



CITYLIFE CROSSING

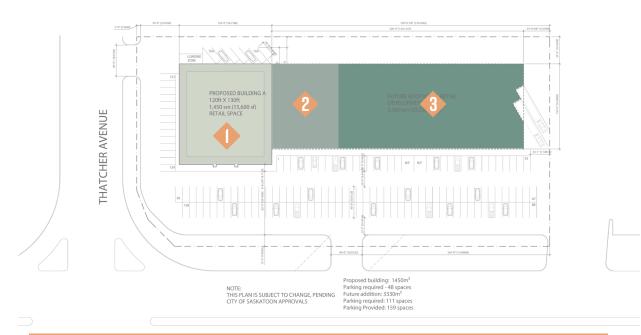
Located on the corner of Marquis Drive and Thatcher Avenue is CityLife Crossing, a retail development poised to serve big box retailers in Saskatoon. The site is shadow-anchored by Costco Wholesale and benefits from exceptional visibility and the high traffic volumes of Marquis Drive. Further to this, the site is visible from one of Saskatoon's busiest intersections in Idylwyld Drive N and Marquis Drive.

This intersection serves to connect Saskatoon to Warman and Prince Albert via Highway 11 and Martensville and North Battleford via Highway 12. The site is currently 52% occupied with Saskatoons first La-Z-boy committed to the west end-cap. Currently, there is 23,500 square feet of gross leasable area remaining in the 48,000 square foot development.

Costco built it's first location in Saskatoon across the street from CityLife Crossing back in 1991. Given the success in this location Saskatoon's Costco justified opening a second Costco location to service Saskatoon's South side in 2016. The success of this North-end location is no surprise given that retail availability on Saskatoon's North-end is historically hard to come by, as well as the rapid population growth of Warman and Martensville.

SITE PLAN

CityLife Crossing Phase 1



This site consists of ~48,000SF of retail space with 159 parking stalls on-site.



La-Z-Boy

Future development site of La-Z-Boy 15,600 SF



Under Contract

Commercial retail unit 9,500SF



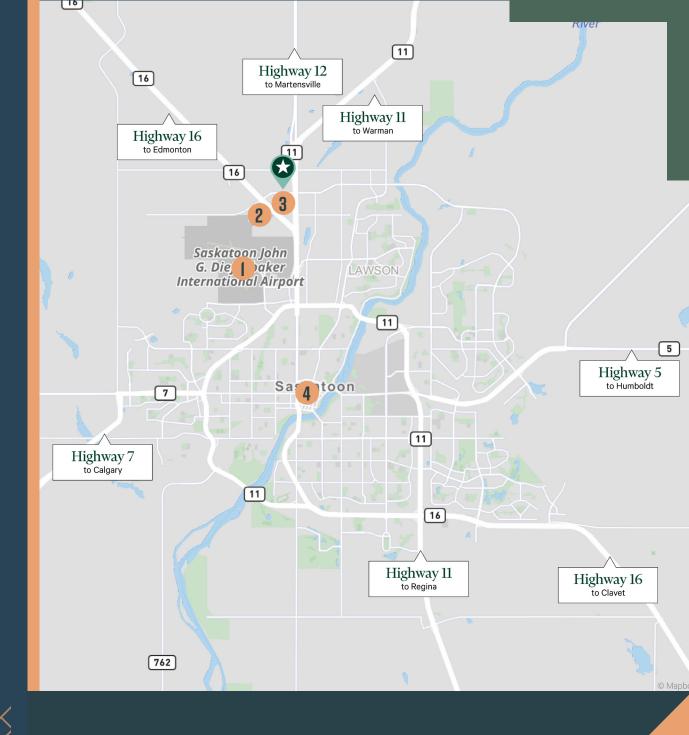
Future Development

Future Development site for commercial retail unit 23,500SF



LOCATION

- AIRPORT
- 2 SASKTEL CENTRE
- 3 costco
- 4 DOWNTOWN





BUILDING DETAILS

Building Size	48,000sf
Available SF	33,000sf
Min. Deal Size	10,000sf
Parking	159 parking stalls
Asking Rent	\$22.95/sf
Operating Cost	\$5.50/sf
Clear Hight	Front 22'6" Rear 20'6"
Building	Steel frame building, single slope roof. Stucco/brick/glazing with build outs all around





