

UP TO 4,432 SQ FT AVAILABLE

FOR LEASE

RETAIL | HIGH QUALITY RETAIL UNIT LEASE OPPORTUNITY

ASPEN MARKET

110 KALRA STREET, SASKATOON

CUSHMAN & WAKEFIELD
Saskatoon

PROPERTY DETAILS

$34.00
Asking Price, PSF

$13.50*
2026 Est. Occupancy, PSF

Fall 2026
Availability

District:	Aspen Ridge
Zoning:	B4MX *(Integrated Commercial Mixed-Use)*
Parcel #:	203542725
Site Size:	1.53 Acres
Total Rentable Area:	± 1,332 – 4,432 SF (CRU B)
Parking:	Ample paved parking common to site
Heating/HVAC:	HVAC partial distribution in place

HIGHLIGHTS

- 3 High quality CRU buildings for lease
- Total building(s) sizes: CRU B - 4,432 SF
- Located along McOrmond Rd at Kalra Street & McOrmond Drive
- Current tenants: YWCA Day Care
- Available Fall 2026
- *CRU A (5,273 SF) and CRU C (6,783 SF) available Fall 2027



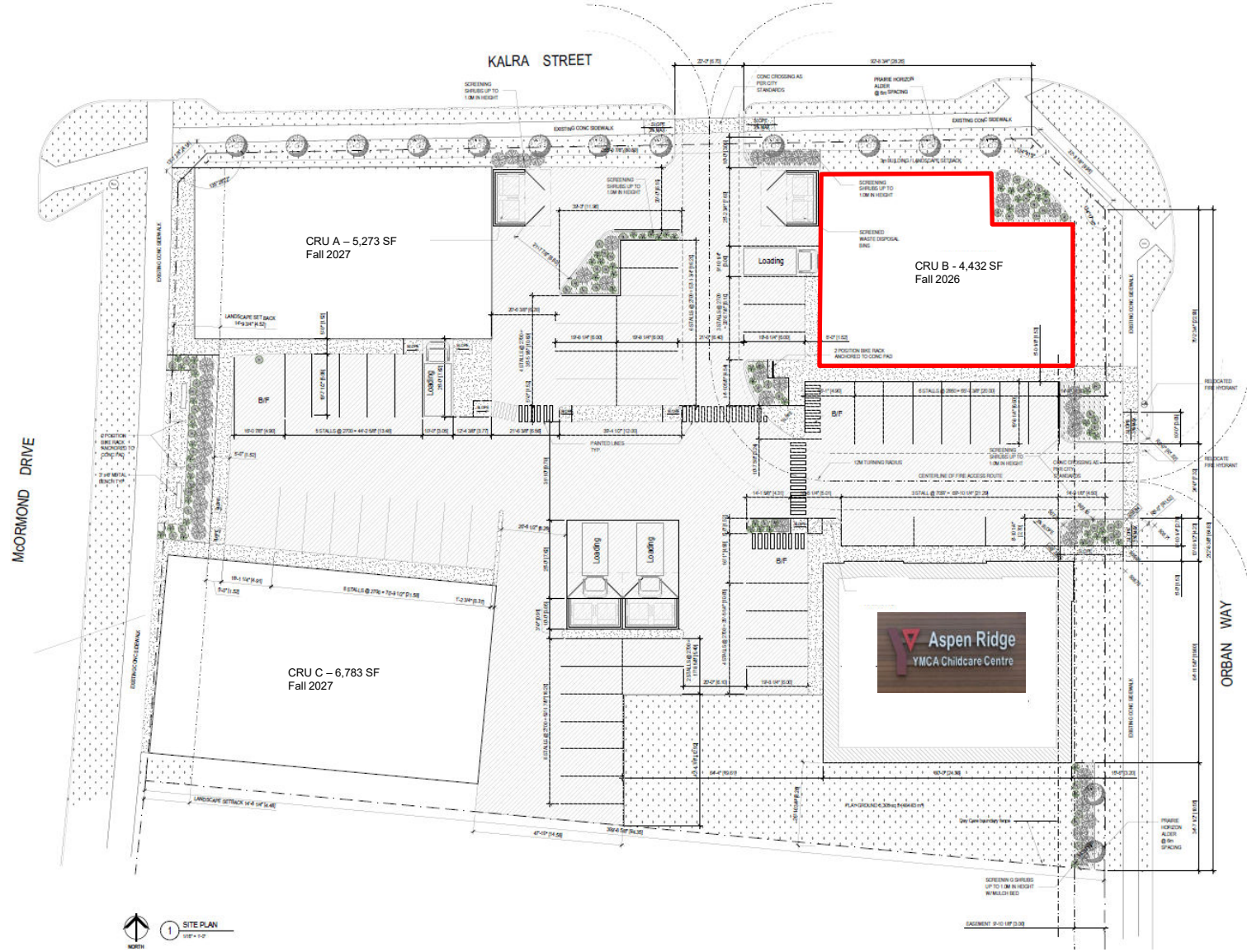


LEAD AGENT

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SITE PLAN

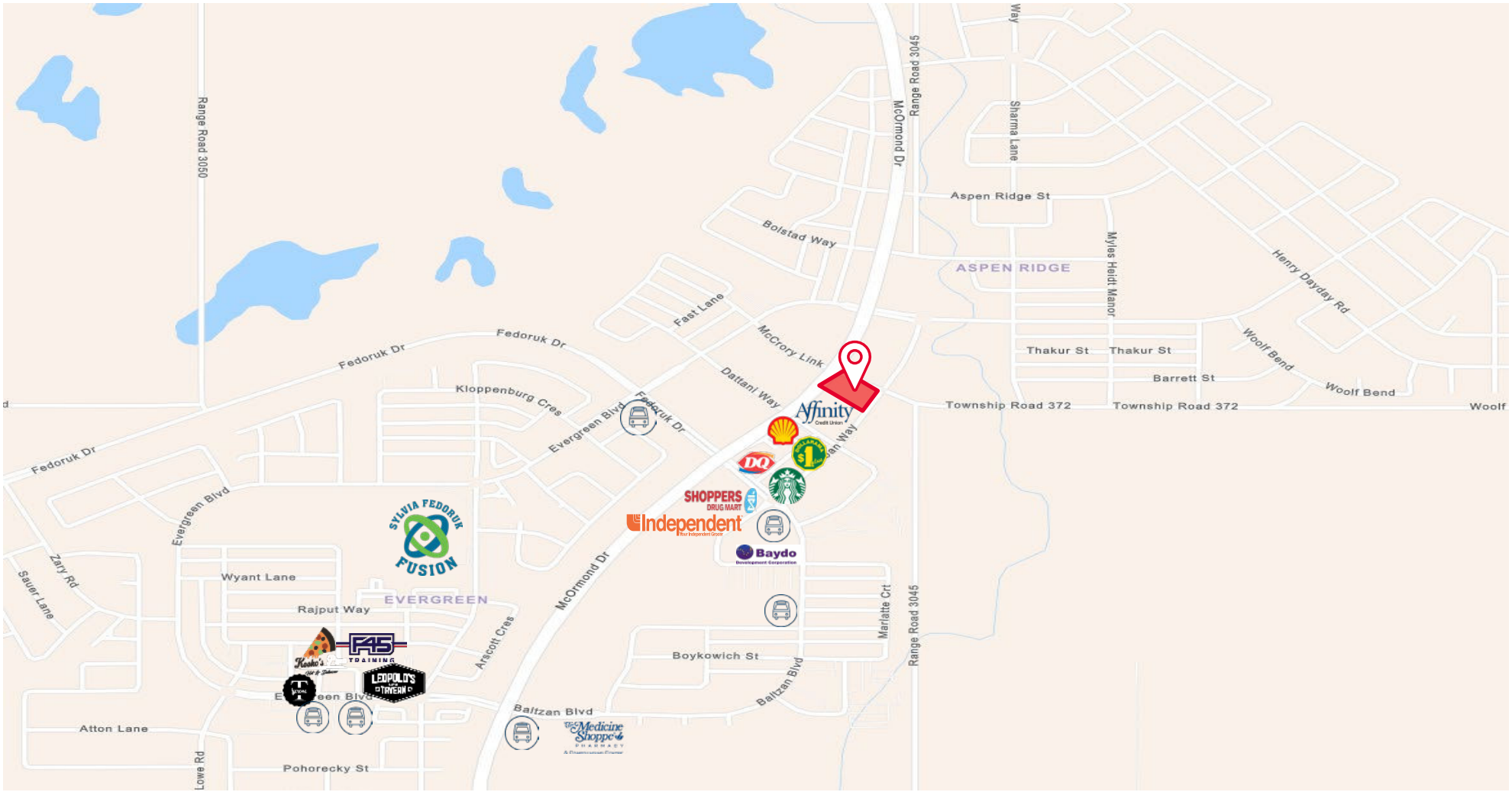


*Not to scale, not exactly as shown.

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NEIGHBOURHOOD PROFILE

EVERGREEN | ASPEN RIDGE



- Accommodates mixed-use development and blends residential, commercial and institutional activities into a District Village where residents can work, play, live and shop
- Proximity to 6 transit stations
- Access to new Chief Mistawasis Bridge
- 20 minutes to Downtown Saskatoon

CUSHMAN & WAKEFIELD Saskatoon



SURROUNDING RESIDENTAL NEIGHBORHOODS

Evergreen

- 655 acres
- 12,622 projected population
- 2,021 single family units
- 3,691 units

