



**Retail For Lease**  
SW Corner of Hwy 21 & Hwy 15  
Fort Saskatchewan



# SouthPointe

Join Goodlife Fitness, Home Depot, Shoppers Drug Mart, Winners and Petland in this 34 acre regional shopping centre located in the centre of Alberta's Industrial Heartland. New phase opening with anchor and mid-box opportunities.

## Get more information

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# Retail opportunities

SouthPointe is located at the southwest corner of Highway 21 and Highway 15, which is the most heavily traveled intersection in Fort Saskatchewan, with combined traffic counts of above 39,000 vehicles per day (2023).

Join Home Depot, Shoppers Drug Mart, Starbucks, Original Joe's, Mucho Burrito, DynaLife DX, GoodLife Fitness and others.

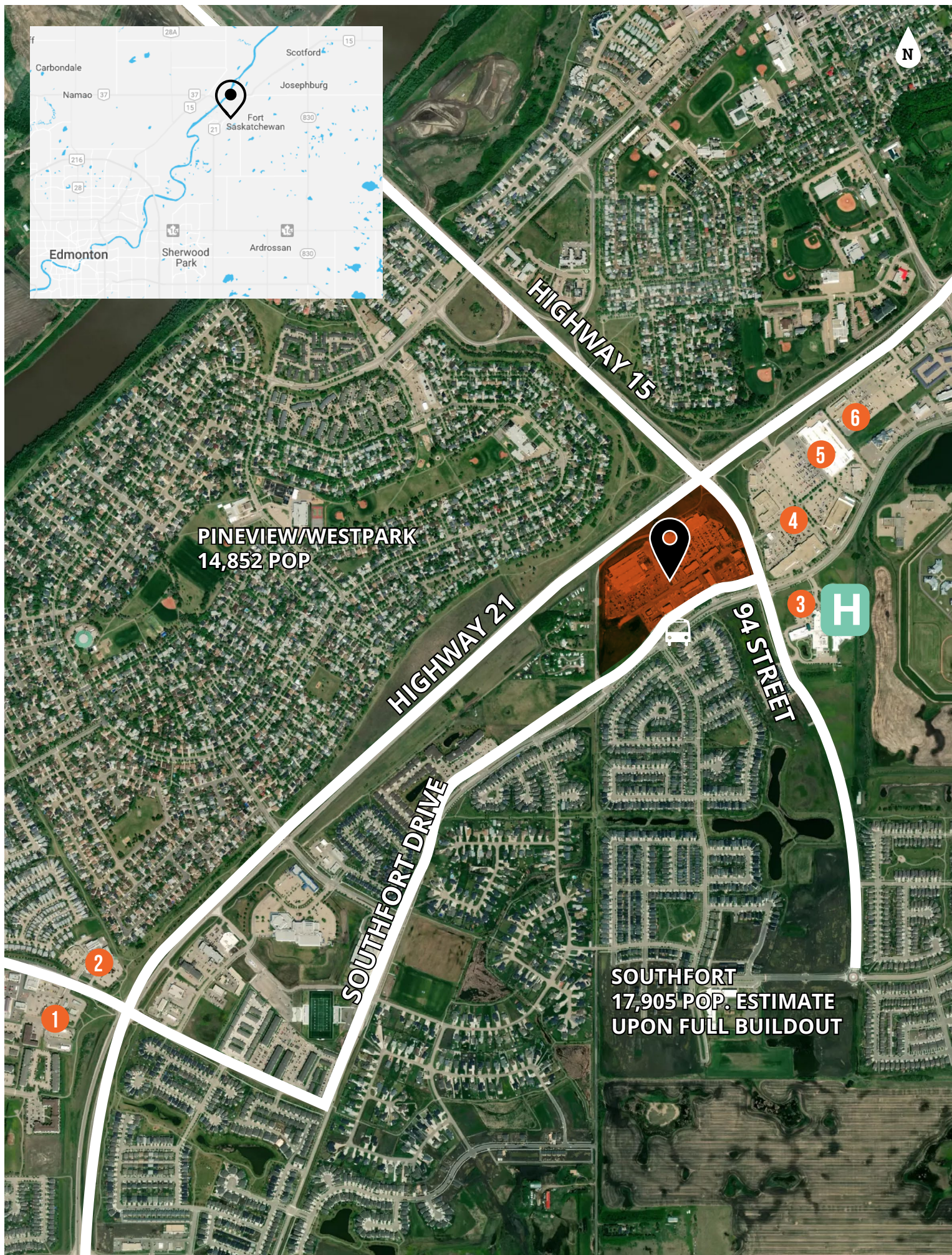
Tenants in the immediate area include No Frills, Wal-Mart, Canadian Tire, Safeway with a total combined retail drawing power of over 380,000 square feet.



