PRIME FASHION LEASING OPPORTUNITY

Grasslands | Regina, SK



Premium retail opportunity in the heart of Grasslands - Regina's natural shopping centre.

NEIGHBOURING RETAILERS

RONA+ Bass Pro Shops Marshalls Walmart

4534
Gordon Road

Up to
5,142.8
square feet

14,000
residents within 1km

LEASING INQUIRIES

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Market Information

- Building is opposite Melanie Lyne, Penn by Pennington, La Vie en Rose, Bath & Body Works
- Surrounded by the Albert Park and Harbour Landing neighbourhoods, Grasslands boasts a 5km trade radius of 60,000 people.
- Average household income; $127,000
- Secondary Trade Area: 277,690 people
- Regina boasts a growing population of 266,690 people. Overall, the average population is growing at an average of 2.35% per year
- Grasslands sits 40 minutes east of Moose Jaw, which is home to over 33,000 residents, and is easily accesible via the Trans-Canada Highway.
- Major employment and educational nodes nearby include: Regina International Airport, University of Regina, First Nations University of Canada, Saskatchewan Polytechnic.

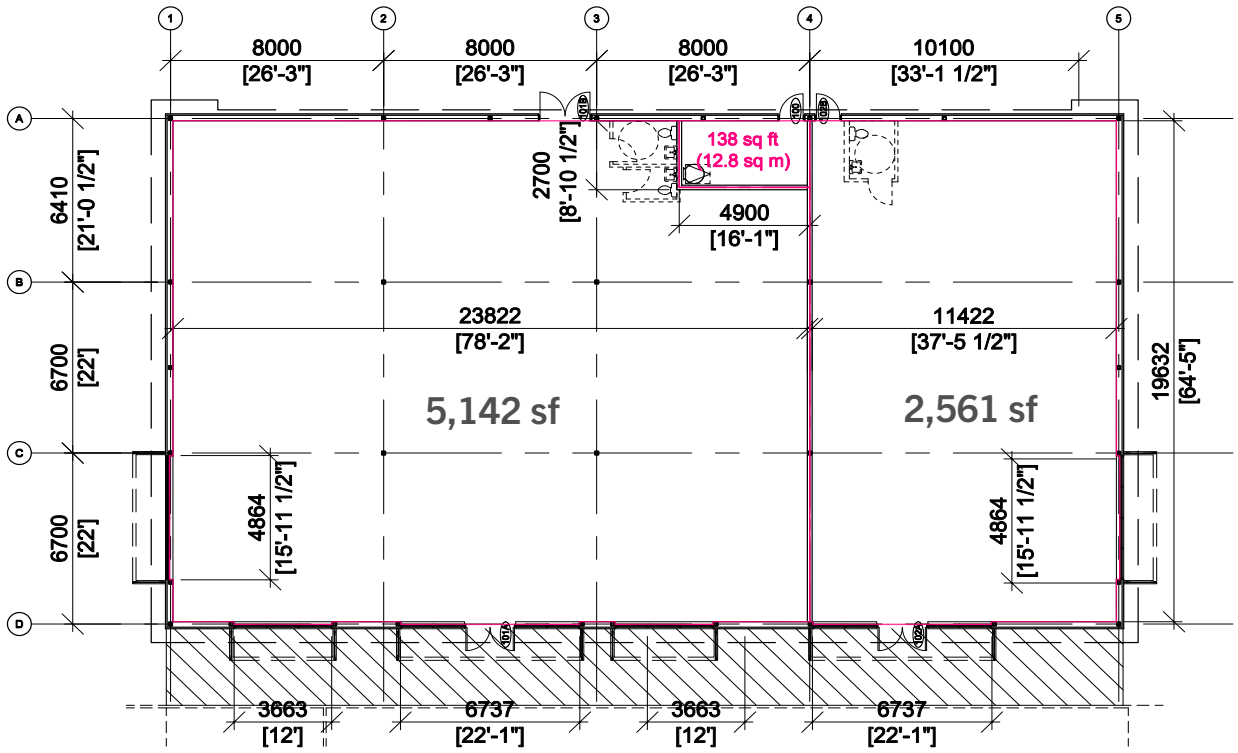
Additional Rent

CAM/OPC | $6.27/SF
PROPERTY TAX | $10.22/SF
ADMIN | 5% of min. rents

Building Specifications

HVAC | Three (3) 7.5 tonne RTUs
DEMISING WALLS | 2h FFR
ELECTRICAL | Two (2) 225 AMP, 120/208 panels
GAS LINE | 1' gas line to RTUs
WATER LINE | 3/4" water line
SANITARY | 6" main

Current Floor Plan



HARVARD Developments
— A HILL COMPANY —



Grasslands is surrounded by Regina's major roadways, with Ring Road providing access to all corners of the city and Lewvan Drive offering quick routes to downtown.

Just 40 minutes west, Moose Jaw, home to over 33,000 residents, is easily accesible via the Trans-Canada Highway.

