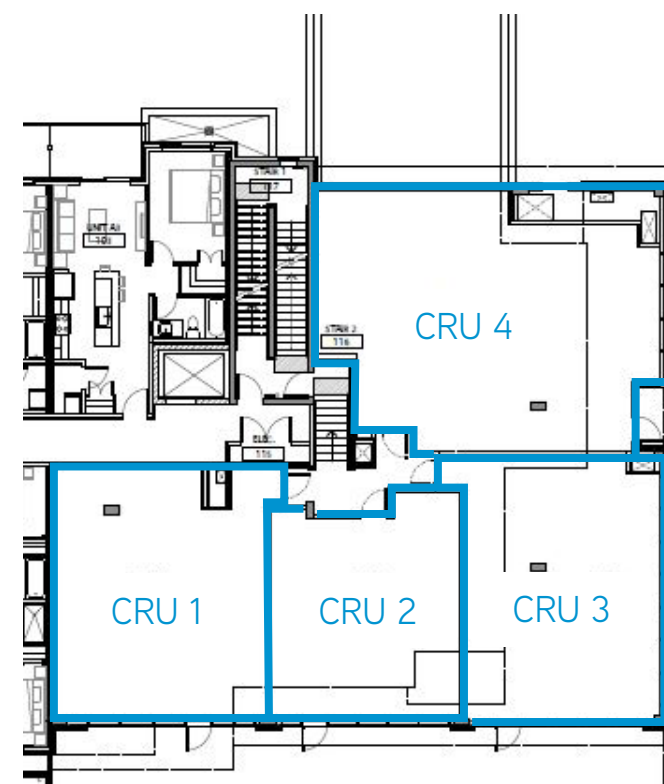
**All four (4) spaces can be combined



Building 2 3,649.03 SF

CRU 1: 858.96 SF
 CRU 2: 643.79 SF
 **CRU 1 & 2 can be combined

CRU 3: 828.17 SF
 CRU 4: 1219.66 SF
 **CRU 3 & 4 can be combined



Property Details

Developer: Graywood Developments

Rates: Market

Estimated Operating Costs: \$17.00/SF

Occupancy: Building 1: March 2019

Building 2: December 2019/ January 2020

Parking: 15 dedicated commercial stalls

Potential Uses

- Outdoor Café
- Restaurant (Neighborhood)
- Retail and Consumer Service
- Take Out Food Service
- Fitness Centre
- Office
- Counseling Service

Area Demographics

(Based on 3km radius)

Current Population (2019)
70,527

Projected Population (2023)
73,729

Average Household Income (2019)
\$146,309

Occupied Dwellings
Owned : 84.9%
Rented : 15.1%





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