1,000 sf -  
35,000 sf  
Available







**\$147,574**

**Average Household  
income 4th highest  
in Alberta**



**65,000**

**Primary  
Trade Area**



**3,462 VPD**

Vehicles per day along  
Southfort Drive (2021)

**39,060 VPD**

Intersection of Highway 15  
and Highway 21 (2023)



## OPTIMAL LOCATION

New large and small format opportunities available in this 34 acre power centre anchored by Home Depot, Shoppers Drug Mart, GoodLife Fitness and Winners.

The City of Fort Saskatchewan has a population of 29,580 people (2024 census), a 4.3% increase since 2023, and a primary trade area of in excess of 65,000 people (total trade area spending of \$558 million).

Fort Saskatchewan is located in the centre of the Alberta's Industrial Heartland. SouthPointe is located adjacent to the Fort Saskatchewan Community Hospital, providing acute care.



Major Transit Route along Southfort Drive

- 1 Freson Bros.  
Shoppers Drug Mart  
Anytime Fitness
- 2 MR MIKES Steakhouse
- 3 Fort Saskatchewan  
Community Hospital
- 4 Safeway  
Canadian Tire  
Boston Pizza  
Staples
- 5 Walmart
- 6 Kanata Inn's

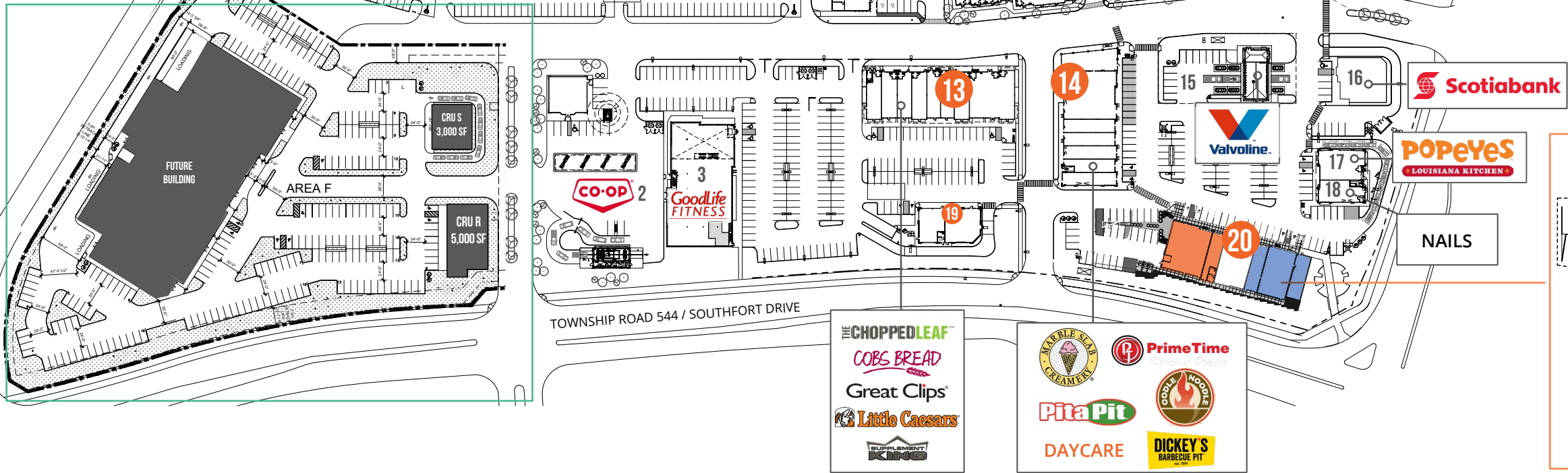




Property highlights

- Available
- In Negotiations
- Pending
- Leased
- Future

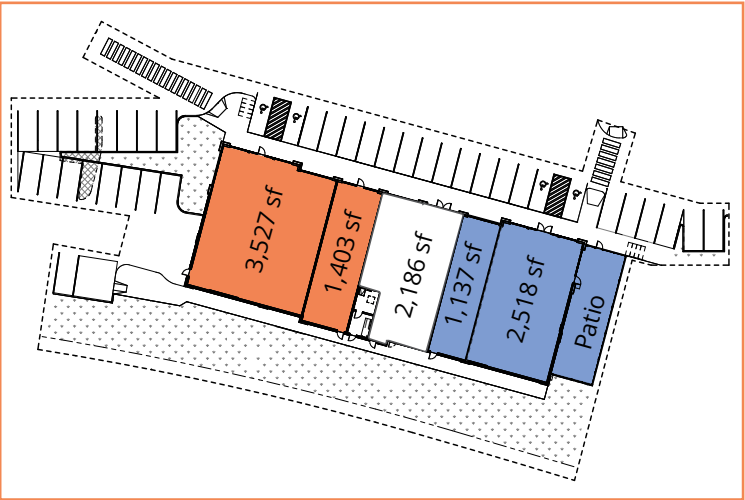
AREA F - FUTURE DEVELOPMENT



Available

- 9 4,085 sf  
Op. Costs: \$16.00 (estimated)  
Timing: Immediate  
Fully fixtured medical clinic.
- 20 1,137 - 4,930 sf  
Op. Costs: \$16.00 (estimated)  
Timing: Estimated Spring 2026 Possession  
Flexible CRU options and opportunity for restaurant with 1,200 sf endcap patio.
- F 1,200 - 35,000 sf  
Various future opportunities for CRU, pad, and midbox.

BUILDING 20 | ESTIMATED SPRING 2026 POSSESSION



|                      |           |                    |           |                              |           |          |          |
|----------------------|-----------|--------------------|-----------|------------------------------|-----------|----------|----------|
| 1 Home Depot         | 85,020 sf | 11 Dominos         |           | 14 Daycare                   | 4,803 sf  | 20 CRU 1 | 3,527 sf |
| 2 CO-OP Gas Bar      | 2,605 sf  | Fort Dental        |           | Oodle Noodle                 | 1,272 sf  | CRU 2    | 1,403 sf |
