



Grasslands

Regina, Saskatchewan | grasslands.ca



LEASING INQUIRIES

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PROJECT OVERVIEW

Located in the vibrant heart of Harbour Landing and the Grasslands Shopping Centre, this project offers an ideal setting for medical, service-based, fitness, small-format retail, and food service tenants. With the ability to serve nearby residential rental communities, the broader neighbourhood, and regional shoppers, this is an exceptional opportunity to position your business at the centre of the activity.

SITE FEATURES

SITE AREA
89 acres

**SHOPPING CENTRE
LEASABLE AREA**
1,000,000 sq.ft

LOCATION

- Located within walking distance of over 365 residential units – wide mix of affordable, accessible, 1 bedroom & 2-bedroom units.
- More than 60,000 residents within a 5km radius
- Average Household income: \$127,000
- Active transportation routes nearby: Ring Road, Lewvan Drive and the Trans Canada Highway make it easily accessible.



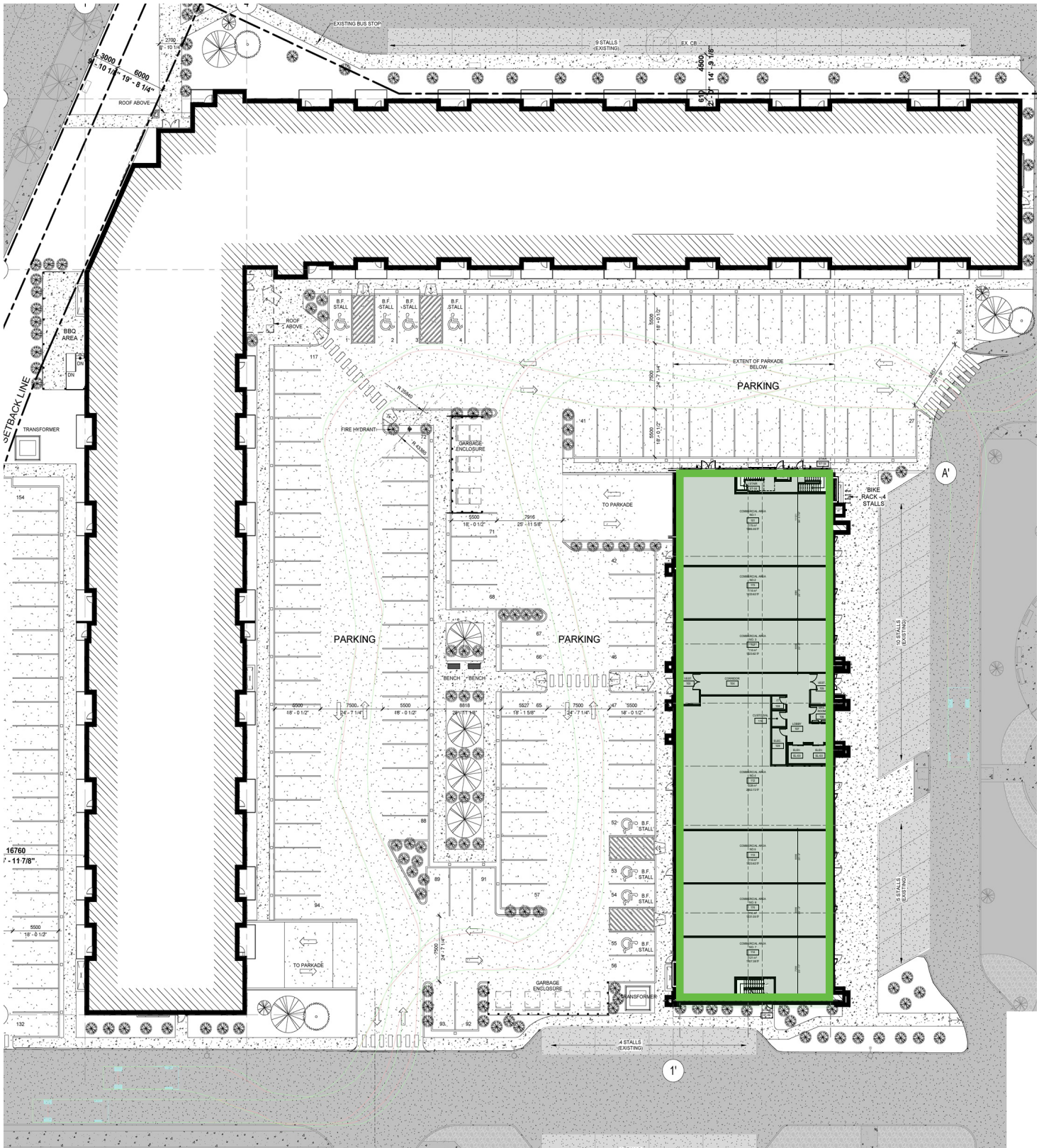
RENDERINGS

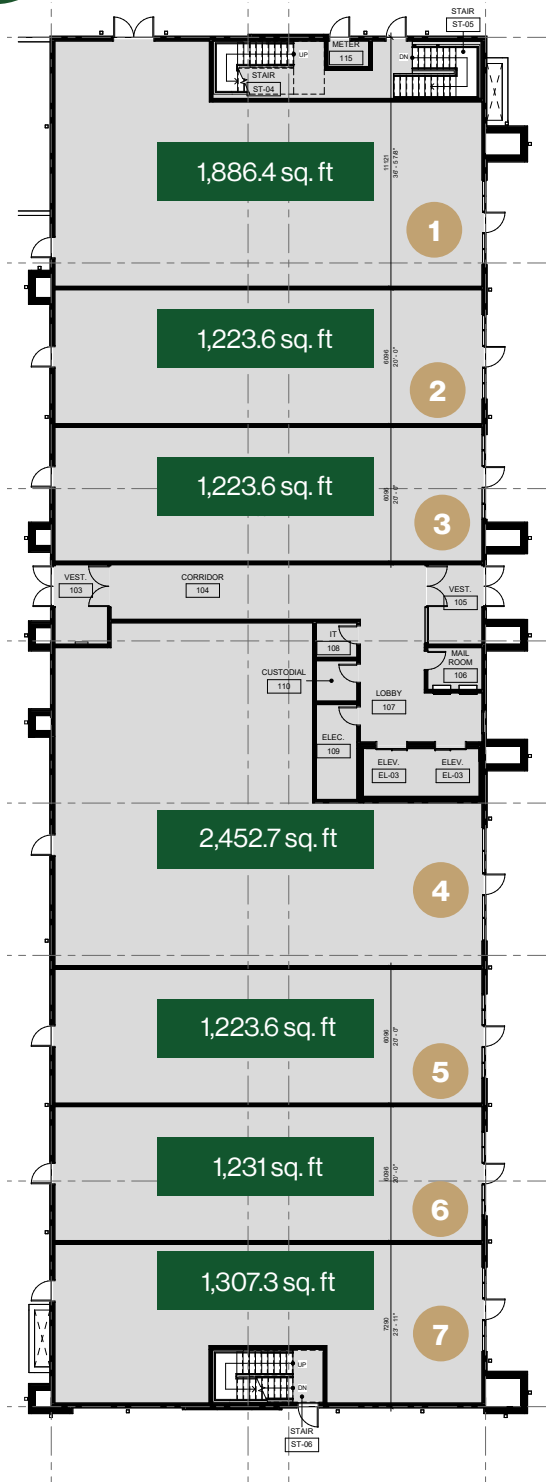
Building Entrance | Looking southwest



Aerial View | Looking northwest

SITE PLAN



