

The Runway in Harbour Landing

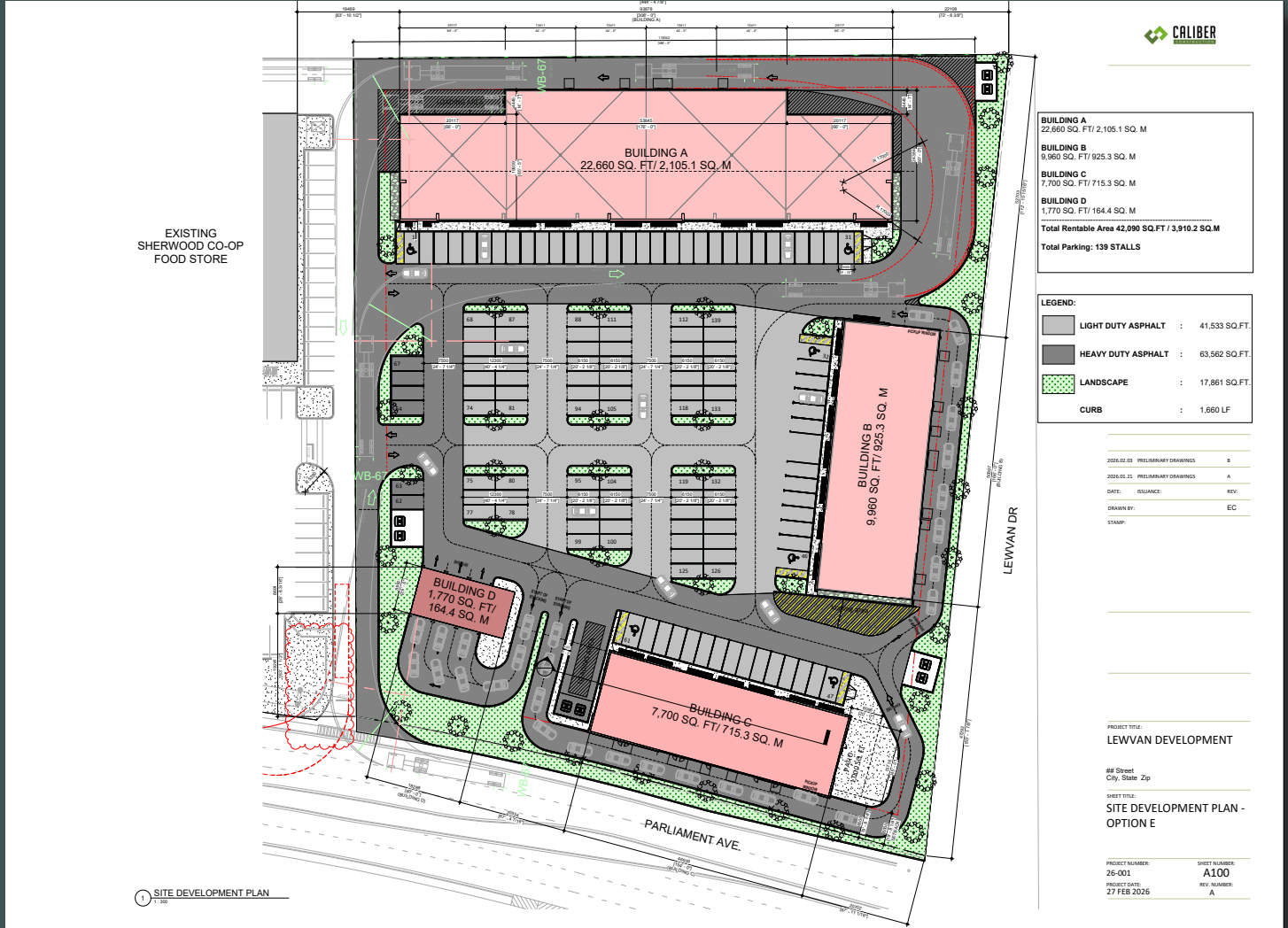
on Parliament and Lewvan in Regina

4540 Parliament Avenue
Regina, Saskatchewan
www.cbre.ca/offices/regina



The Runway

4540 Parliament Avenue | Regina, SK



The Opportunity

Boutique Retail with High Visibility

The Runway offers a prime opportunity for retailers, service providers, and restaurants to operate in a high performing, strategically located center. With tremendous visibility along Lewvan Drive and direct adjacency to a full service grocery store, the site delivers consistent exposure and strong customer traffic. Immediate access to major thoroughfares further enhances convenience for shoppers and employees. Serving an affluent, family oriented neighborhood with strong demographics and ongoing growth, The Runway provides an ideal environment for businesses focused on long term performance.

