

FOR LEASE

Evergreen Crossing

1218 Baltzan Blvd / Saskatoon, SK



**CUSHMAN &
WAKEFIELD**

Saskatoon

1,148 TO 16,047 SF

AVAILABLE

High Quality Retail &
Medical Units

PROPERTY FEATURES



72,642 SF

TOTAL BUILDING SIZE

(Phase 1)

B4MX

ZONING

5.75 ACRES

TOTAL SITE SIZE

\$12.00 PSF

OCCUPANCY
COSTS

\$32.00 PSF

LEASE RATE

TIA

FOR QUALIFIED
TENANTS

CURRENT AVAILABILITIES

Retail Building B	Retail Building C	Retail Building E	Retail Building F	2 Story Medical	
4,650 SF	9,800 SF	7,148 SF	12,627 SF	3,472 SF	8,033 SF
TOTAL SPACE AVAILABLE	TOTAL SPACE AVAILABLE	TOTAL SPACE AVAILABLE	TOTAL SPACE AVAILABLE	MAIN FLOOR SPACE AVAILABLE	UPPER FLOOR SPACE AVAILABLE
1,050 SF	1,200 SF	1,148 SF	2,039 SF	1,222 SF	
CRU sizes starting at	CRU sizes starting at	CRU sizes starting at	CRU sizes starting at	CRU sizes starting at	



SURROUNDING RESIDENTIAL NEIGHBORHOODS

Evergreen

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

Aspen Ridge

- 635 acres
- 13,120 projected population upon completion

Willowgrove

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

Evergreen Crossing
Phase 1

Evergreen Crossing
Phase 2

EVERGREEN CROSSING

Phase 1 Features

- 2 Story Medical
- YXE Dental
- Dollarama
- Shell Gas Bar
- Dairy Queen Drive Thru
- YSS Cannabis
- Joyous Pizza

Phase 2 Features

- Retail
- Service Based
- Carwash

North Prairie Townhomes

- Bellatowns in Evergreen
- 100 townhome units
 - 2-3 Bedroom & Garage

Baydo

- Multi-family
- Phase 1
 - 400 Rental Units
 - 1-2 Bedrooms
- Phase 2
 - 300 Rental Units
 - 1-2 Bedrooms

Aspen Ridge

- 618 Lots in Total for Phases 1-4
- 23 Lots Left From Phases 1-4



PROPERTY SITE PLAN





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