

# THATCHER CROSSING

MOOSE JAW, SASKATCHEWAN

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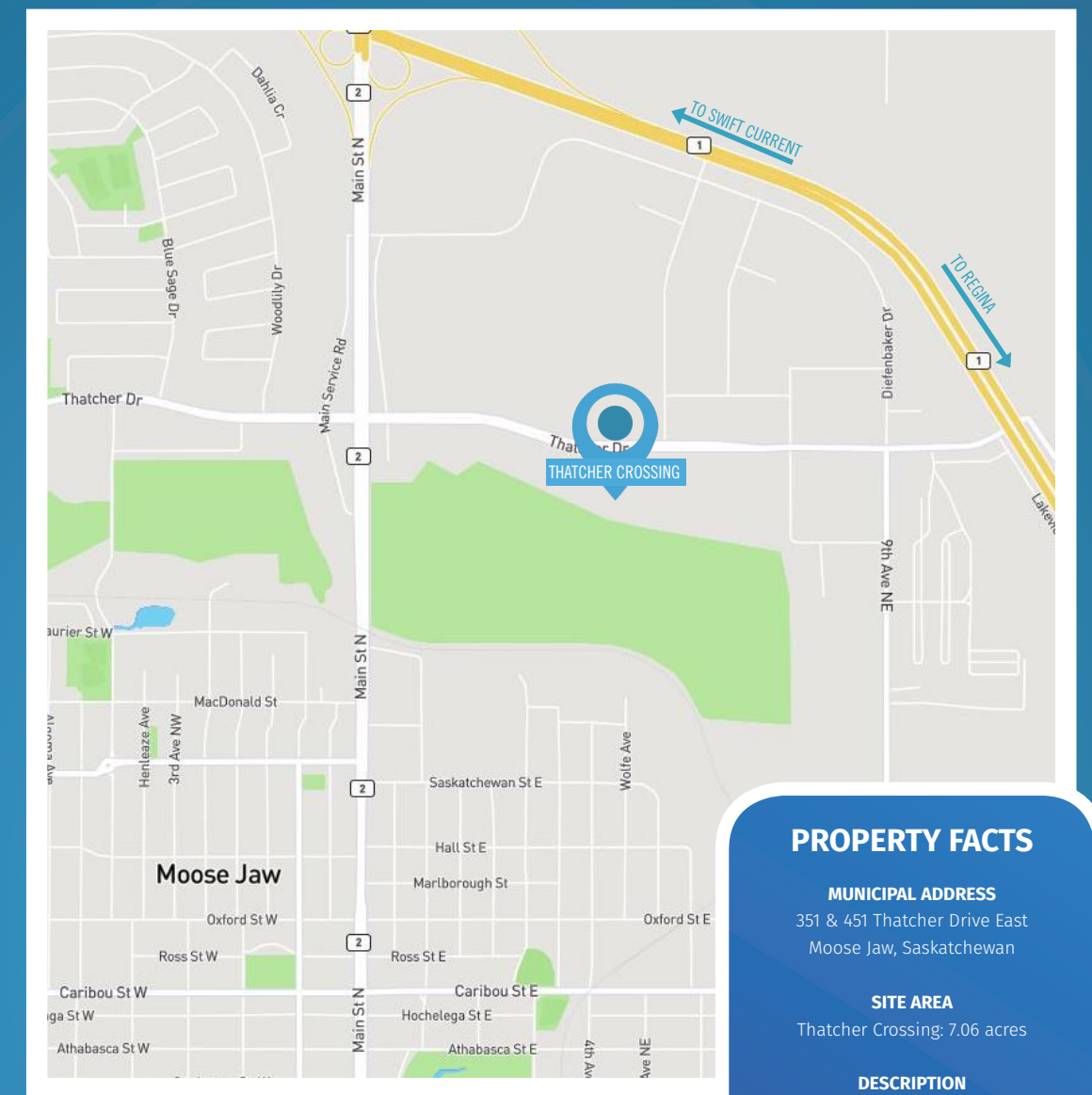
## LEASING INQUIRIES

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**PROPERTY FACTS**

**MUNICIPAL ADDRESS**  
351 & 451 Thatcher Drive East  
Moose Jaw, Saskatchewan

**SITE AREA**  
Thatcher Crossing: 7.06 acres

**DESCRIPTION**  
Multi-tenant retail shopping centre

**SITE COVERAGE**  
19%

**YEAR BUILT**  
Phase 1: 2005  
Phase 2: 2007  
Phase 3: 2015

**NET LEASABLE AREA**  
60,700 sq.ft

**TENANTS**  
12

**PARKING STALLS**  
343

**PARKING RATIO**  
5.85 stalls per 1,000 sq.ft

**VEHICLE EXPOSURE**  
12,000 vehicles per day (est)

## ABOUT MOOSE JAW :

Moose Jaw is located halfway between Calgary and Winnipeg on the Trans-Canada Highway and is less than 40 minutes' drive from Regina, the provincial capital. Moose Jaw serves as the western anchor of the Moose Jaw-Regina Industrial Corridor which accounts for 25% of the province's GDP. Moose Jaw has a population of more than 33,000 people and services a trade area in excess of 60,000 people. Retail sales per capita (2016) were approximately \$18,500, more than 20% greater than the national average.

Moose Jaw is also a major transportation and utility hub including Canadian Pacific Railway's Saskatchewan headquarters and one of the company's largest mainline fuelling facilities and repair facilities. Moose Jaw is also the Canadian terminus for the Soo Line which provides direct access to Minneapolis and Chicago. Gibson's Energy's Moose Jaw Refinery is another important player in the local economy. The Moose Jaw refinery processes over 6.3 million barrels of crude per year. The refinery is western Canada's largest supplier of roof flux and is also a major producer of high quality road grade asphalt for Canadian and US markets.

Moose Jaw's economy is driven by Agriculture and Agrifood Products and Services, Mining and Manufacturing, Healthcare and Education. Moose Jaw is home to Saskatchewan Polytechnic and is Saskatchewan's primary public institution for post-secondary technical education and training. The Moose Jaw campus has a total student enrolment of over 3,500 and employs approximately 300 employees. Moose Jaw is also home to 15 Wing, the principle site of NATO Flying Training in Canada, 2 Canadian Forces Flying Training School and the Canadian Forces Snowbirds.

## MARKET INFORMATION

- Population: 33,890 (2016)
- Trade area: 60,000
- Household Income: \$58,000 per annum
- Retail sales: \$753 million per annum; 35% above Canadian average (2016)
- Average daily traffic count of 12,000
- Moose Jaw serves as the western anchor to the Moose Jaw-Regina industrial corridor, one of the largest economic regions in the province. The corridor accounts for 25% of Saskatchewan GDP and population

## PROPERTY INFORMATION

- 7 acre retail site
- 60,700 square feet of rentable area
- Adjacent to Walmart, with Superstore located across the street
- All turns signalized access from Thatcher Drive