

the vue

AT LAKESHORE

REGINA, SASKATCHEWAN



residences



retail shops



parks



LEASING INQUIRIES

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PROJECT OVERVIEW

Nestled on the doorstep of the scenic Wascana Park and just minutes away from downtown Regina, this project presents an ideal location for a neighbourhood grocery and pharmacy. With the potential to cater to the adjacent condominium community, the steady flow of commuter traffic to and from downtown, along with the diverse population of staff, students, and visitors of the nearby University of Regina and First Nations University of Canada, this opportunity is not one to be missed.

Welcome to The Vue at Lakeshore.

Situated within an area boasting a daytime population of 74,100 within a 3 km radius, The Vue at Lakeshore has been designed as a dense mixed-use development. Mid-rise luxury condominiums are planned for the south side of the development, adjacent to 23rd Avenue.

SITE FEATURES

SITE AREA

4 acres

LEASABLE AREA

36,000 sq.ft

MID-RISE CONDOMINIUMS

***Conceptual**

LOCATION

- Located at the intersection of high traffic roadways 23rd Avenue and Hillsdale Street, a main commuter route servicing the downtown core
- Ideally situated adjacent to Wascana Park; Regina's premier recreational park that welcomes over 20,000 residents and tourists daily.
- More than 14,000 residents live within 1km radius of retail site



MARKET INFORMATION

	TRADE AREA		
	1 km	3 km	5 km
Total Population	3,742	54,324	113,253
Daytime Population	4,532	74,110	160,798
Average Age	44.1	42	40.1
Average Annual Household Spending	\$97,262.44	\$83,161.12	\$88,411.22
Average Household Income	\$110,548.80	\$94,521.20	\$100,411.22
Average Value of Household	\$364,440.40	\$350,703.41	\$364,751.34



Retail sales in Regina are forecast to increase 8% to \$6.43 billion over next three years

(Source: Conference Board of Canada)

268,804

City of Regina Population

+1.7%

149,400

Employment (FT jobs)

+7.3%

TRANSPORTATION

ACTIVE TRANSPORTION:

The Vue at Lakeshore is located across from the City of Regina's extensive multi-use pathway system and corresponding on street bicycle route. This network of paved or aggregate pathways and designated asphalt lanes provide a corridor for Regina residents to walk, run, ride, or roll across the city.

The Vue at Lakeshore is located on the following City of Regina bus routes:

- 4 Hillsdale
- Which also connects to:
- 3 University
- 18 University
- 21 University
- 22 University
- University Express

[REGINA PATHWAY MAP](#)

[REGINA CROSSTOWN BIKE ROUTE](#)

AVERAGE DAILY TRAFFIC COUNT

(Source: City of Regina)

Hillsdale

12,600 (2021)

23rd Avenue

14,200 (2021)

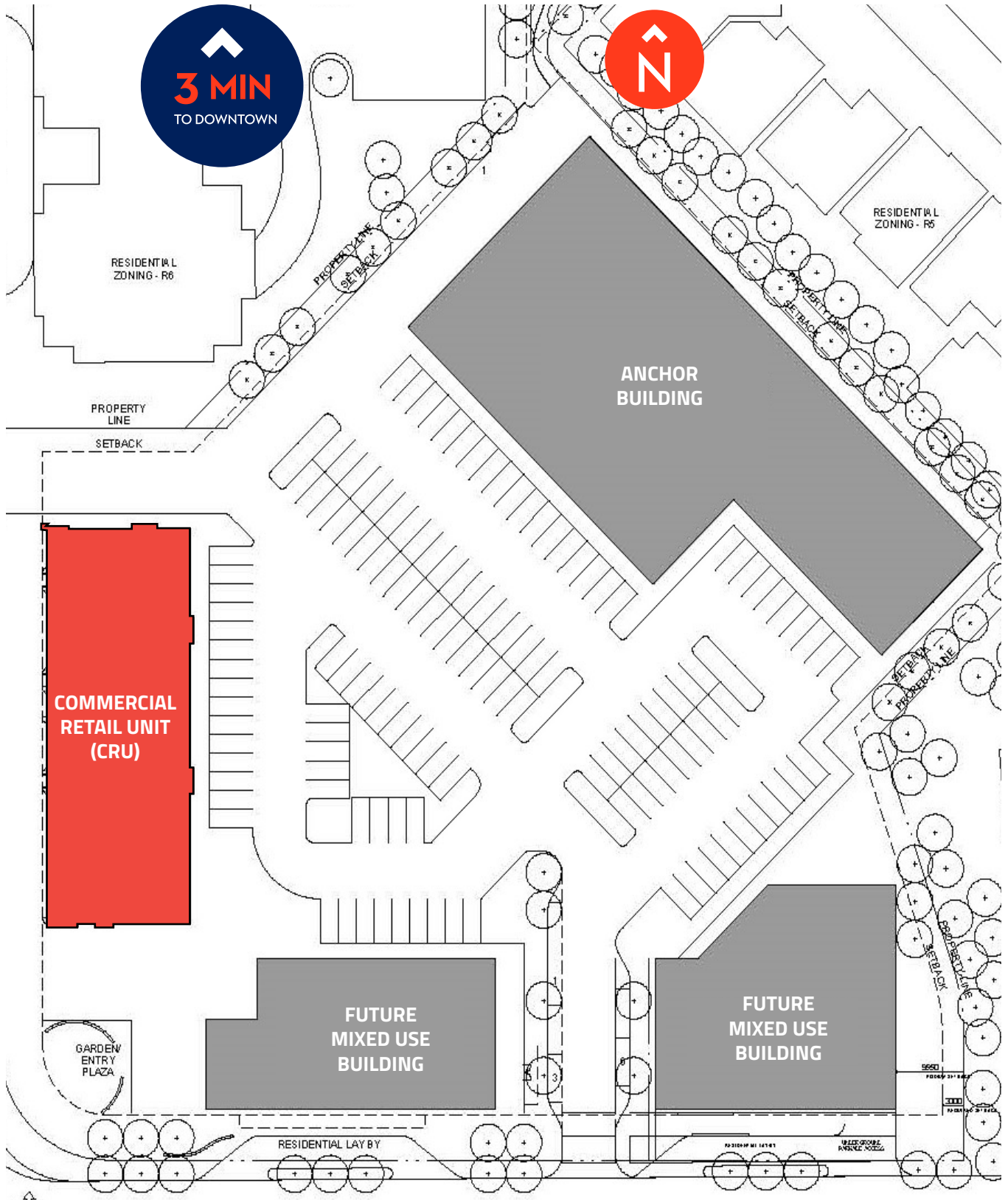
Wascana Parkway/Broad Street:

24,100 (2021)



SITE PLAN

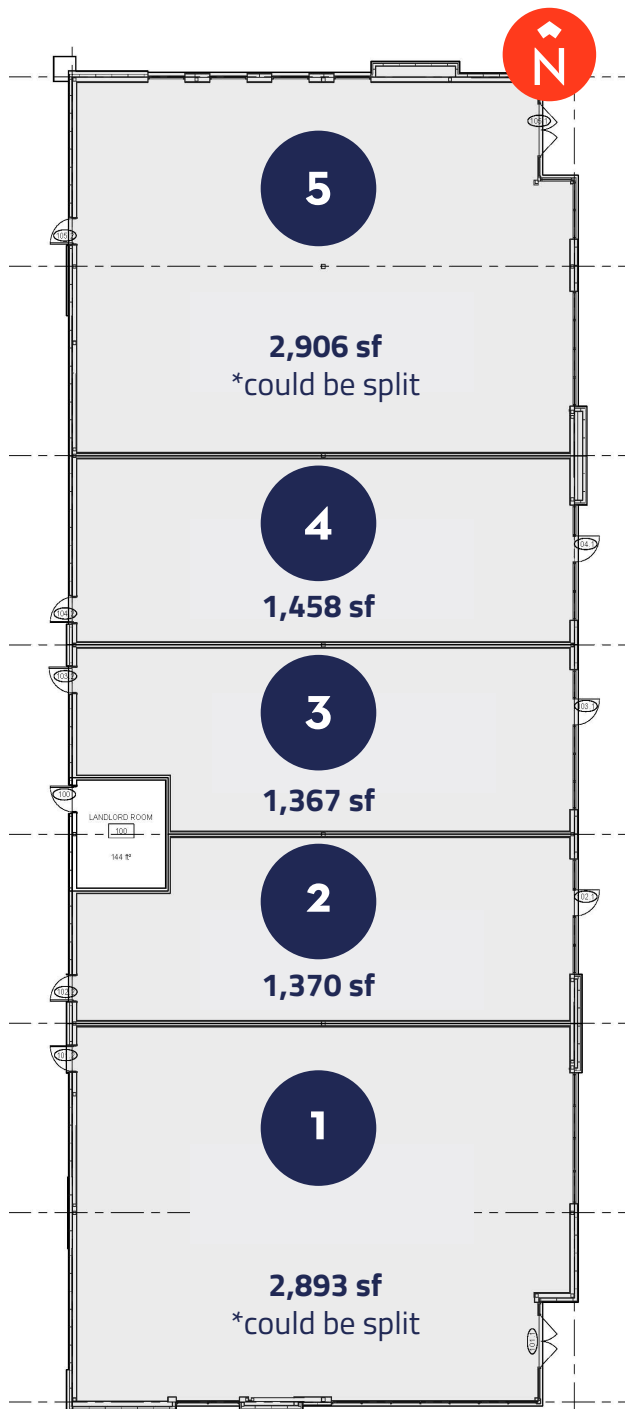
HILLSDALE STREET (12,600 VPD)