| CO-OP Car Wash       |           | DynaLIFE           |           | PrimeTime Donair             | 1,271 sf  | LEASED   | 2,186 sf |
| 3 GoodLife Fitness   | 24,700 sf | Original Joe's     |           | Dickey's BBQ                 | 1,305 sf  | CRU 5    | 1,137 sf |
| 4 KalTire            | 7,722 sf  | Total              | 12,985 sf | Marble Slab                  | 1,162 sf  | CRU 6    | 2,518 sf |
| 5 Winners            | 23,000 sf | 12 Starbucks       |           | Pita Pit                     | 1,381 sf  |          |          |
| 6 Petland            | 10,500 sf | WokBox             |           | Total                        | 11,323 sf |          |          |
| 7 Sleep Country      | 5,000 sf  | H&R Block          |           | 15 Valvoline                 | 5,000 sf  |          |          |
| 8 Shoppers Drug Mart | 18,512 sf | MuchoBurrito       |           | 16 Scotia Bank               | 3,854 sf  |          |          |
| 9 AVAILABLE          | 4,085 sf  | The Bone & Biscuit |           | 17 Popeyes Louisiana Kitchen | 2,500 sf  |          |          |
| 10 MIC               |           | Total              | 8,096 sf  | 18 Lustr Nail                | 1,750 sf  |          |          |
| Q-Nails              |           | 13 SOLO Liquor     |           | 19 Leased                    | 1,500 sf  |          |          |
| Active PhysioWorks   |           | Chopped Leaf       |           | Leased                       | 1,800 sf  |          |          |
| Sonova               |           | Cobs Bread         |           |                              |           |          |          |
| Total                | 12,226 sf | Great Clips        |           |                              |           |          |          |
|                      |           | Little Ceasers     |           |                              |           |          |          |
|                      |           | Supplement King    |           |                              |           |          |          |
|                      |           | Total              | 12,991 sf |                              |           |          |          |

