



FOR LEASE

# CITYLIFE CROSSING

3810 THATCHER AVE, SASKATOON, SK S7R 1A5



# CITYLIFE CROSSING

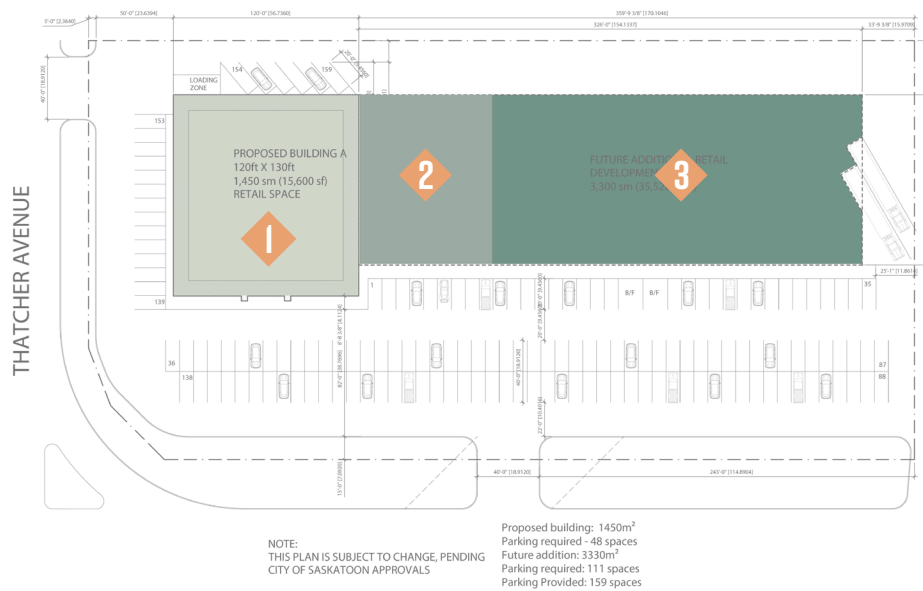
Located on the corner of Marquis Drive and Thatcher Avenue is CityLife Crossing, a retail development poised to serve big box retailers in Saskatoon. The site is shadow-anchored by Costco Wholesale and benefits from exceptional visibility and the high traffic volumes of Marquis Drive. Further to this,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