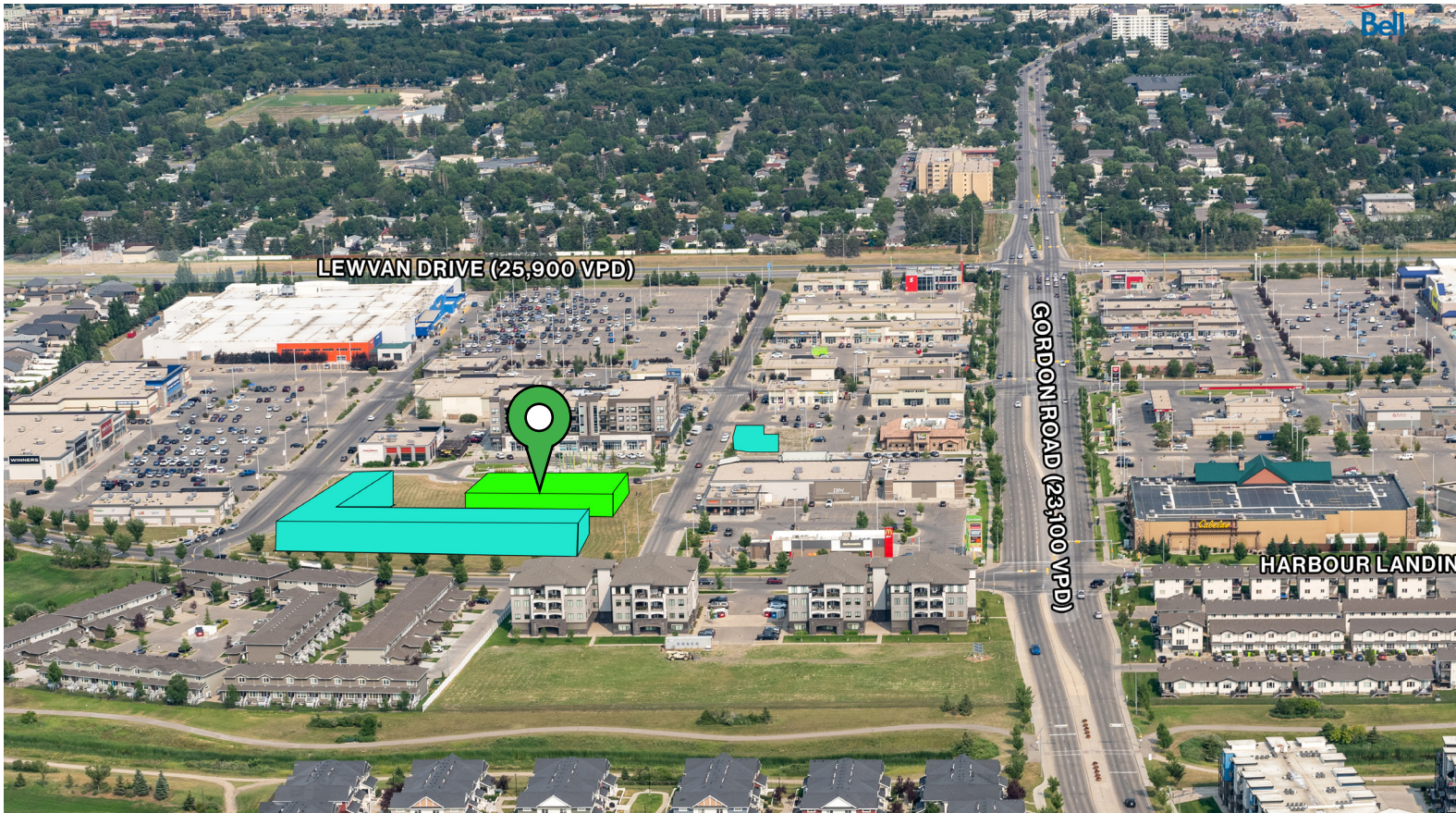


SUITABLE FOR:

- **Medical** – Physician (GP or specialist), nurse practitioner, speech & language pathologist, counselling, physiotherapist, chiropractor, small format pharmacy, medical aesthetics.
- **Service users** – Financial, insurance, daycare, tutoring/education, esthetics.
- **Retail** – Clothing, florist, pet supplies, medical supplies, beauty supplies, electronics, cosmetics, grocery.
- **Food services** – Select quick service restaurants, casual sit-down restaurants
- **Fitness**

Under construction, fixturing estimated to commence Q3 2027.