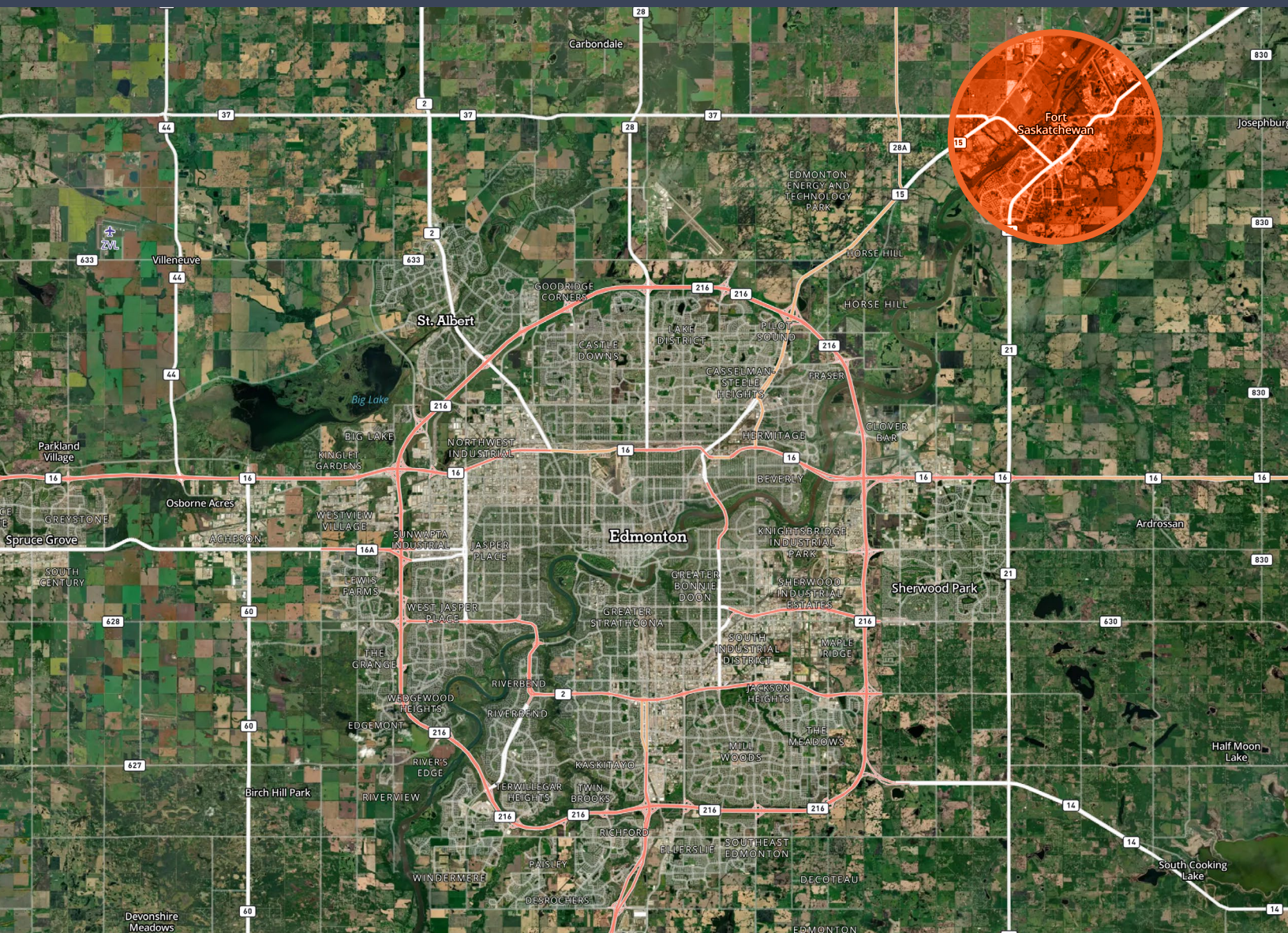




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