1

### La-Z-Boy

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

2

### Under Contract

Commercial retail unit  
9,500SF

3

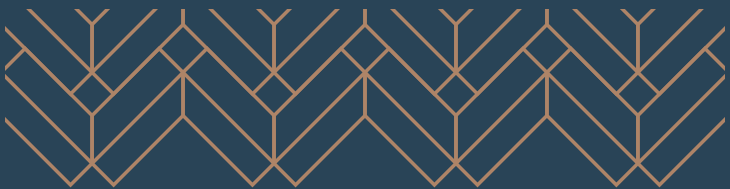
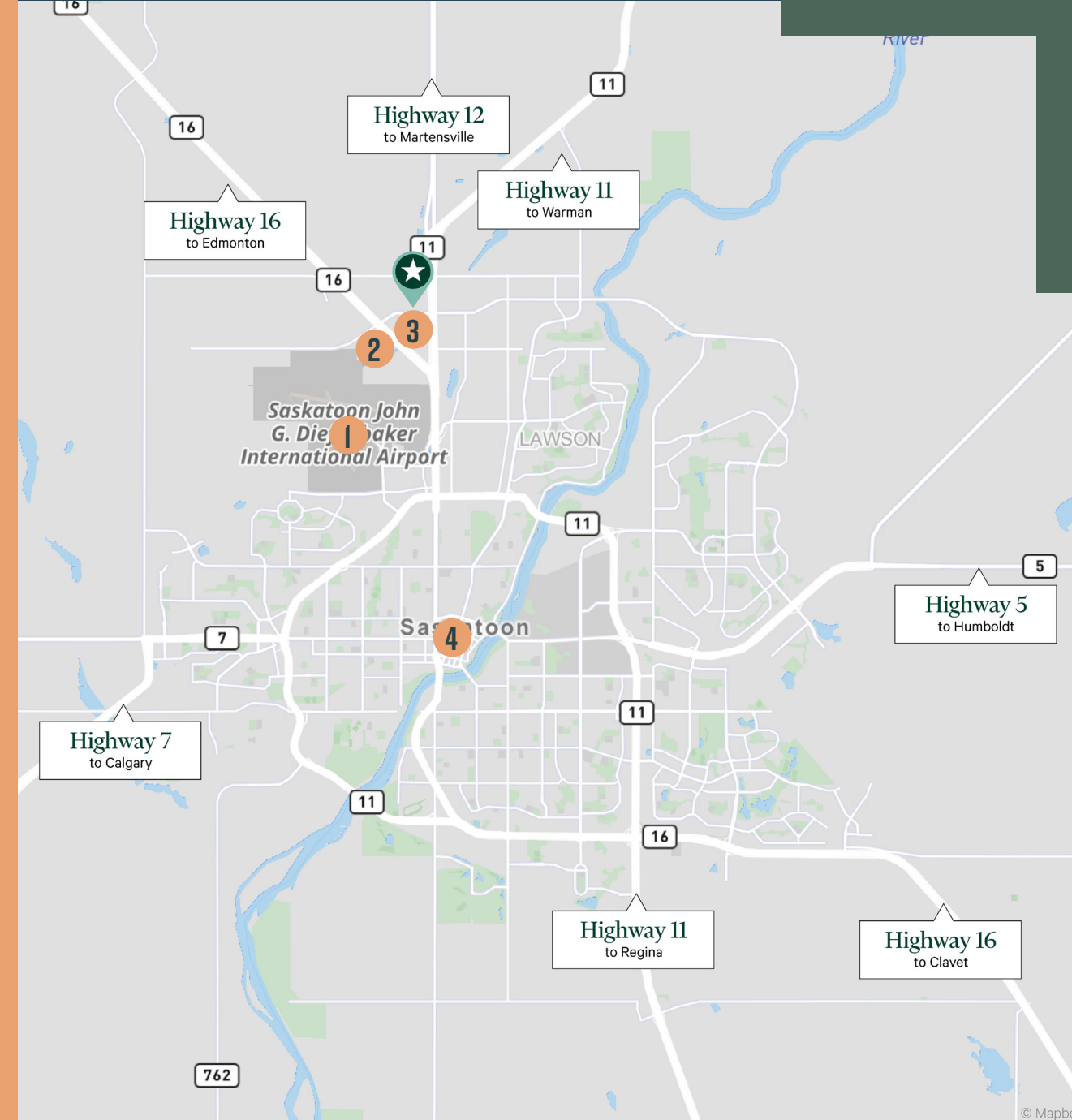
### Future Development