RETAIL SPECIFICATION



IDYLWYLD DRIVE TRAFFIC 28,200 Daily Vehicles





MARQUIS DRIVE TRAFFIC 15,000 Daily Vehicles

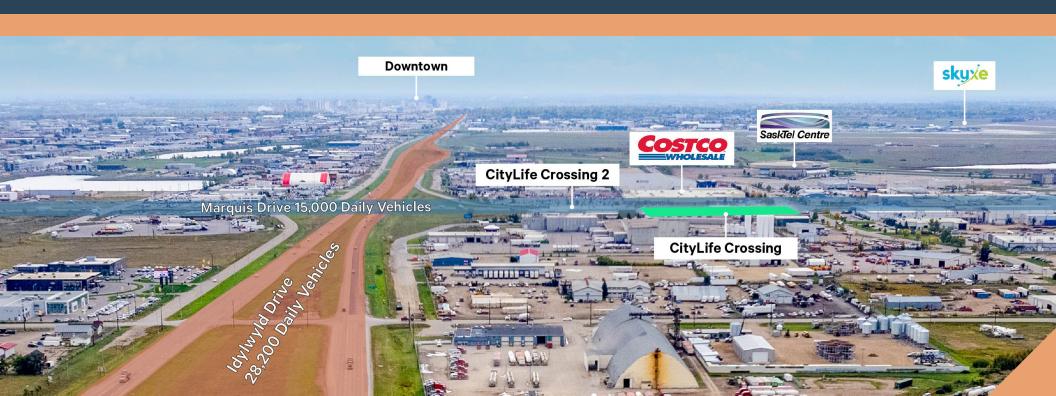


SASKTEL CENTRE 650 meters



CIRCLE DRIVE TRAFFIC 52,500 Daily Vehicles







DESTINATION	DISTANCE
La-Z-Boy	On site
Costco	270m
Sasktel Centre	650m
Airport	7.0 km
Downtown	8.6 km
University	9.6 km
Martensville	14.1 km
Warman	17.6 km

POPULATION



5 KM **25,222**

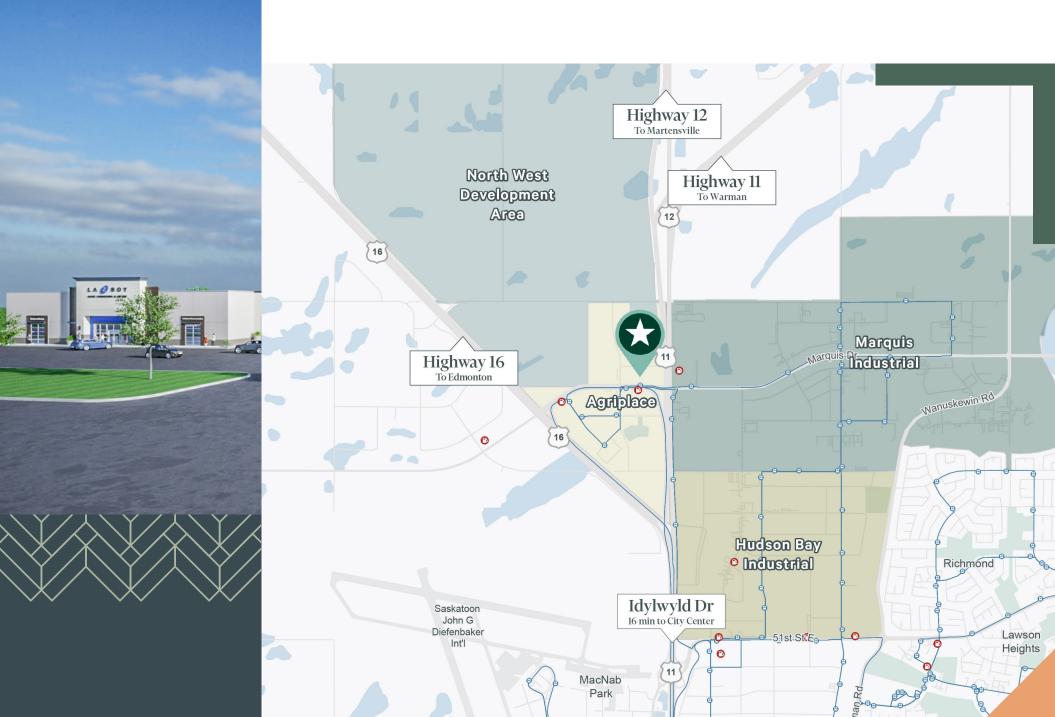


10 KM **198,081**



SASKATOON **340,361**

TRANSPORTATION MAP









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