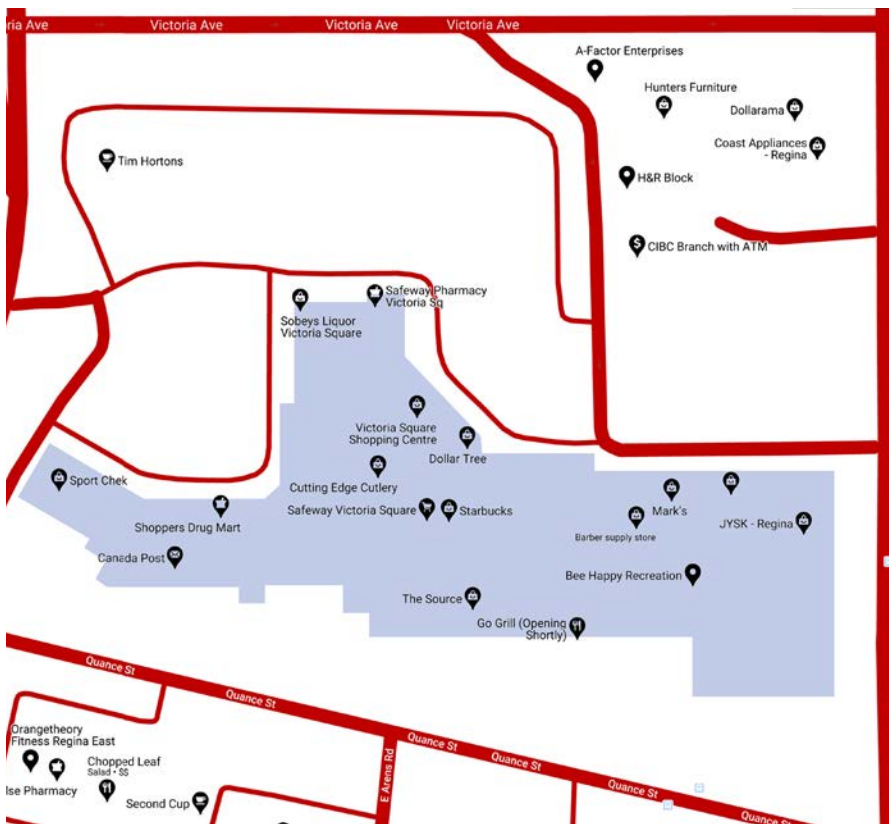




VICTORIA SQUARE

2223 Victoria Avenue East
Regina, SK S4N 6E4



GLA	275,045 SF
LEASE RATE- INLINE	Market Rates
LEASE RATE- FOOD COURT	\$55.00 PSF
OPERATING COSTS-RETAIL	\$19.82 PSF (includes utilities)
OPERATING COSTS-FOOD	\$63.00 PSF (includes utilities)
PROPERTY TAXES	\$4.70 PSF
PROMOTION FUND	\$1.25 PSF
POSSESSION	Arranged



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PROPERTY INFORMATION

TOTAL GLA	275,045 SF
LOCATION	Regina, Saskatchewan
BUILDING TYPE	Enclosed Community Shopping Centre
MAJOR INTERSECTION	Victoria Avenue East & University Park Drive
RENOVATION / REDEVELOPMENT	1993, 1998, 2010 & 2015
MAJOR TENANTS	Safeway: 45,895 SF Goodlife Fitness: 33,451 SF JYSK: 28,343 SF Sport Chek: 23,145 SF Mark's: 18,485 SF Shoppers Drug Mart: 17,571 SF Premium Label Outlet: 10,413 SF



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LEASING OPPORTUNITIES

With Full floor,
base building shell,
LED lighting

UNIT 1	2,640 SF
UNIT 3	912 SF
UNIT 7	6,087 SF
UNIT 13B	675 SF
UNIT 18A	2,543 SF
UNIT 22A	1,907 SF
UNIT 24	984 SF
UNIT 24A	1,578 SF
UNIT 25	1,439 SF
UNIT 25A	467 SF
UNIT 25B	996 SF
UNIT 26	2,887 SF
UNIT 37	319 SF
UNIT 39	328 SF
UNIT 48	699 SF