Future Development site for  
commercial retail unit  
23,500SF

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

# LOCATION

- 1 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



**COSTCO**  
270 meters



**MARQUIS DRIVE TRAFFIC**  
15,000 Daily Vehicles



**SASKTEL CENTRE**  
650 meters

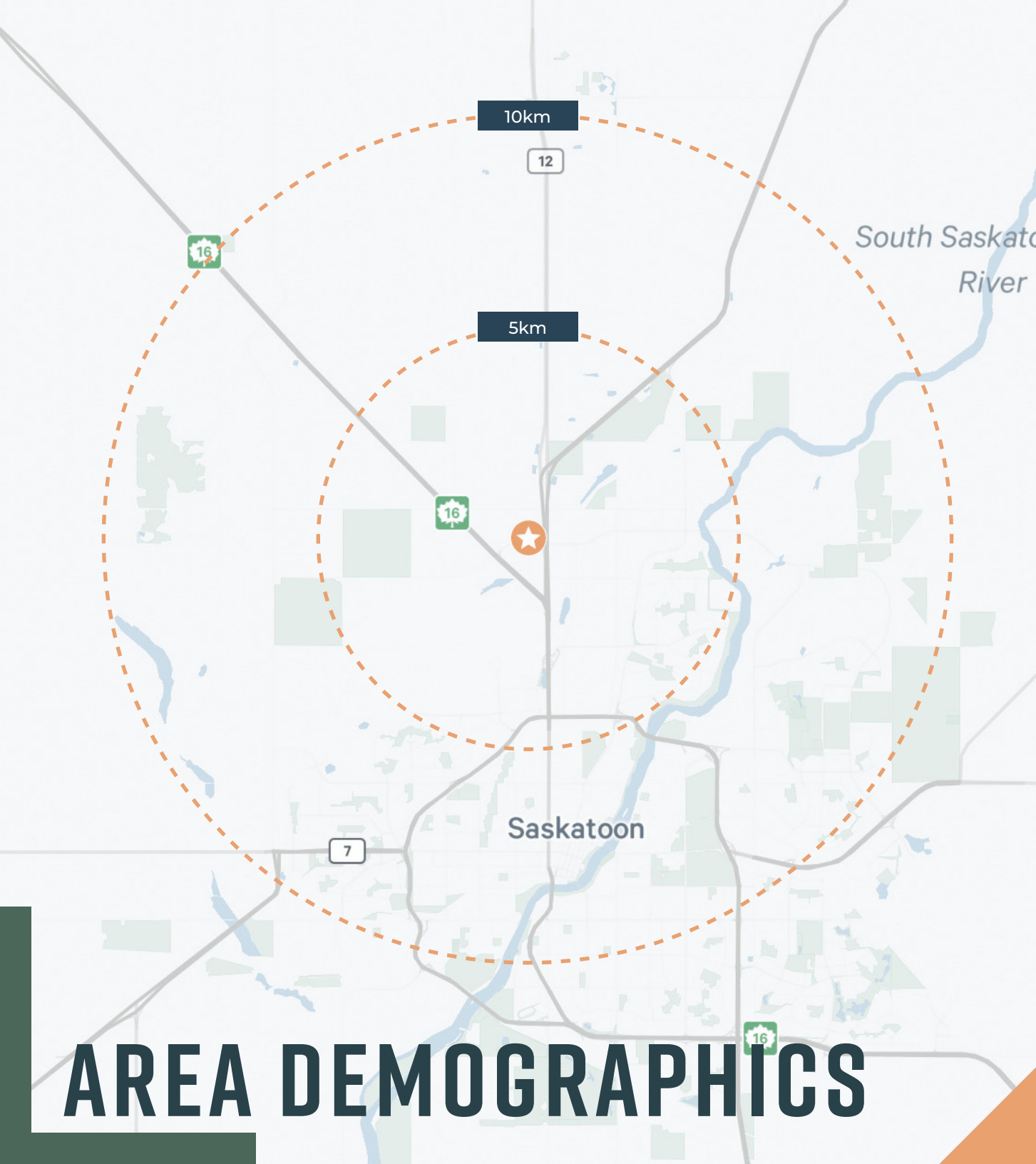


**CIRCLE DRIVE TRAFFIC**  
52,500 Daily Vehicles



