

Brighton

RETAIL OPPORTUNITIES

SASKATOON, SK



A COMMUNITY CONNECTED

On the eastern corridor of the Bridge City you will find Saskatoon's fastest growing community of Brighton. Over the past 10-years this 867-acre visionary-master planned community has come to life, connecting families with neighbours and nature.

Vibrant public spaces, picturesque walkways, inclusive and varied green spaces complimented by timeless, quality architecture, thoughtfully planned streetscapes, and diverse wetlands are what truly define the character of Brighton.

Dedicated pathways for pedestrians, cyclists and transit ensures schools, shops and amenities are just a short walk or ride away, seamlessly combining the convenience of urban living with the beauty of expansive parks and trails, making it an ideal place to call home.

With over 82-acres of parks, and 41-acres of protected wetlands, nature and play are woven into the fabric of this community. Brighton's Core park is a 23-acre hub where the entire family can play, relax and connect. Home to Saskatoon's first fully accessible playground, an outdoor amphitheater, boardwalk, spray park, and challenge course ensuring inclusivity for children of all abilities.

5,388

population (2024)

2.8

average household size

2,512

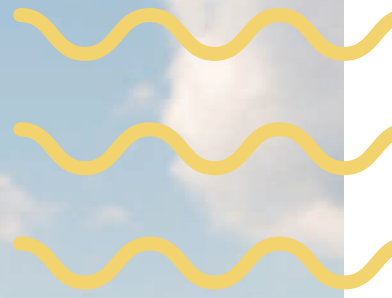
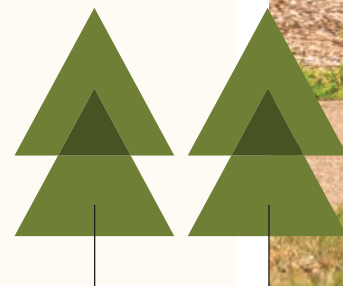
single family homes

891

multi-family units



Scan the QR code to take a virtual tour of Brighton



LIVE WHERE YOU WORK, PLAY, LEARN, SHOP & THRIVE

Living in Brighton means having everything you need for living a full life integrated into the community layout. Walk, bike or scoot to shop, dine or catch a movie at the Marketplace. Get out and about with your family to the sports fields, summer splash park, or winter toboggan hill. And the Village Centre will be a hub for businesses, retail, live/work living, boutiques and exciting events that bring the community together.

VILLAGE

This vibrant medium-density mixed-use development along the pond pavilion offers a focal hub for the greater master planned community. A place where residents are near steps from everyday services and boutique retailers offering the best of both modern and urban living in a safe suburban backdrop.

MARKETPLACE

At the primary community entry commuters will find a Grade AAA grocery anchored regional shopping center on their commute home. Drive thru's and everyday conveniences ensure residents have everything they need at their doorstep to start their day off right.

\$32.70 **250k sf**

average retail PSF rent

total retail space

\$62.6k **\$583k**

median personal income (2022)

average single family home sale price (2023)



Brighton



EVERYDAY ESSENTIALS AT YOUR FRONT DOOR

Being part of the largest master-planned community in Saskatoon has its perks and one of them is the Brighton Marketplace. At the intersection of College and McOrmond Drive all the amenities you need are at Brighton's doorstep. With over 220,000 square feet of retail, the Marketplace is home to convenient shops, terrific restaurants, essential health services and fantastic entertainment. Retailers include Wilson's Lifestyle Centre, Landmark Cinemas, Save-On Foods, The Keg and Saskatchewan's first Crumbl Cookies!

