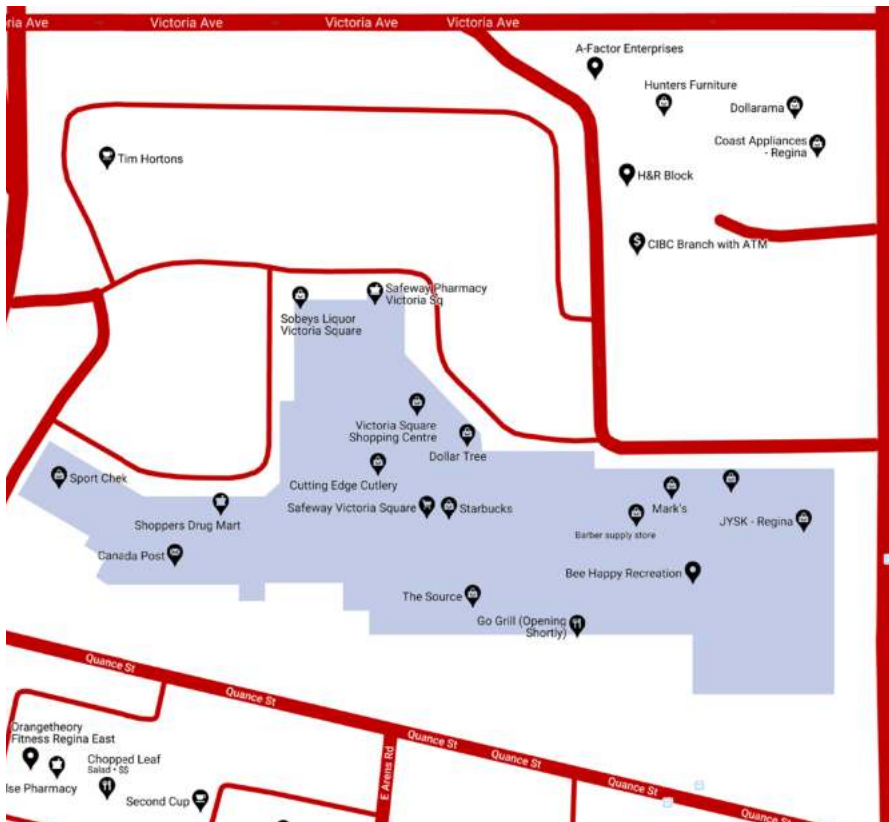


# VICTORIA SQUARE

2223 Victoria Avenue East  
Regina, SK S4N 6E4



<b>GLA</b>	284,157 SF
<b>LEASE RATE- INLINE</b>	Market Rates
<b>LEASE RATE- FOOD COURT</b>	Market Rates
<b>OPERATING COSTS-RETAIL</b>	\$19.60 PSF (includes utilities)
<b>OPERATING COSTS-FOOD</b>	\$66.61 PSF (includes utilities)
<b>PROPERTY TAXES</b>	\$4.95 PSF
<b>PROMOTION FUND</b>	\$1.75 PSF
<b>POSSESSION</b>	Arranged

**ADMINISTRATION OFFICE**  
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**BING WANG**  
Executive Vice President  
(604)818-8889  
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Mountwater Capital



## PROPERTY INFORMATION

<b>TOTAL GLA</b>	284,157 SF
<b>LOCATION</b>	Regina, Saskatchewan
<b>BUILDING TYPE</b>	Enclosed Community Shopping Centre
<b>MAJOR INTERSECTION</b>	Victoria Avenue East & University Park Drive
<b>RENOVATION / REDEVELOPMENT</b>	1993, 1998, 2010 & 2015
<b>MAJOR TENANTS</b>	Safeway: 45,895 SF Goodlife Fitness: 33,451 SF JYSK: 28,343 SF Sport Chek: 23,145 SF Mark's: 18,485 SF Shoppers Drug Mart: 17,571 SF Premium Label Outlet: 10,413 SF VicSquare Minigolf: 6,147 SF



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Victoria Avenue



## LEASING OPPORTUNITIES

with full floor, base building shell, LED lighting

<b>Unit 10</b>	1,064 SF	<b>Unit 25b</b>	996 SF
<b>Unit 12</b>	1,064 SF	<b>Unit 28A</b>	3,163 SF
<b>Unit 22A</b>	1,925 SF	<b>Unit 38</b>	321 SF
		<b>Unit 48</b>	698 SF