+15K

Population in Harbour Landing

\$110K

est. Average Household Income in Harbour Landing

33.5K

Average Daily Traffic (Lewvan Drive)

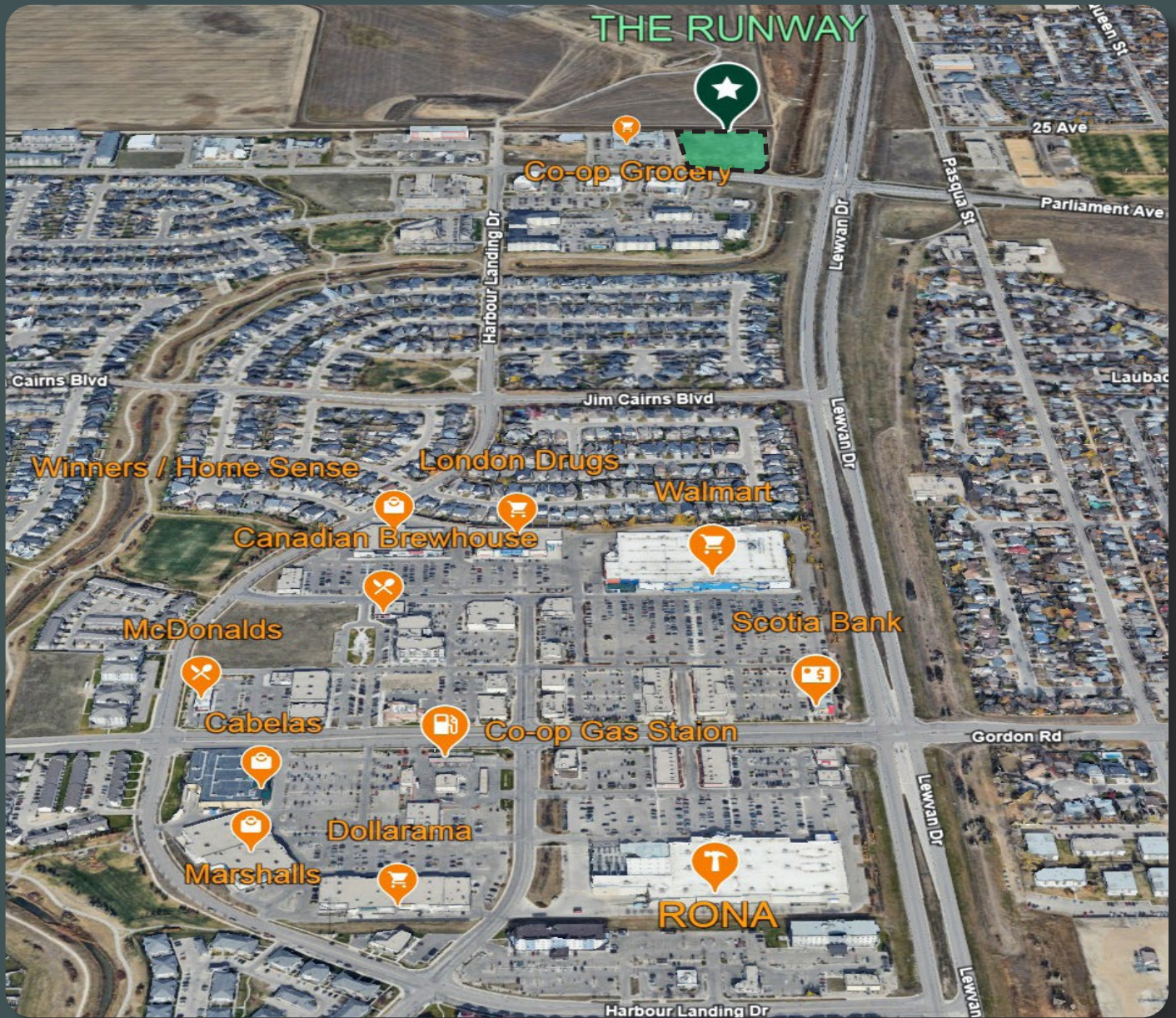
\$36.00

Leasing Rates Starting From (PSF)

\$12.00

PSF CAM & TAX (est.)





Location & Development Overview

Harbour Landing is a thriving community in southwest Regina, known for its vibrant, family-friendly atmosphere. Bordered by Lewvan Drive, which sees a traffic count of 33,000 cars per day, to the east and Ring Road to the south, Harbour Landing boasts excellent accessibility, connecting easily to Regina's downtown core and other key areas, including South Albert, Lakeview, Whitmore Park, and Grasslands. As a primary trade area of over 39,000 people, including more than 15,000 individuals who live and work within the developed area, Harbour Landing presents an exceptional opportunity for growth.

This well-planned community appeals to families and businesses alike, thanks to its low crime rates, abundance of green spaces, and close proximity to schools, churches, shopping, and recreational facilities. With increasing demand for retail and services, Harbour Landing offers a prime opportunity for businesses to establish themselves in a flourishing market and cater to a dynamic, expanding community.

The Runway

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For Lease

Leasing Details

The Runway at Harbour Landing represents a rare opportunity to secure space within the last significant stand-alone retail development in the area. This boutique offering features flexible leasing solutions tailored to a range of premium retail and professional uses, including medical, culinary, office, and specialty services.

Positioned at the prominent intersection of Lewvan Drive and Parliament Avenue, and complemented by the presence of the Sherwood Co-op Grocery and Liquor Stores, the site benefits from an established anchor and strong regional visibility. The development's bespoke character is further enhanced by architectural distinction and thoughtful site planning, with options including PAD sites, in-line CRUs, and mid-box formats to accommodate various business models. A strategically placed pylon sign augments the project's visibility, reinforcing its role as a standout destination within one of Regina's most dynamic and affluent corridors.

- + **Zoning:** MLM Commercial
- + **Shadow Anchor:** CO-OP Grocery Store
- + **PAD Sites:** 2,910 - 5,000 SF
- + **CRU:** 1,200 - 9,000 SF
- + **Pylon Signage:** Available



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