98% Leased - JAN 2026

39
number of stores

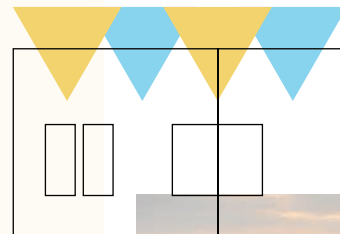
220k sf
total retail space

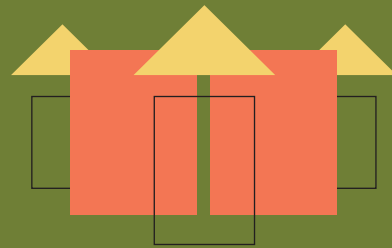
4.8
parking stalls/1,000 sf

\$14 psf
occupancy costs

AVAILABLE FOR LEASE

#80 - 145 GIBSON BEND
FALL 2026 POSSESSION
5,010 SF





A COMMUNITY HUB

Brighton Village is a 14-acre medium-density mixed-use development that seamlessly brings together townhomes, apartments, office, and highstreet retail.

Imagine being able to wake up and walk downstairs to grab a coffee from your favourite local hot spot

before popping next door for a haircut or to take in a group workout class with your friends.

The first building included ~9,000 sq ft of retail space that is now fully leased. Between the next three pond lined buildings an additional 30,000 sq ft of office and retail will be added to the Village Center by 2030.

505

residential rental units complete

300

additional residential units by 2028

9k sf

retail completed and occupied

30k sf

additional retail to be added by 2028

PROPERTY PROFILE

POSSESSION	Spring 2027
LEASE RATE	\$30/SF
OCCUPANCY COSTS	\$17 PSF
ZONING	DCD8



Brighton VILLAGE

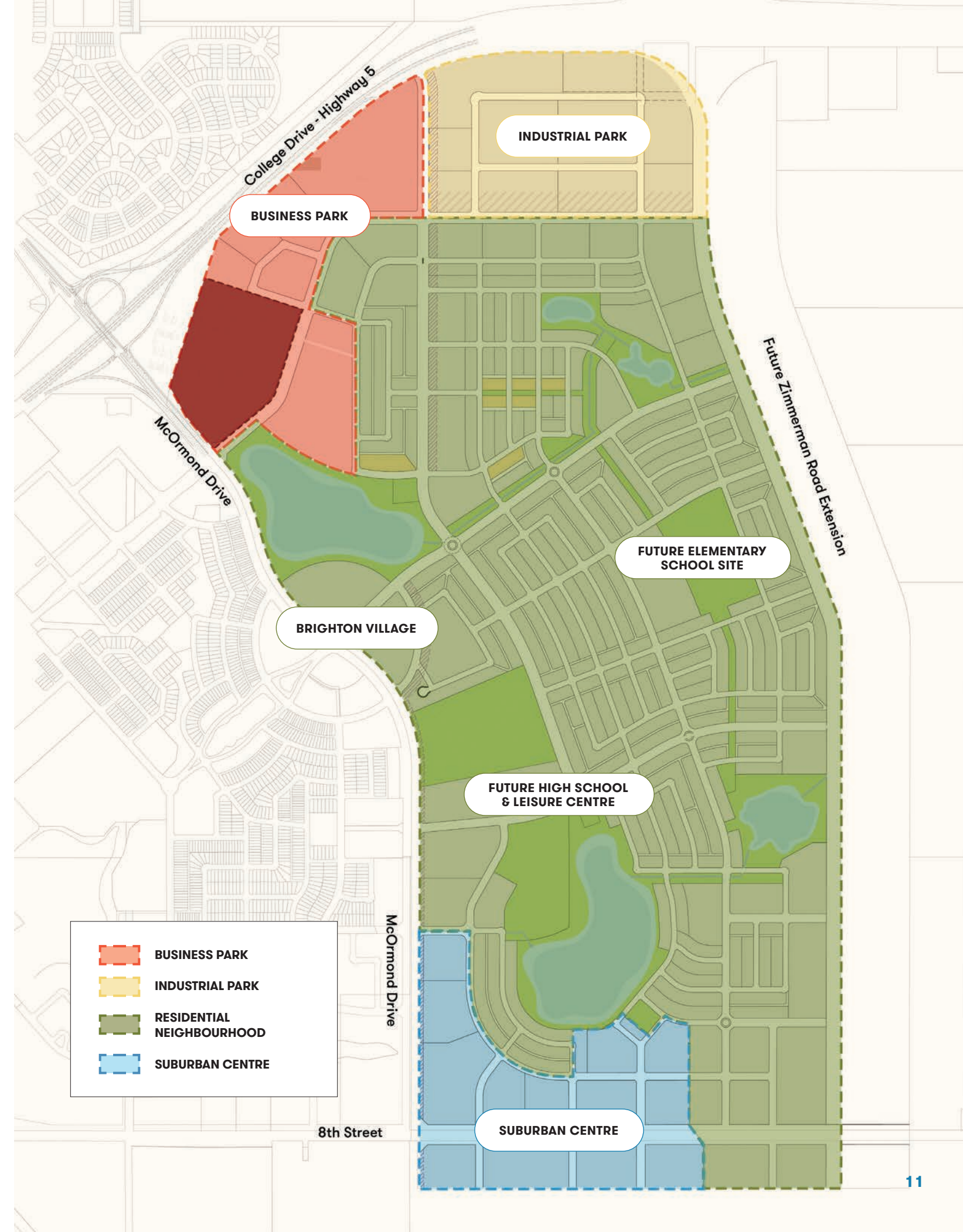
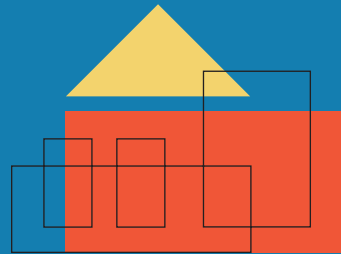