**ADMINISTRATION OFFICE**

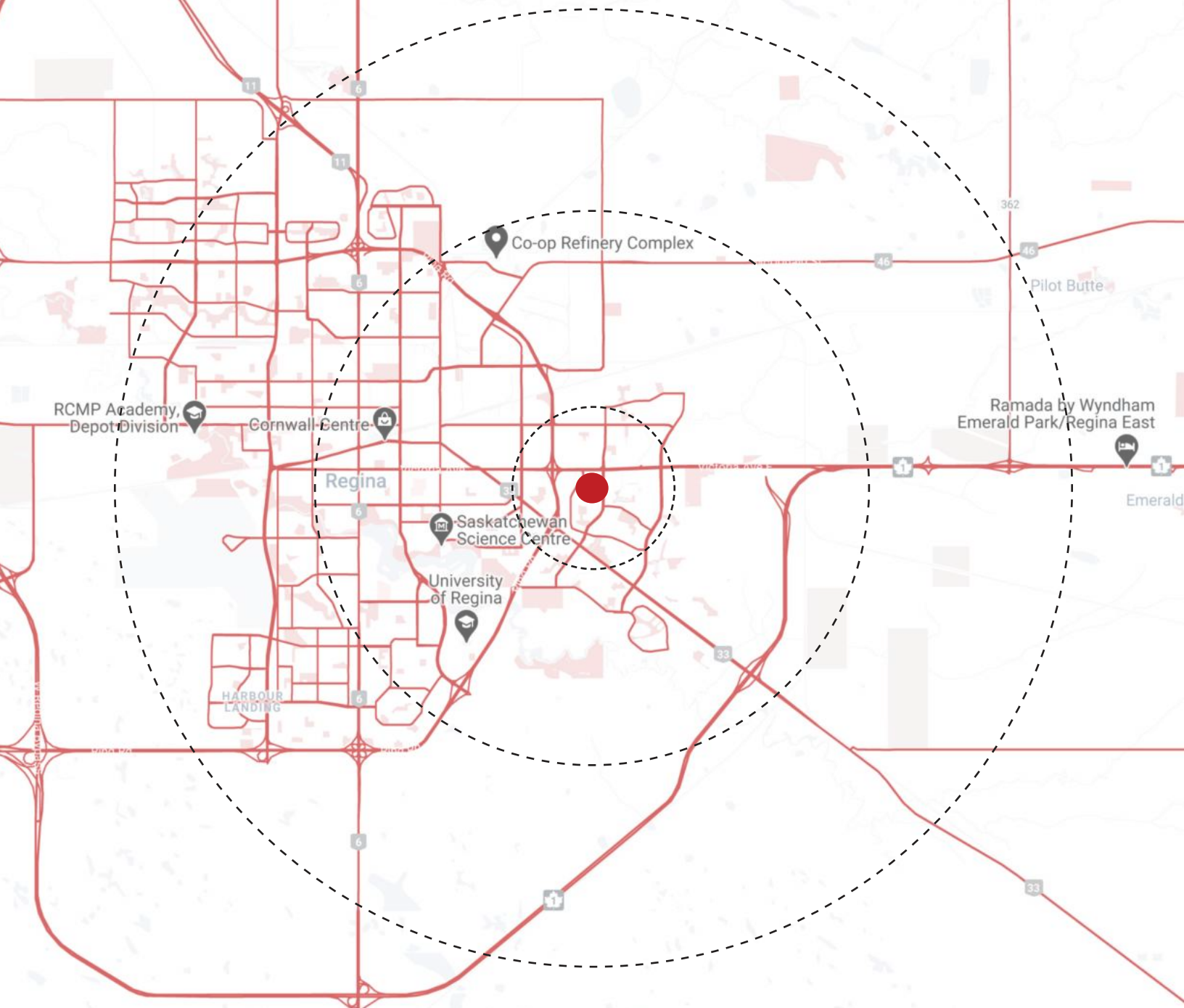
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## MARKET INFORMATION

### POPULATION

<b>1 KM</b>	12,499
<b>5 KM</b>	129,796
<b>10 KM</b>	202,409

Located in the Arcola East neighbourhood, the largest neighbourhood in Regina by area and population. This area is within 5 km of Victoria Square.

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# VICTORIA SQUARE



## LEASING CONTACT

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