SITE ATTRIBUTES

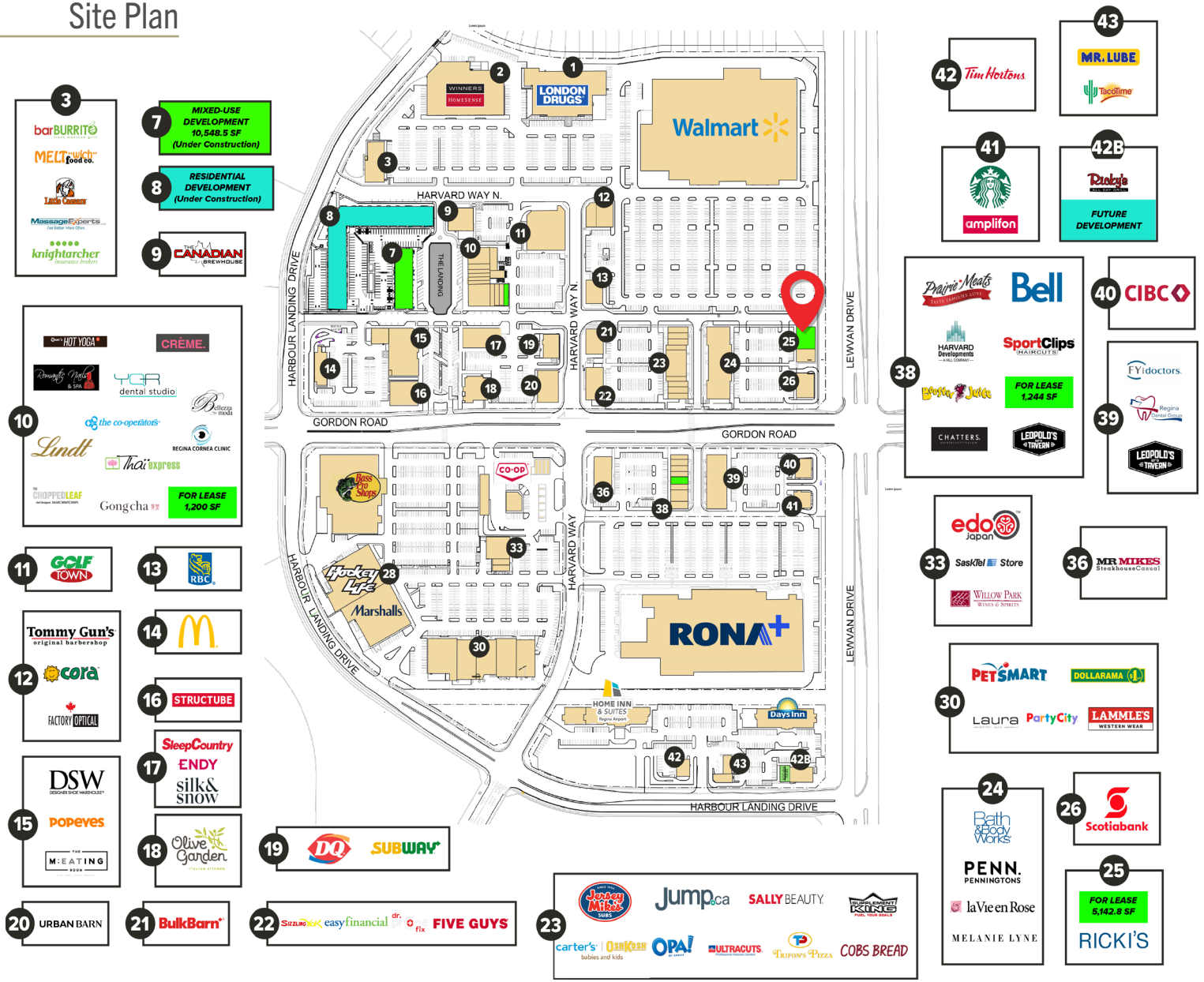
86 ACRES
SITE AREA

950,000 SF
LEASABLE AREA

850,000 SF
LARGE FORMAT RETAIL

100,000 SF
URBAN VILLAGE

Site Plan


3
barBURRITO
MELTwich food co.
Lash Lounge
MassageExperts
knightarcher insurance brokers
7
MIXED-USE DEVELOPMENT 10,548.5 SF (Under Construction)
8
RESIDENTIAL DEVELOPMENT (Under Construction)
9
THE CANADIAN BREWHOUSE
10
Quin's HOT YOGA
CRÈME.
Romantic Nails & SPA
YQR dental studio
Bellezza medi
the co-operators
REGINA CORNEA CLINIC
Lindt
Thaï express
THE CHOPPED LEAF
Gong cha
FOR LEASE 1,200 SF
11
GOLF TOWN
13
RBC
12
Tommy Gun's original barbershop
cora
FACTORY OPTICAL
14
15
DSW DESIGNER SHOE WAREHOUSE
popeyes
THE MEATING ROOM
16
STRUCTUBE
17
SleepCountry
ENDY
silk&snow
18
Olive Garden ITALIAN KITCHEN
19
DQ
SUBWAY
20
URBAN BARN
21
BulkBarn
22
SIZZLING WOK
easyfinancial
dr. fix
FIVE GUYS
HARVARD WAY N.
HARBOUR LANDING DRIVE