WELCOME TO THE NEW EAST

As Brighton continues to grow eastward, the next phase of its master-planned community is taking shape. The area is anchored by everyday amenities that support daily life, including a joint-use high school and leisure centre, an extensive park and pathway network, and a diverse mix of housing options that encourage connection and walkability.

The Business Park offers prominent exposure from Highway 5, adjacent to the established Brighton Marketplace. As Saskatoon’s only large-scale contiguous retail land opportunity, it provides flexibility in size and orientation, welcoming a range of uses—from large-format retail and automotive to hospitality and light industrial—while contributing to the area’s evolving employment and service hub.

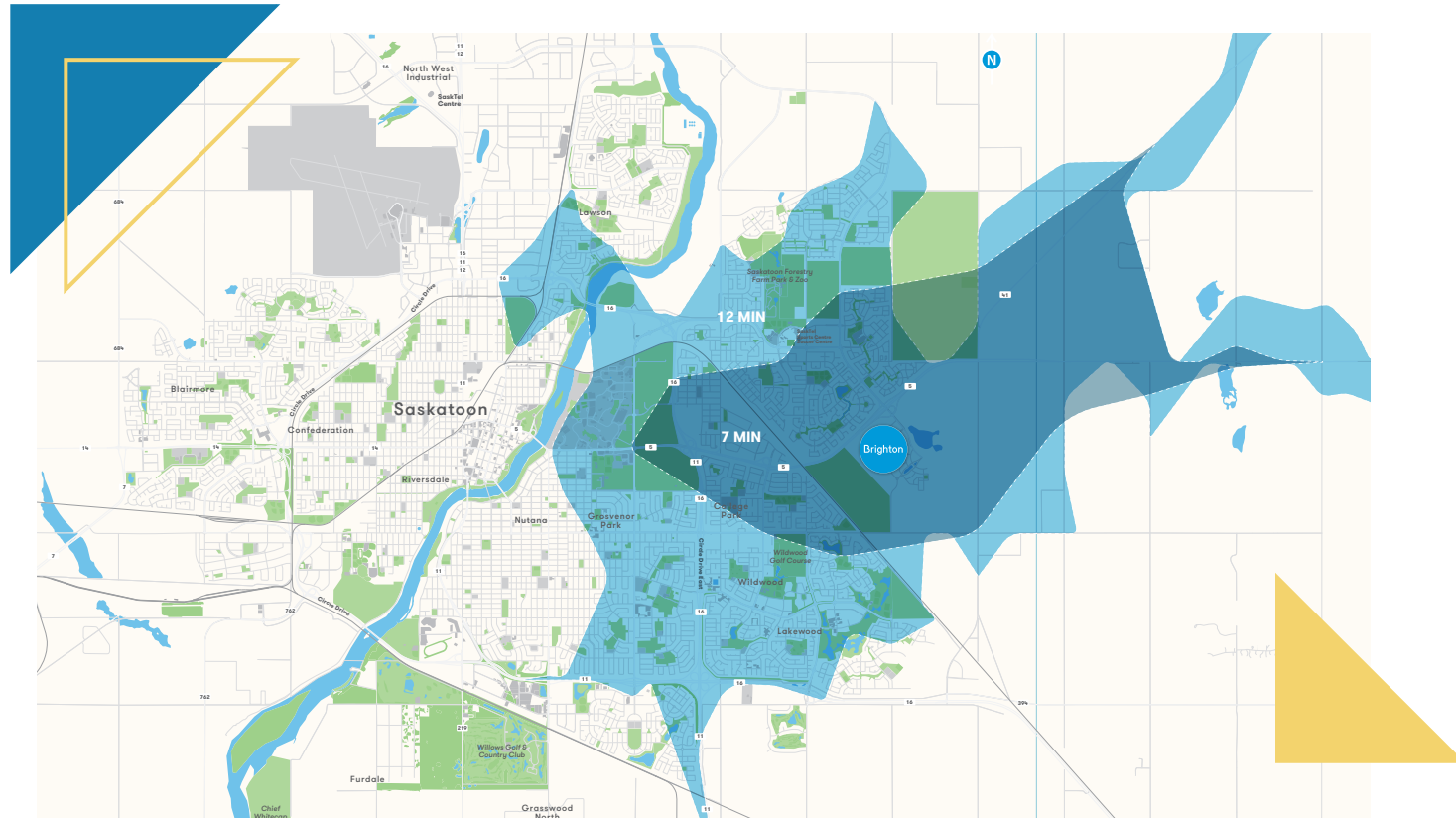
The mixed-use suburban centre at the intersection of McOrmond Drive and 8th Street will introduce a grocery-anchored high-street experience, designed to bring daily conveniences closer to home. With excellent access and connections to the City’s Bus Rapid Transit (BRT) network, it supports a more connected, accessible lifestyle for residents and visitors alike.



	BUSINESS PARK	INDUSTRIAL PARK	SUBURBAN CENTRE
Land Use	Commerical	Light Industrial	Mixed-Use and Grocery Anchored Retail
Parcel Sizes	2.8 - 9.6 acres	3.2 - 14.1 acres	4.1-11.2 acres (150K sf Retail Center)
Land Servicing	2026 - 2027	2028 - 2030	2027 - 2030
Target Possession	2028	2030	2030

A READY-MADE MARKET

Retailers benefit not only from the built in growing Brighton market but also from a number of well-established highly-accessible communities in the surrounding east Saskatoon region.



	PRIMARY MARKET SIZE	SECONDARY MARKET SIZE
Total Population	32,600	107,100
Average Age	37.4	39.8
Persons per household	3.02	2.96
Average Household Income	\$118,000	\$110,400

HOLMWOOD SECTOR PLAN

With more than **3,160** acres in the Holmwood Sector, Dream has secured 50 years of future growth in the east Saskatoon region.