23 AVENUE (14,200 VPD)



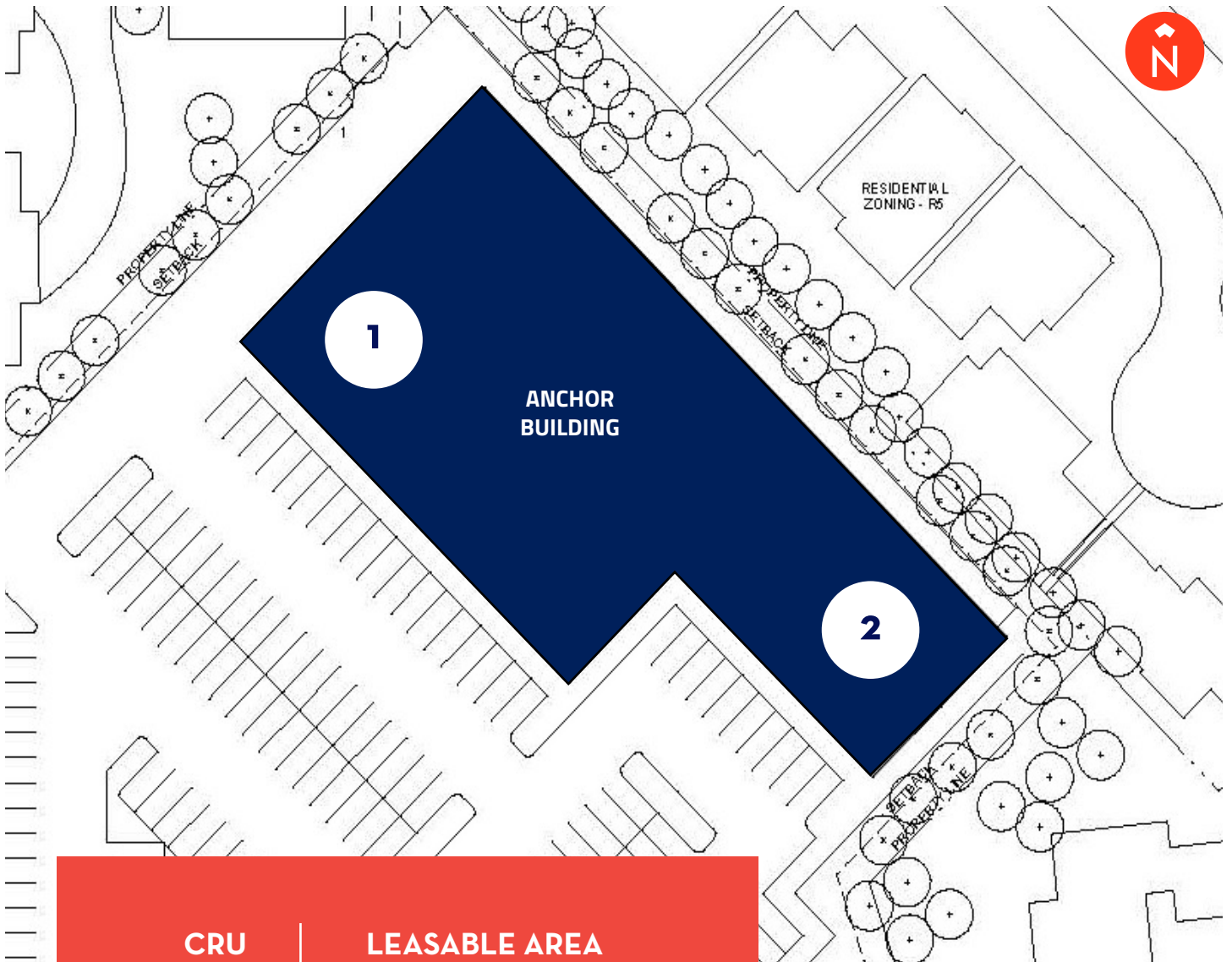
EAST ELEVATION



SUITABLE FOR:

- **Medical** – physician, dentist, optometrist, physiotherapist, chiropractor, massage.
- **Service Uses** – barber or hair salon, esthetics, insurance, wireless provider.
- **Retail** – women’s, men’s & children’s clothing, shoes, pet supplies, florist, supplements, games/toys, outdoor apparel, home goods & furniture.
- **Food Services** – coffee, sit down casual

ANCHOR BUILDING



CRU	LEASABLE AREA
1	+/- 20,000 SF
2	+/- 6,000 SF



GROCERY



PHARMACY



REGINA, SK

LOCATION

1. Wascana Centre
2. Sask Science Centre/Kramer IMAX
3. Mackenzie Art Gallery
4. Wascana Rehabilitation
5. Conexus Art Centre

CONEXUS ART CENTRE – Regina’s world-class performing arts centre and theatre complex, which features a broad range of conventions, theatre productions, concerts, and graduations.

MACKENZIE ART GALLERY – is Saskatchewan’s oldest public art gallery with a permanent collection of nearly 5,000 works spanning 5,000 years.

WASCANA CENTRE – 150-hectare lake in the heart of Regina, Wascana Centre is home to 2,300 acres of urban land that provides a place to work, learn and play. It features 8.7km of paved pathway, and 5.6km of natural paths, recreation and play areas, as well as a Habitat Conservation Area.

UNIVERSITY OF REGINA – the U of R has 10 faculties, 25 departments, 10 institutional level research centres and 3 federated colleges and averages over 16,000 full time and part time students annually.

FIRST NATIONS UNIVERSITY OF CANADA - one of the oldest First Nations post-secondary institutions in the country.



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