

the vue

AT LAKESHORE

REGINA, SASKATCHEWAN



residences



retail shops



parks

LEASING INQUIRIES

Colin Peter | 403.268.6640 | cpeter@harvard.ca

Ryann Braaten | 306.777.0690 | rbraaten@harvard.ca

PROJECT OVERVIEW

Located beside the scenic Wascana Park and just minutes from downtown Regina, The Vue at Lakeshore is a planned mixed-use development offering an ideal setting for neighbourhood-serving retail and services. The site is positioned to benefit from nearby condominium communities, steady commuter traffic to and from downtown, and the diverse population of students, faculty, staff, and visitors associated with the University of Regina and First Nations University of Canada.

Situated within a daytime population of approximately 74,100 people within a 3 km radius, The Vue at Lakeshore has been planned as a dense, mixed-use development. Mid-rise luxury condominium residences are proposed along the south side of the site, fronting 23rd Avenue, helping to create a built-in customer base to support street-level retail and service uses.

SITE FEATURES

SITE AREA

4 acres

LEASABLE AREA

36,000 sq.ft

MID-RISE CONDOMINIUMS

***Conceptual**

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



MARKET INFORMATION

	TRADE AREA		
	1 km	3 km	5 km
Total Population	3,742	54,324	113,253
Daytime Population	4,532	74,110	160,798
Average Age	44.1	42	40.1
Average Annual Household Spending	\$97,262.44	\$83,161.12	\$88,411.22
Average Household Income	\$110,548.80	\$94,521.20	\$100,411.22
Average Value of Household	\$364,440.40	\$350,703.41	\$364,751.34



Retail sales in Regina are forecast to increase 8% to \$6.43 billion over next three years

(Source: Conference Board of Canada)

268,804

City of Regina Population

+1.7%

149,400

Employment (FT jobs)

+7.3%

TRANSPORTATION

ACTIVE TRANSPORTION:

The Vue at Lakeshore is located across from the City of Regina's extensive multi-use pathway system and corresponding on street bicycle route. This network of paved or aggregate pathways and designated asphalt lanes provide a corridor for Regina residents to walk, run, ride, or roll across the city.

The Vue at Lakeshore is located on the following City of Regina bus routes:

- 4 Hillsdale
- Which also connects to:
- 3 University
- 18 University
- 21 University
- 22 University
- University Express

[REGINA PATHWAY MAP](#)

[REGINA CROSSTOWN BIKE ROUTE](#)

AVERAGE DAILY TRAFFIC COUNT

(Source: City of Regina)

Hillsdale

12,600 (2021)

23rd Avenue

14,200 (2021)

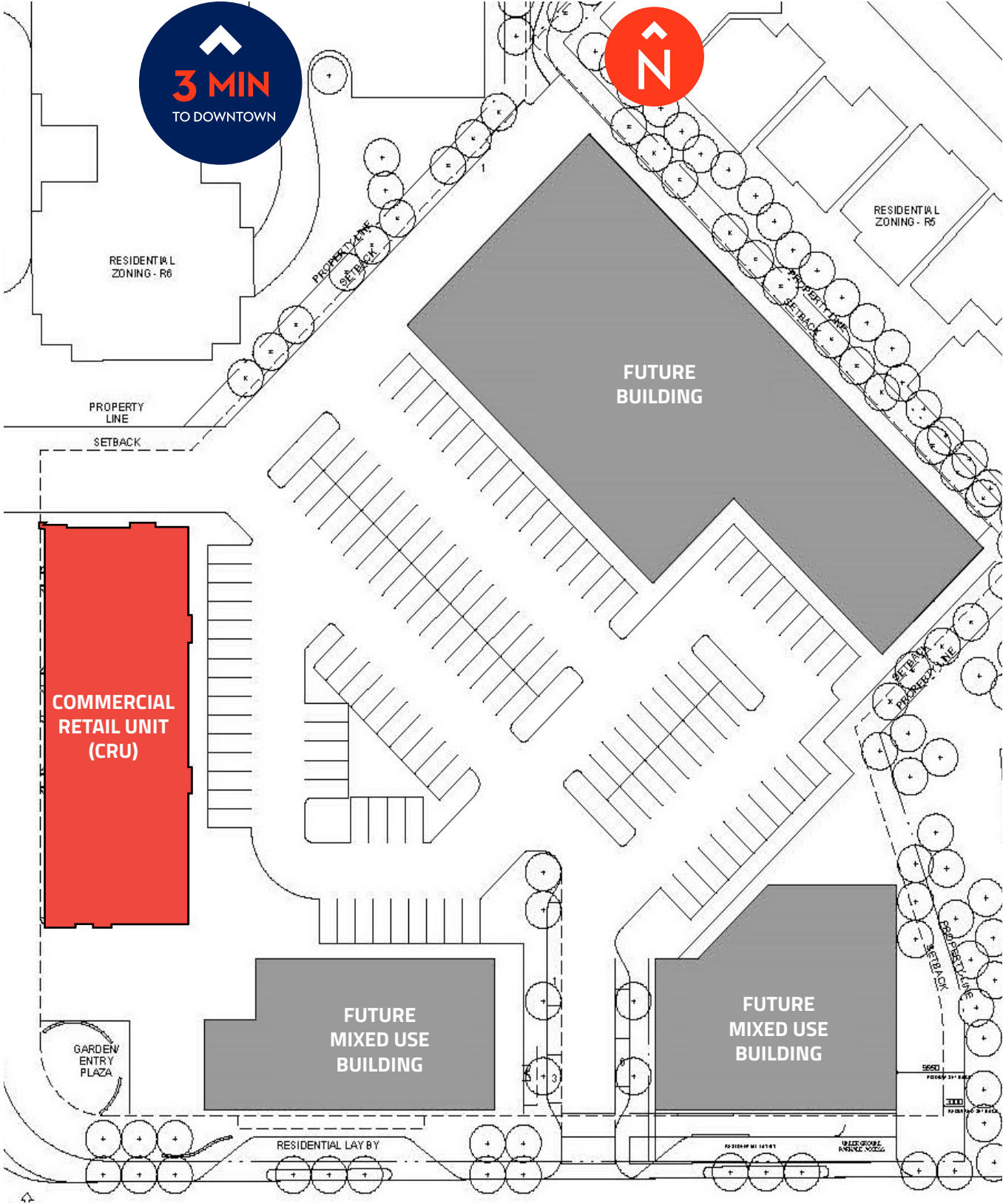
Wascana Parkway/Broad Street:

24,100 (2021)



SITE PLAN

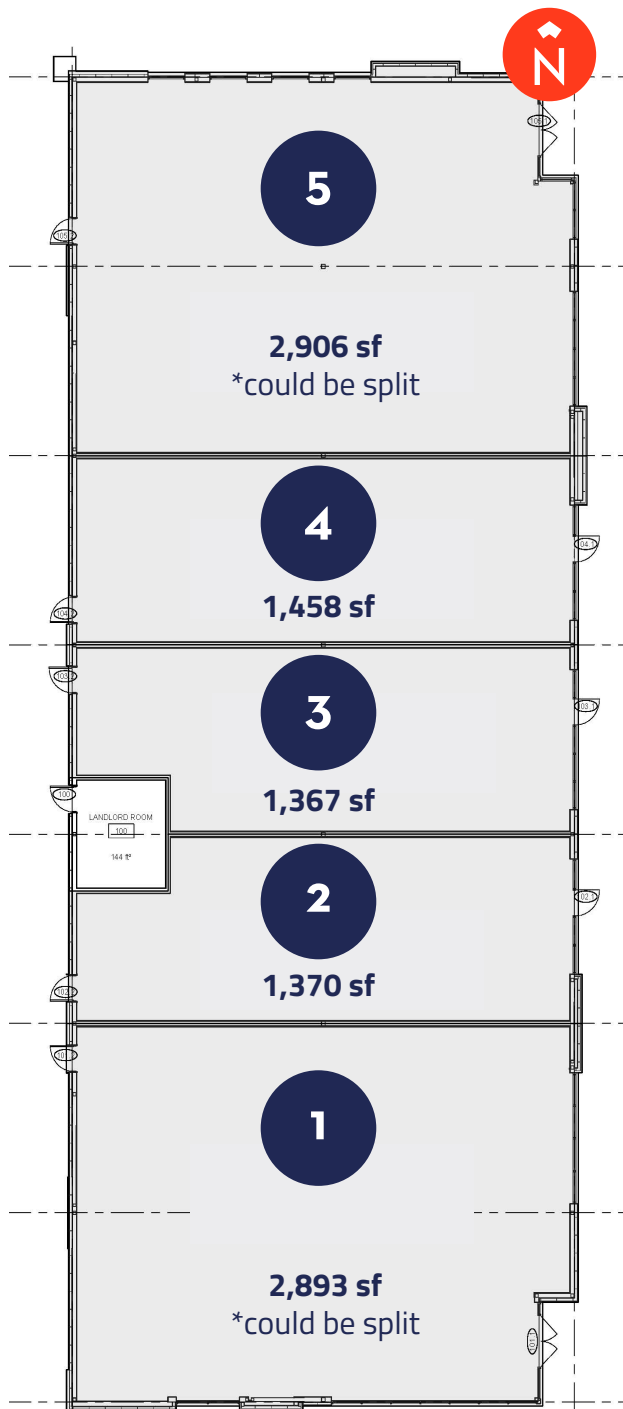
HILLSDALE STREET (12,600 VPD)



23 AVENUE (14,200 VPD)



EAST ELEVATION



SUITABLE FOR:

- **Medical** – physician, dentist, optometrist, physiotherapist, chiropractor, massage.
- **Service Uses** – barber or hair salon, esthetics, insurance, wireless provider.
- **Retail** – women’s, men’s & children’s clothing, shoes, pet supplies, florist, supplements, games/toys, outdoor apparel, home goods & furniture.
- **Food Services** – coffee, sit down casual



REGINA, SK

LOCATION

1. Wascana Centre
2. Sask Science Centre/Kramer IMAX
3. Mackenzie Art Gallery
4. Wascana Rehabilitation
5. Conexus Art Centre

CONEXUS ART CENTRE – Regina’s world-class performing arts centre and theatre complex, which features a broad range of conventions, theatre productions, concerts, and graduations.

MACKENZIE ART GALLERY – is Saskatchewan’s oldest public art gallery with a permanent collection of nearly 5,000 works spanning 5,000 years.

WASCANA CENTRE – 150-hectare lake in the heart of Regina, Wascana Centre is home to 2,300 acres of urban land that provides a place to work, learn and play. It features 8.7km of paved pathway, and 5.6km of natural paths, recreation and play areas, as well as a Habitat Conservation Area.

UNIVERSITY OF REGINA – the U of R has 10 faculties, 25 departments, 10 institutional level research centres and 3 federated colleges and averages over 16,000 full time and part time students annually.

FIRST NATIONS UNIVERSITY OF CANADA - one of the oldest First Nations post-secondary institutions in the country.



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