HARVARD WAY N.
LEWVAN DRIVE
GORDON ROAD
GORDON ROAD
HARBOUR LANDING DRIVE
HARVARD WAY
LEWVAN DRIVE
HARBOUR LANDING DRIVE
THE LANDING
WINNERS
HOMESENSE
LONDON DRUGS
Walmart
CO-OP
Bass Pro Shops
Hockey Life
Marshalls
RONA+
HOME INN & SUITES Regina Airport
Days Inn
23
Jersey Mike's SUBS
Jump.ca
SALLY BEAUTY
SUPPLEMENT KINGS
carter's | OshKosh babies and kids
OPA!
ULTRACUTS
TRIFON'S PIZZA
COBS BREAD
42
Tim Hortons
43
MR. LUBE
Taco time
41
amplifon
42B
Ricky's
FUTURE DEVELOPMENT
38
Prairie Meats
Bell
HARVARD Developments
SportClips HAIRCUTS
Boston Pizza
FOR LEASE 1,244 SF
CHATTERS
LEOPOLD'S TAVERN
40
CIBC
39
FYidoctors.
Regina Dental Group
LEOPOLD'S TAVERN
33
edo Japan
SaskTel Store
WILLOW PARK WINES & SPIRITS
36
MR MIKES SteakhouseCasual
30
PETSMART
DOLLARAMA
Laura
PartyCity
LAMMLE'S WESTERN WEAR
24
Bath & Body Works
PENN. PENNINGTONS
laVie en Rose
MELANIE LYNE
26
Scotiabank
25
FOR LEASE 5,142.8 SF
RICKI'S