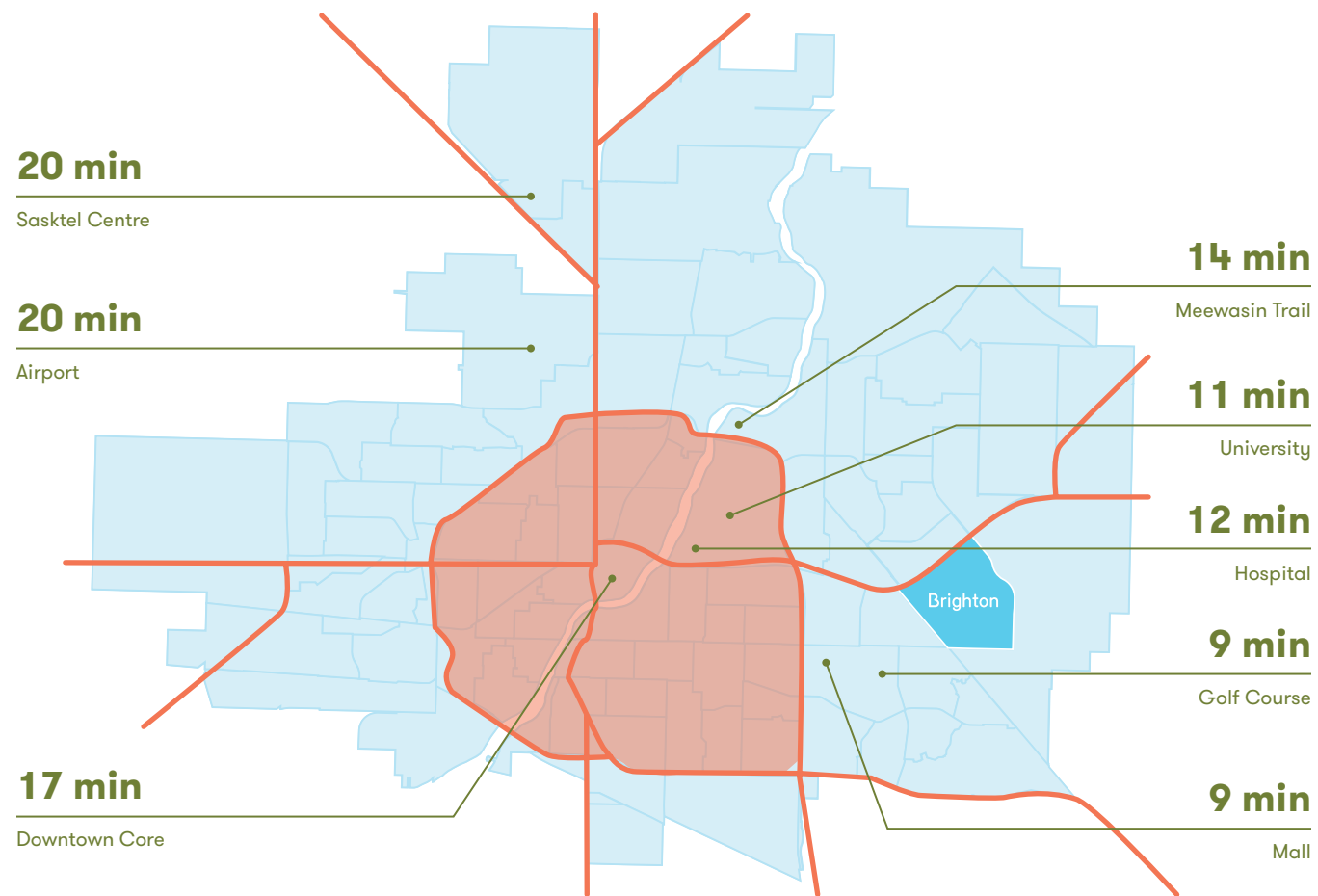
FUTURE NEIGHBOURHOODS

- DREAM OWNED LAND
- OTHER DEVELOPERS

UNPARALLELED ACCESS

As the city continues to prioritize eastward growth, access and connectivity in and around Brighton are steadily improving. New 8th Street access points at Brighton Boulevard and McOrmond Drive have eased congestion and improved flow at the community's primary northern College Drive entrance.

Planned infrastructure improvements, including the future 8th Street railway overpass, will further enhance connectivity. Looking ahead, the City's proposed Zimmerman Road bypass is expected to improve access to Highway 16 and strengthen connections to the southeast, supporting Brighton's long-term accessibility as a rapidly growing region of the city.