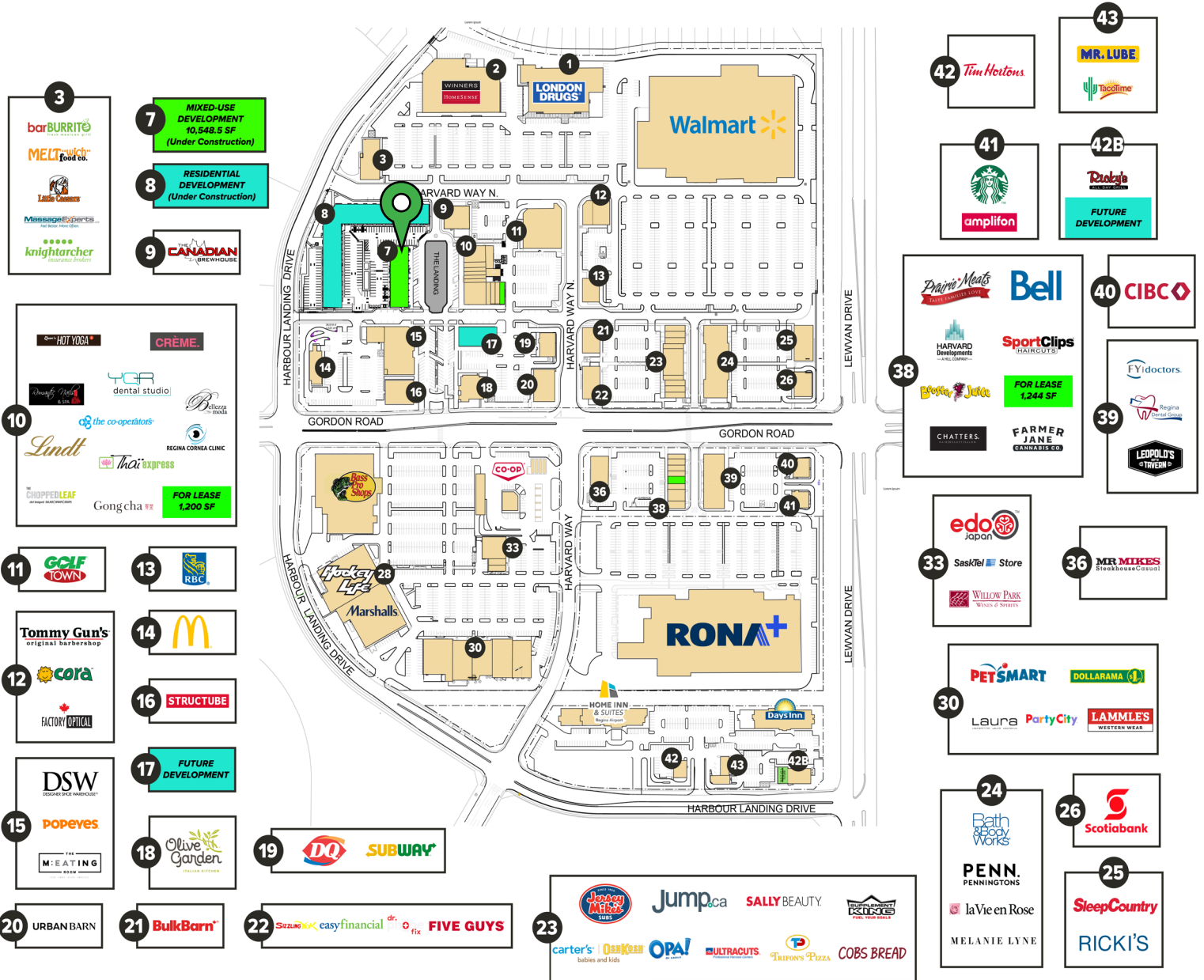
AERIAL



The Landing at Grasslands

Located just steps from The Landing, this site places tenants at the heart of Grasslands' vibrant community plaza. As a modern, landscaped gathering hub, The Landing brings together greenery, seating areas, and natural walkway connections to create an inviting environment for residents and visitors alike. With interactive, lively events hosted throughout the year, the plaza offers tenants a unique opportunity to engage directly with on-site programming, creating meaningful, organic connections between retailers, shoppers, and the surrounding community.

SITE PLAN



3 barBURRITO
MELT with food co.
Laini Concess
Massage Experts
knightarcher

7 MIXED-USE DEVELOPMENT
10,548.5 SF
(Under Construction)

8 RESIDENTIAL DEVELOPMENT
(Under Construction)

9 CANADIAN GREENHOUSE

HOT YOGA
CREME
YQR dental studio
the co-operators
Lindt
Thoi's express
REGINA CORNEA CLINIC
Gong cha
FOR LEASE 1,200 SF

11 GOLF TOWN

13 RBC

14 McDonald's

12 Tommy Gun's original barbershop
cora
FACTORY OPTICAL

16 STRUCTUBE

15 DSW
popeyes
M:EATING

17 FUTURE DEVELOPMENT

18 Olive Garden

20 URBAN BARN

21 BulkBarn

19 DQ SUBWAY

22 Sizzu easyfinancial dr. fix FIVE GUYS

23 Jersey Mike's
Jump & ca SALLY BEAUTY
carter's OshKosh OPA! MULTRACUTS Taron's Pizza COBS BREAD
babies and kids

42 Tim Hortons

43 MR. LUBE
TacoTime

41 Starbucks
amplifon

42B Doka's
FUTURE DEVELOPMENT

38 Prairie Meats
Bell
SportClips
FOR LEASE 1,244 SF
CHATTERS FARMER JANE CANNABIS CO

40 CIBC

39 Fyidocors
LEOPOLD'S STRYEM

33 edo Japan
SaskTel Store
WILLOW PARK

36 MR MILKES Steakhouse Casual

30 PETSMART
DOLLARAMA
Laura PartyCity LAMMLES WESTERN WEAR

24 Bath & Body Works
PENN. PENNINGTONS
la Vie en Rose
MELANIE LYNE

26 Scotiabank

25 SleepCountry
RICKI'S



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