

REGINA, SASKATCHEWAN









retail shops



parks



PROJECT OVERVIEW



On the doorstep of picturesque Wascana Park, and just a few short minutes to downtown Regina, is a diamond of a project that is ready to be cut and shaped into something never seen before.

Welcome to The Vue at Lakeshore.

A place where residents can enjoy boutique retail and dining right outside their front door, The Vue offers a shopping destination surrounded by lush parks and gardens, sweeping views and iconic centrepiece residences – designed to inspire and revolutionize the Regina shopping experience.

SITE ATTRIBUTES

SITE AREA 4 ACRES RETAIL AREA 26,600 sq.ft.

MID-RISE LUXURY CONDOMINIUMS

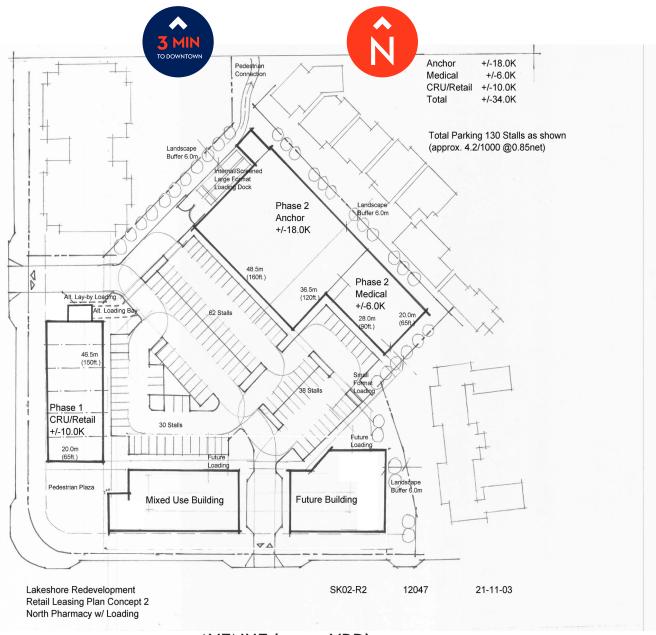
* CONCEPTUAL

market information

- Retail sales in Regina are forecast to increase 8% to \$6.43 billion over next three years (Source: Conference Board of Canada)
- The Hillsdale neighbourhood boasts a growing population of 6,855 people
 (Source: Economic Development Regina)
- Median family income is \$67,000
- Average daily traffic count (Source: City of Regina)
 - Hillsdale: 15,000 (2018-2019)
 - 23rd Avenue: 2,724 (2020)
- Regina CMA: 236,481 (Source: Statistics Canada)



SITE PLAN



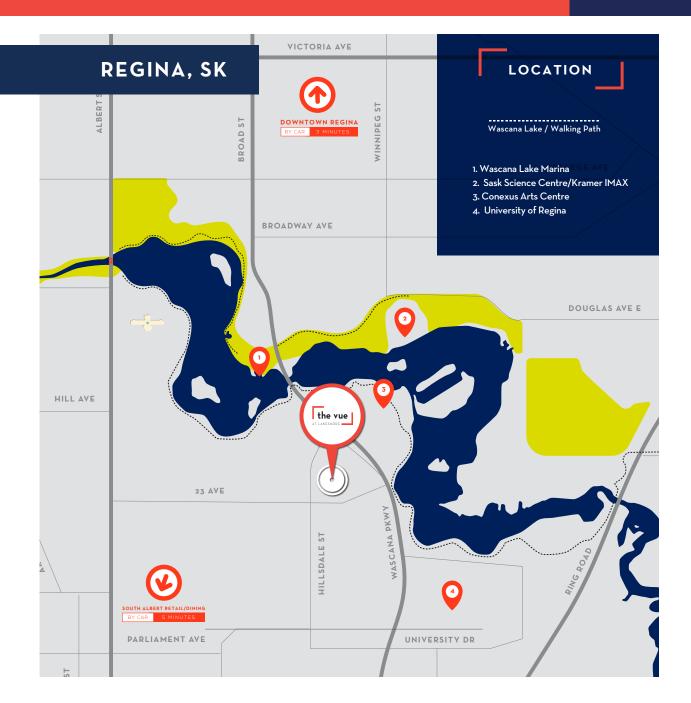
23 AVENUE (4,500 VPD)

BUILDING AREAS		
	CRU	TOTAL @ GRADE
BUILDING A	5,000SF	5,000SF
BUILDING B	3,600SF	3,600SF
BUILDING C	8,000SF	8,000SF
BUILDING D	-	10,000SF
BUILDING E	10,000SF	16,300SF
TOTAL	26.600SF	42.900SF

PARKING

STALL COUNT: CRU STALL RATIO 146 STALLS

U STALL 5.5 STALLS/1,000SF



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

