

THATCHER CROSSING

Moose Jaw, Saskatchewan

FOR LEASE



LEASING INQUIRIES

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SITE PLAN



TENANT LISTING

1. Reitmans
Staples
Mark's
2. For Lease - 1,257 sq. ft.
BarBurrito
First Choice HairCutters
3. Conditionally Leased - 3,967 sq. ft.
PetSmart
4. Great Canadian Oil Change
5. Montana's BBQ & Bar
6. Dollar Tree
(Coming 2025)

PROPERTY INFORMATION

- 7 acre retail site
- 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

VEHICLE EXPOSURE

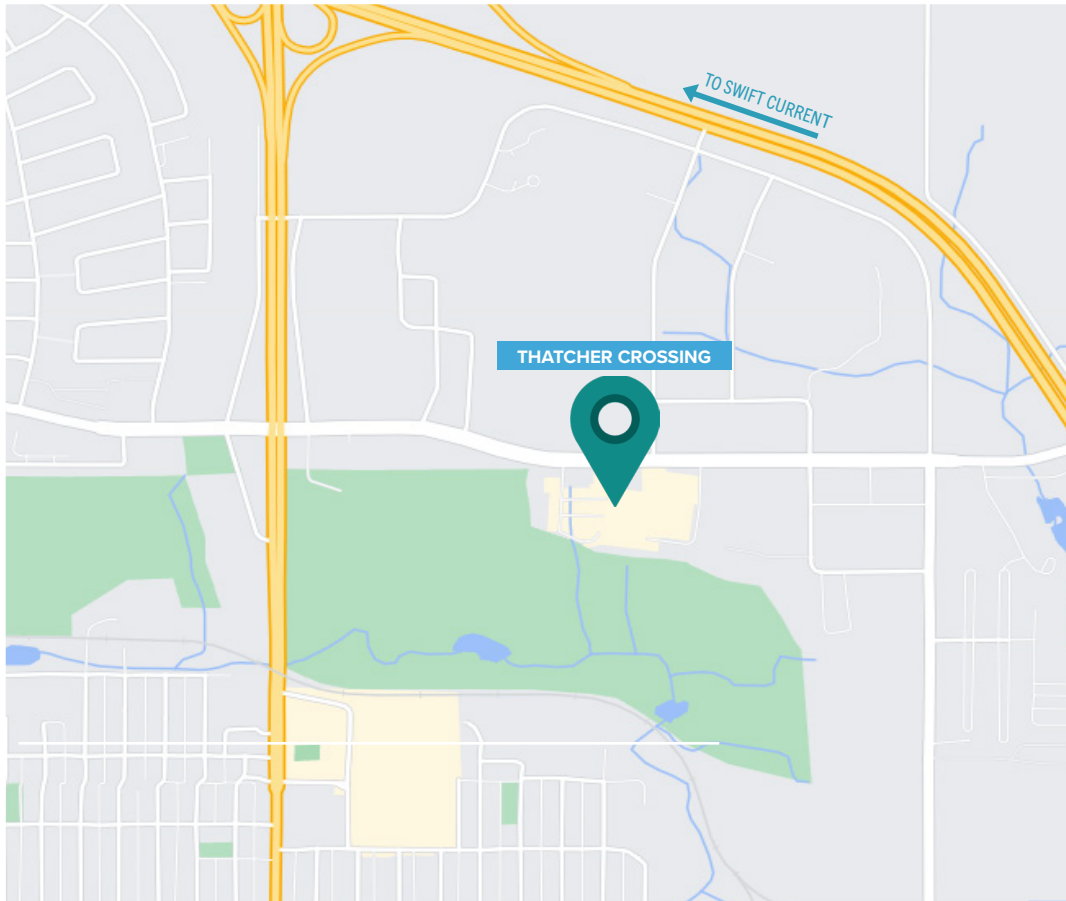
12,000 vehicles per day (est)

MARKET INFORMATION

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

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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 250,000 people.

Moose Jaw is also a major transportation and utility hub including CPKC'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.

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