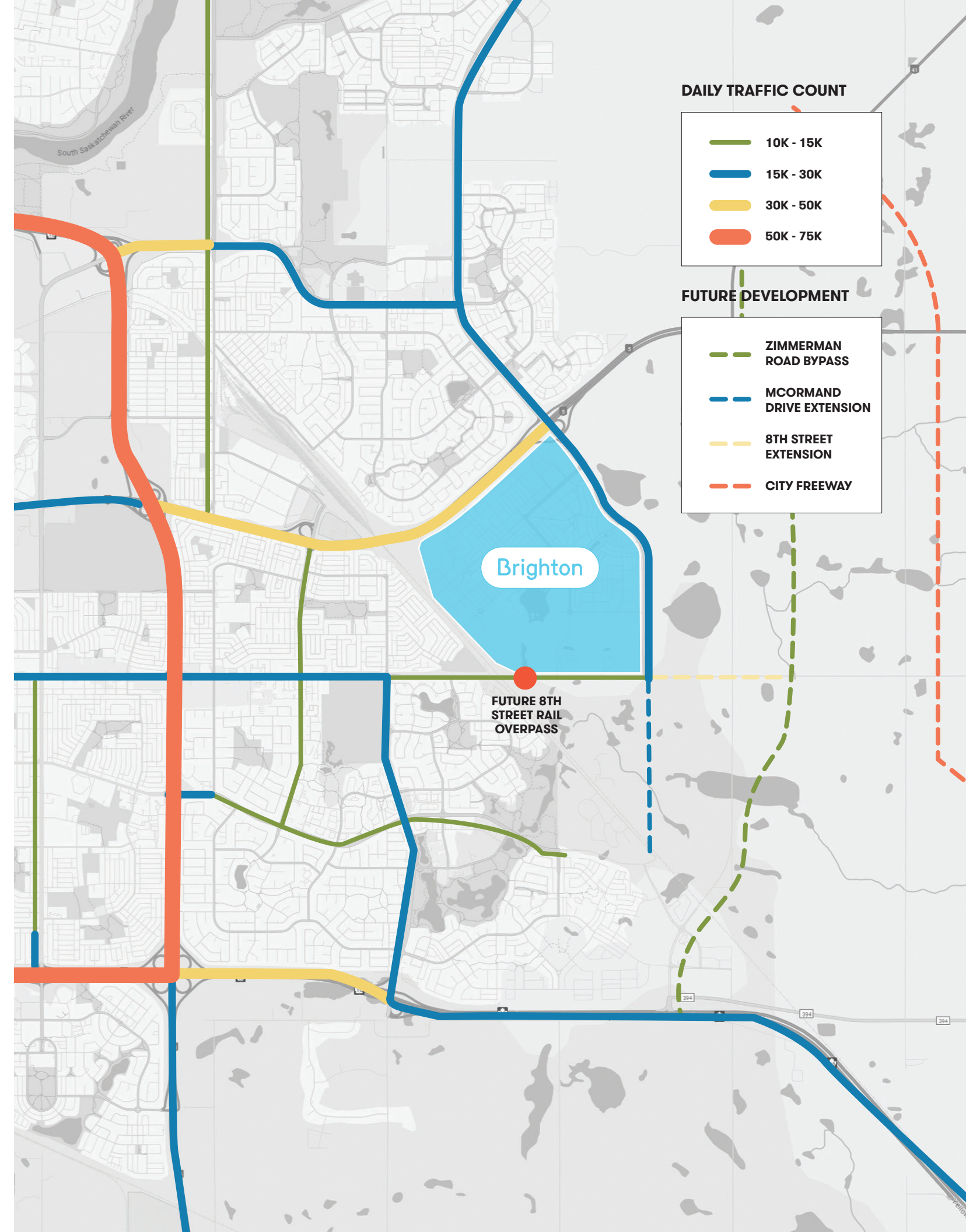


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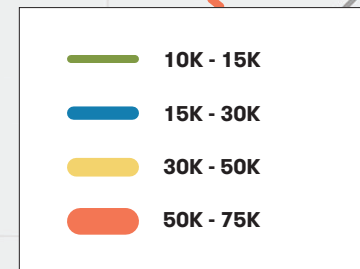
Dedicated transit routes servicing the community connecting to the city's new Bus Rapid Transit (BRT) network as of June 2026