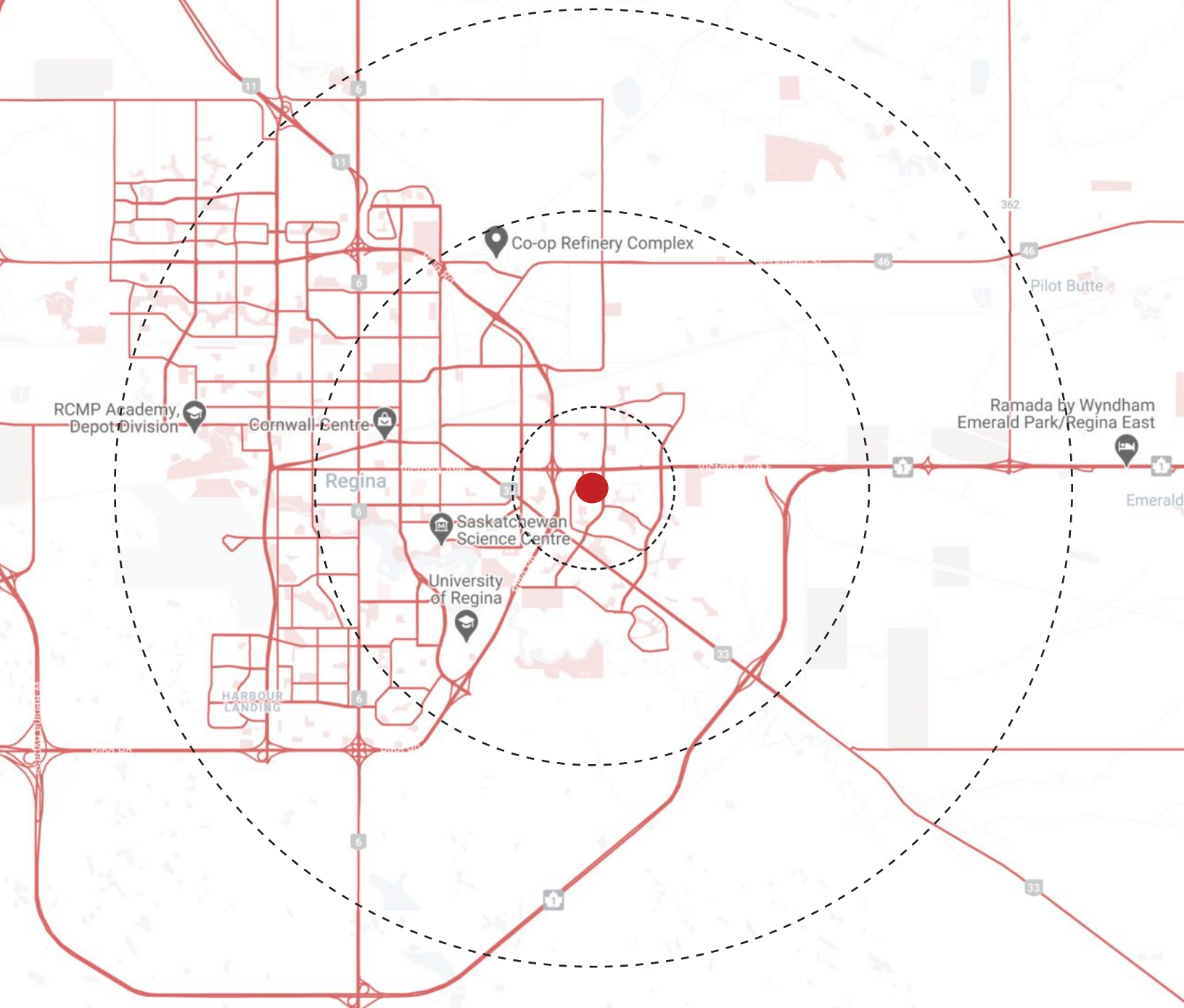


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MARKET INFORMATION

POPULATION

1 KM	12,499
5 KM	129,796
10 KM	202,409

Located in the Arcola East neighbourhood, the largest neighbourhood in Regina by area and population. This area is within 5 km of Victoria Square.



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GARDINER PARK EXT

SOBEY'S

VICTORIA SQUARE

GIBC

COAST APPLIANCES

HUNTERS FURNITURE

DOLLARAMA

DOMINO'S PIZZA

SALPN



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VICTORIA SQUARE



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