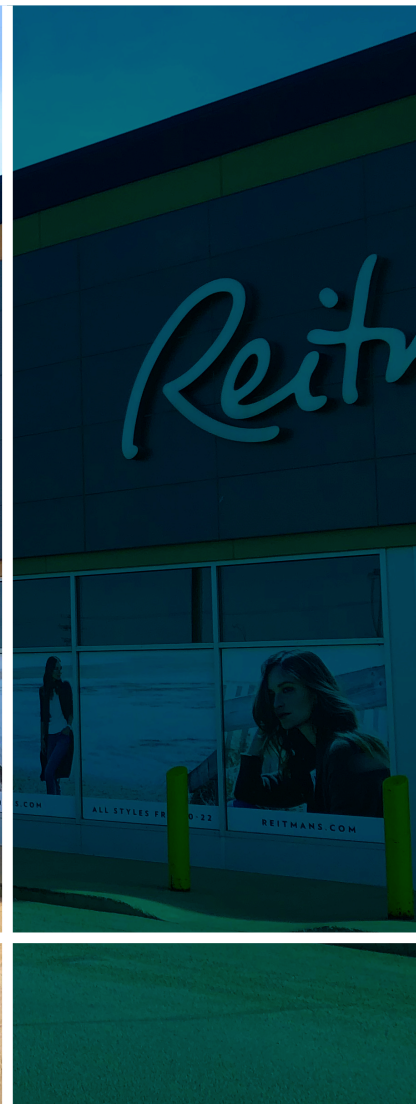


THATCHER CROSSING

Moose Jaw, Saskatchewan

FOR LEASE



SITE PLAN



TENANT LISTING

1. Carter's OshKosh
For Lease - 1,550 sf
2. Montana's BBQ & Bar
3. Great Canadian Oil Change
4. Freshii
BarBurrito
First Choice HairCutters
5. For Lease - 1,294 sf
Fast Fired by Carbone
Dollar Tree
BulkBarn
6. Reitmans
Staples
Mark's

PROPERTY INFORMATION

- 7 acre retail site
- 60,700 square feet of rentable area
- Adjacent to Walmart
- Across the street from a recently constructed Canadian Tire
- All turns signalized access from Thatcher Drive

SITE AERIAL



MUNICIPAL ADDRESS

351 & 451 Thatcher Drive East
Moose Jaw, Saskatchewan

SITE AREA

Thatcher Crossing: 7.06 acres

SITE COVERAGE

19%

YEAR BUILT

Phase 1: 2005
Phase 2: 2007
Phase 3: 2015

NET LEASABLE AREA

60,700 sq.ft

TENANTS

12

PARKING RATIO

5.85 stalls per 1,000 sq.ft

VEHICLE EXPOSURE

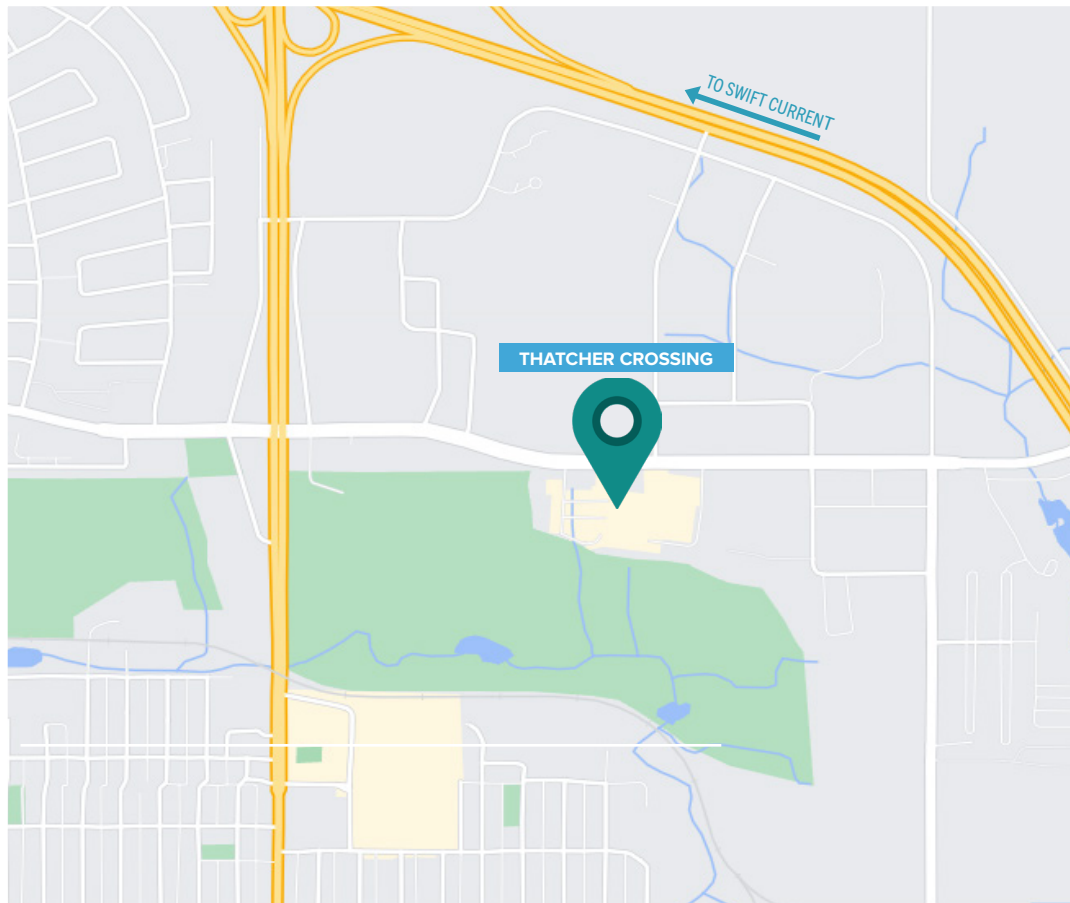
12,000 vehicles per day (est)

MARKET INFORMATION

- Population: 33,665 (2021)
- Trade area: 60,000
- Average Household Income: \$89,500 (2018)
- 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

THATCHER CROSSING

Moose Jaw, Saskatchewan



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 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.