105 km 

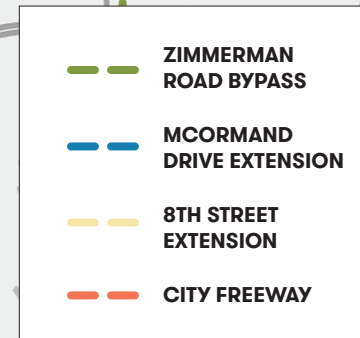
Bike routes within the Meewasin Valley Trail along the scenic South Saskatchewan River.



DAILY TRAFFIC COUNT



FUTURE DEVELOPMENT



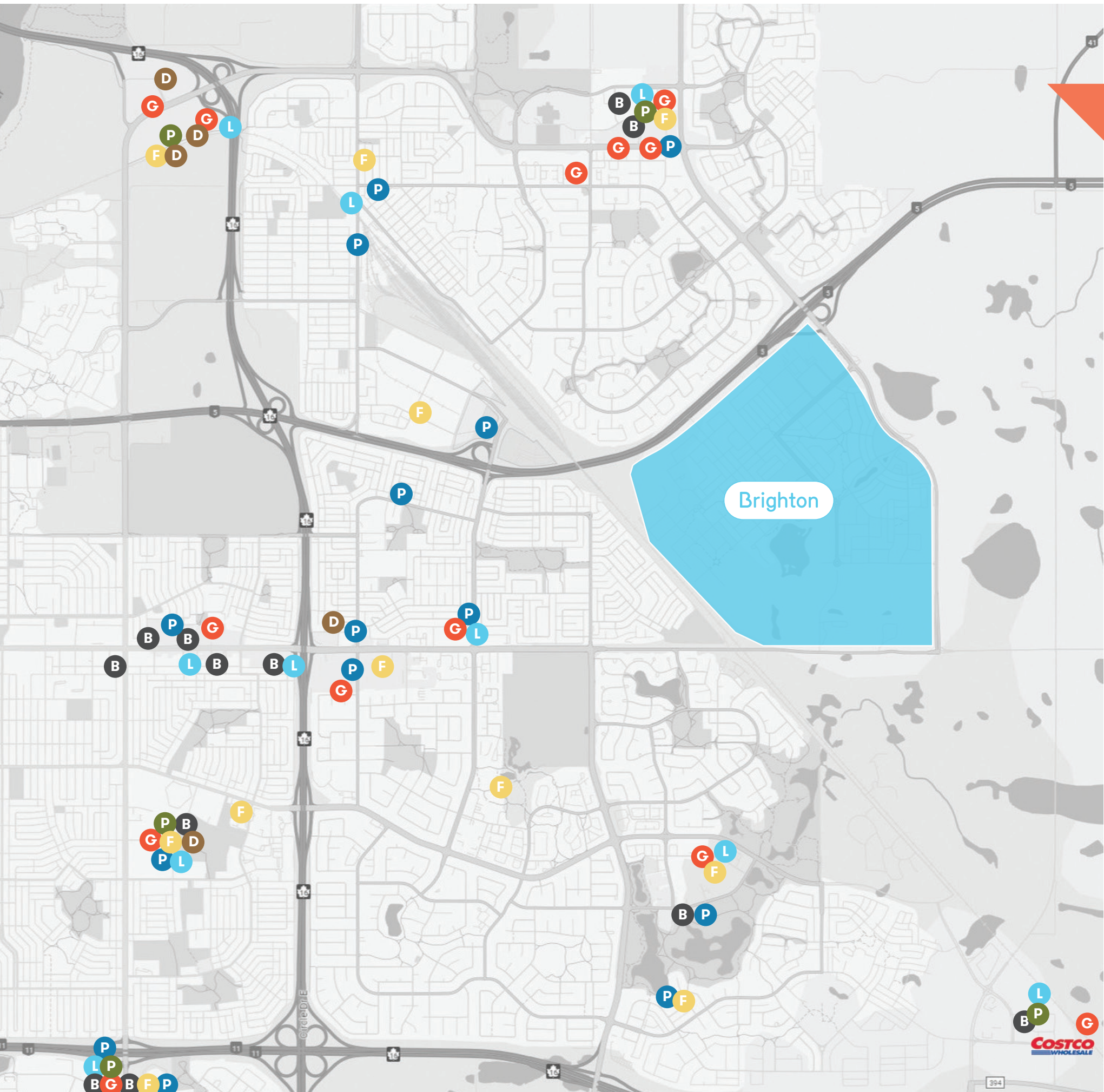


EXISTING RETAIL ENVIRONMENT

Retail on the east of Saskatoon have primarily focused on 8th Street and Attridge Drive corridors while the southeast quadrant remains largely underserved.

As a result, residents of Briarwood, Lakewood and Brighton are primed for a shift in consumer behavior to a more urban, convenient and connected experience.

- G Grocery Store
- L Liquor Store
- P Pharmacy
- D Department Store
- P Pet Store
- B Bank
- F Fitness Centre



ABOUT DREAM

Dream is an award winning Canadian real-estate company with approximately \$28 Billion in assets under management in North America and Europe.