**CITY CENTER**  
8.6 kilometers





**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

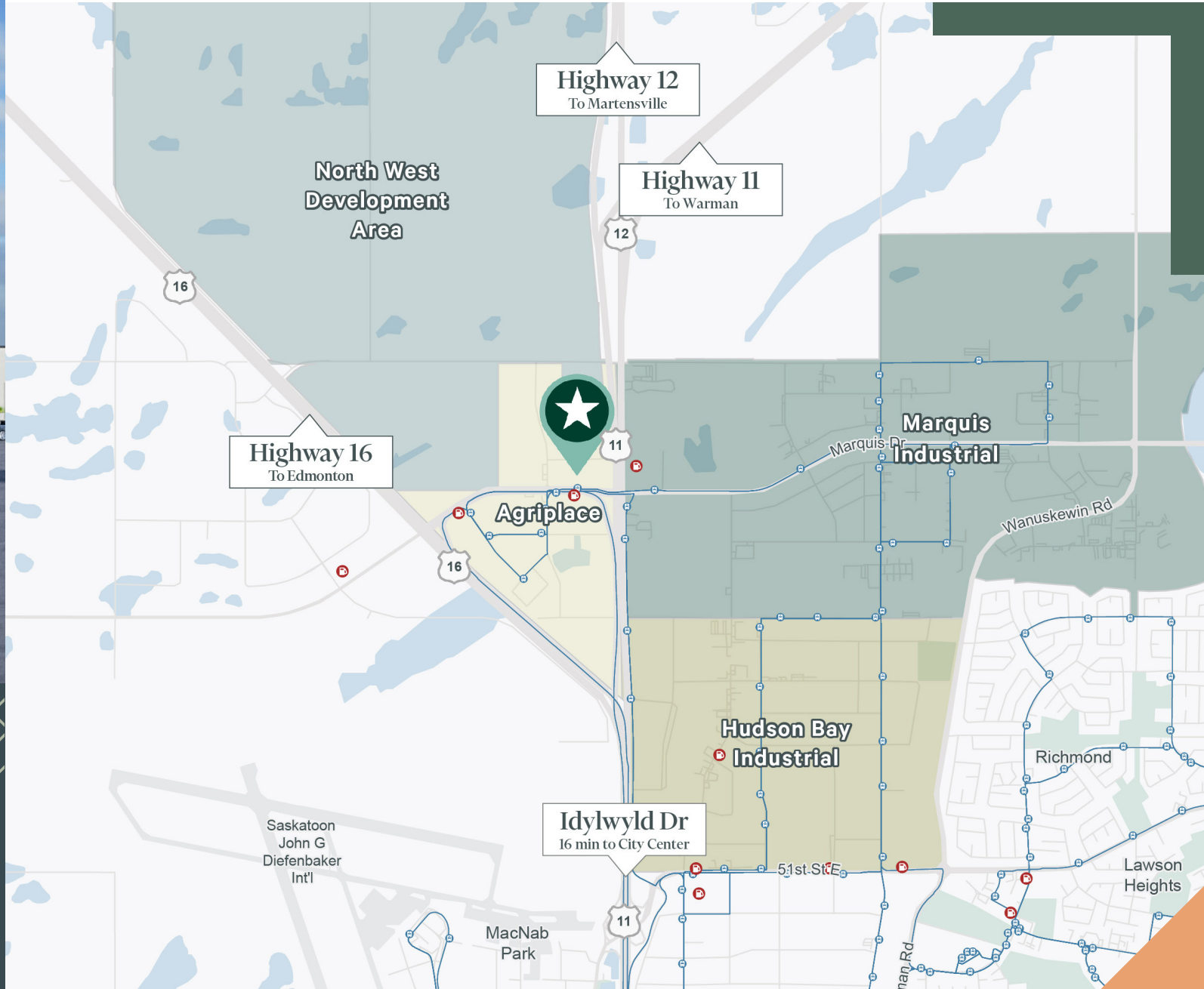
**POPULATION**

	5 KM <b>25,222</b>
	10 KM <b>198,081</b>
	SASKATOON <b>340,361</b>

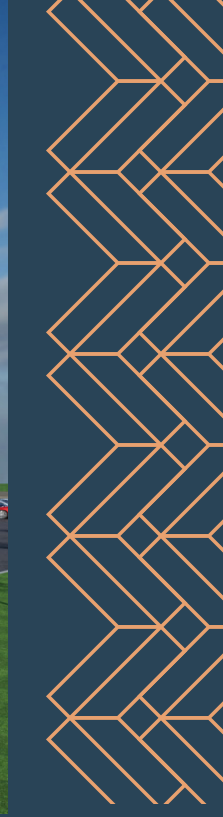
# AREA DEMOGRAPHICS



# TRANSPORTATION MAP









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