

the vue

AT LAKESHORE

REGINA, SASKATCHEWAN



residences



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.

The Vue offers a boutique retail destination surrounded by lush parks and gardens and sweeping views. 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



Anchor +/-18.0K
Medical +/-6.0K
CRU/Retail +/-10.0K
Total +/-34.0K

Total Parking 130 Stalls as shown
(approx. 4.2/1000 @0.85net)

HILLSDALE STREET (15,000 VPD)



Lakeshore Redevelopment
Retail Leasing Plan Concept 2
North Pharmacy w/ Loading

SK02-R2

12047

21-11-03

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

SURFACE STALL COUNT:	146 STALLS
CRU STALL RATIO	5.5 STALLS/1,000SF

REGINA, SK



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