Aspen Ridge

- 638 acres
- 13,120 projected population upon completion

Willowgrove

- 544 acres
- 8,420 population
- 1,715 single family units
- 1,120 multi units

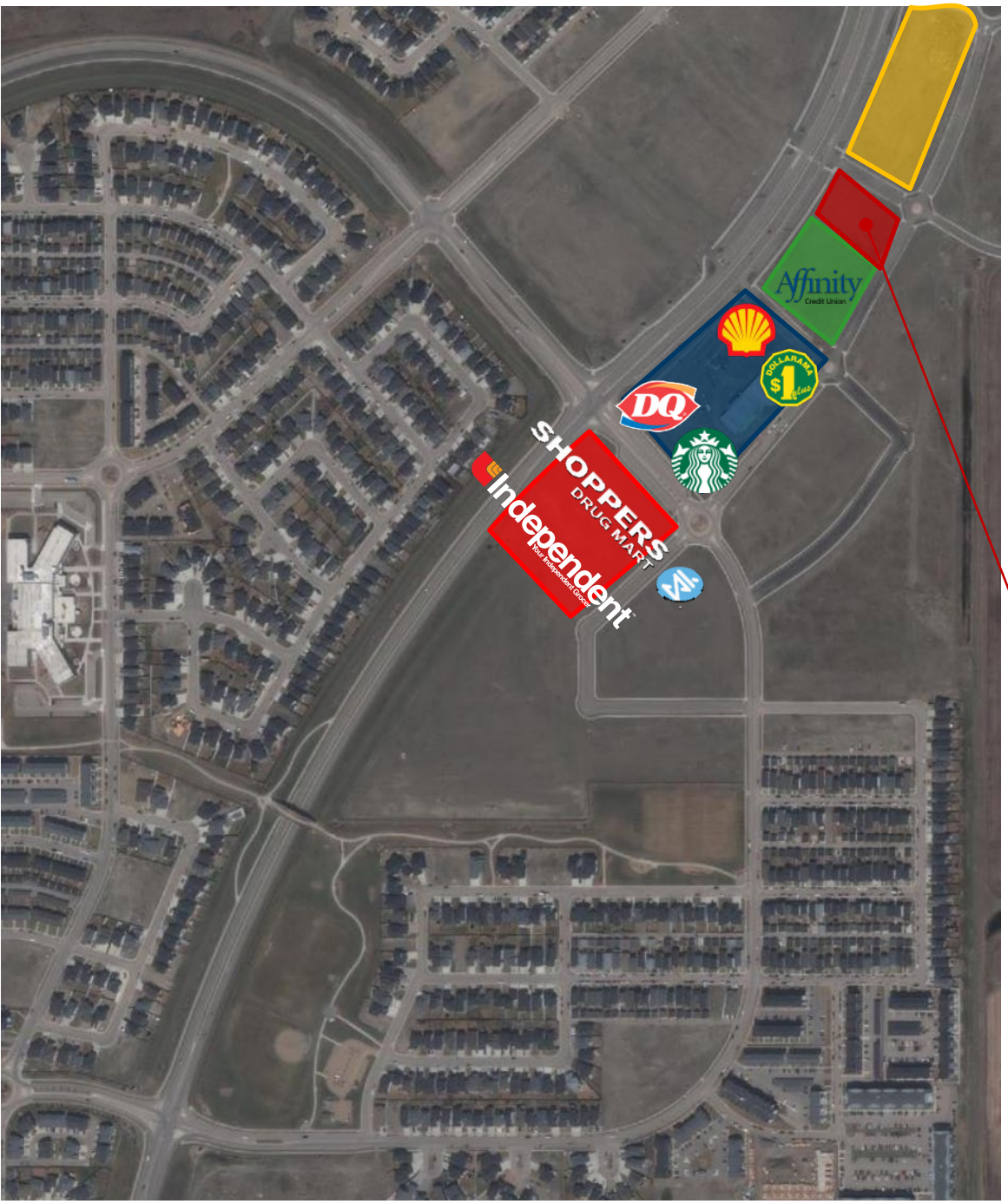
Silverspring

- 442 acres
- 5,164 population
- 1,317 single family units
- 362 multi units

Aspen Market

- 3 High quality CRU buildings for lease
- Total building(s) sizes: 6,783 SF, 5,273 SF, 4,432 SF
- Located along McOrmond Rd at Kalra Street & McOrmond Drive
- Current tenants: YWCA Day Care
- CRU B Available Fall 2026

LOCATION



NORTH PRAIRIE TOWNHOMES

- Bellatowns in Evergreen
- 120 townhome units
  - 2-3 Bedroom & Garage
- The Moet I – The Moet II
  - 100 townhome units (2-3 Bedroom & Garage)

SEYMOUR PACIFIC

- Juniper gardens
- 162 rental units (1-2-3 Bedroom)
  - Phase 2: 116 rental units
- Evergreen Bend
- 204 rental units

BAYDO

- Multi-family
- 154 rental units (1-2-3 Bedroom)
- Five - 6 storey Residential Towers
- Baydo Plaza

AVANA

- Aspen Ridge - Evergreen
  - Baltzan Blvd & Orban Way
- 300+ townhome units (1-2-3 Bedroom)

AREA FEATURES

- Prime traffic exposure
- New anchoring development
- Residential growth
- High-visibility, accessible location
- Walkability and anchored services
- Complete-community appeal
- 4 Elementary Schools nearby
- 3000 plus occupants within 6 block radius of Evergreen Crossing Shopping Centre





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