At Dream, innovative planning and intelligent design go hand in hand. Whether it's a home, an office, or a park, communities are living, breathing organisms, where every design decision has the potential to amplify itself into something meaningful, connecting people to richer lives. Dream has over \$28 billion in assets across North America and Europe. This includes residential land, housing, and condominium development; asset management; management services for four TSX-listed funds; investments and management in Canadian renewable energy infrastructure; and commercial property ownership.

34,500

of residential rental units constructed or in the pipeline across North America*

73.2m

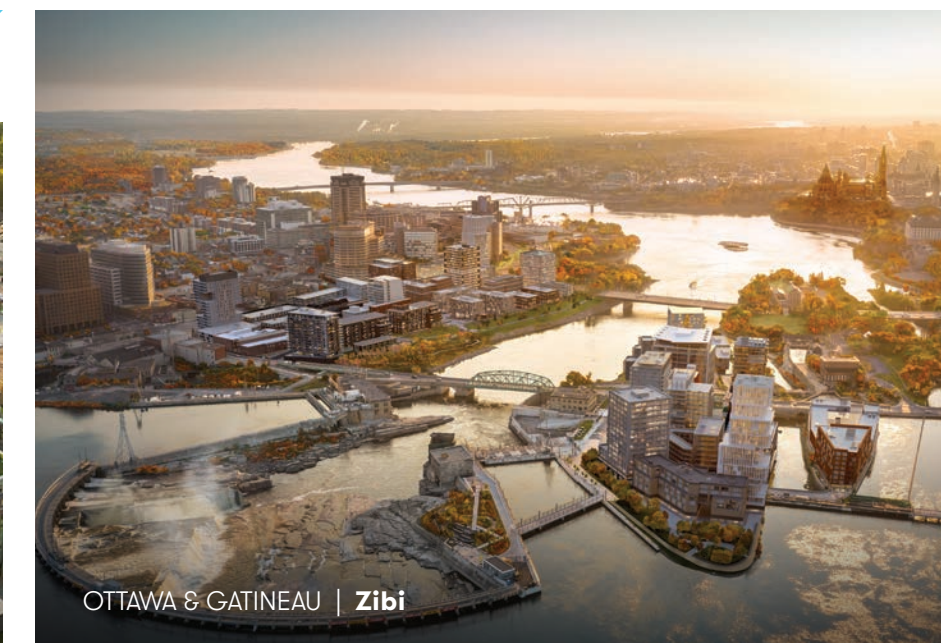
square feet of industrial GLA across North America and Europe

\$28b

of assets under management*

1.3m

sq ft of commercial GLA in Western Canada*



*as of September 2025



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