



LEASING OPPORTUNITIES



PROPERTY INFORMATION

TOTAL GLA	284,660 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	Goodlife Fitness: 33,451 SF United Import: 28,343 SF Sport Chek: 23,145 SF Mark's: 18,485 SF Shopper's Drug Mart: 17,571 SF Dollar Tree: 12,434 SF VicSquare Arcade: 9,629 SF



FREE GUEST WIFI



1,400 PARKING SPACES

LEASING INFORMATION

LEASE RATE - INLINE	Market Rates
LEASE RATE - FOOD COURT	Market Rates
OPERATING COSTS - RETAIL	\$14.23 PSF <small>(Excludes utilities)</small>
OPERATING COSTS - FOOD	\$51.95 PSF <small>(Excludes utilities)</small>

PROPERTY TAXES	\$4.95 PSF
PROMOTION FUND	\$1.75 PSF
MANAGEMENT FEE	\$0.77 PSF
ADMIN FEE	\$1.26 PSF
POSSESSION	Arranged



ADMINISTRATION OFFICE

2223 Victoria Avenue East
Regina, SK S4N 6E4
306-789-1999



BING WANG

Executive Vice President
604-818-8889
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LEASING OPPORTUNITIES

KIOSKS	Up to 100 SF	UNIT 29	1,560 SF
FOOD KIOSKS	Up to 150 SF	UNIT 22A	1,925 SF
UNIT 1B	748 SF	UNIT 30A	2,235 SF
UNIT 2	1,004 SF	UNIT 10	2,544 SF
		UNIT 45	45,895 SF



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MARKET INFORMATION

Located in Regina's east commercial hub, the largest and busiest retail sector in the city.

Directly adjacent to the Trans-Canada Highway and Ring Road.

Surrounding neighbourhoods include Arcola East, Gardiner Park, and Glencairn.

POPULATION

1 KM	12,449
5 KM	129,796
10 KM	202,409

TRAFFIC COUNT (VICTORIA AVENUE)

50,000 - 66,000 DAILY
SOURCE: CITY OF REGINA TRAFFIC MAP 2021

