

Citylife Market

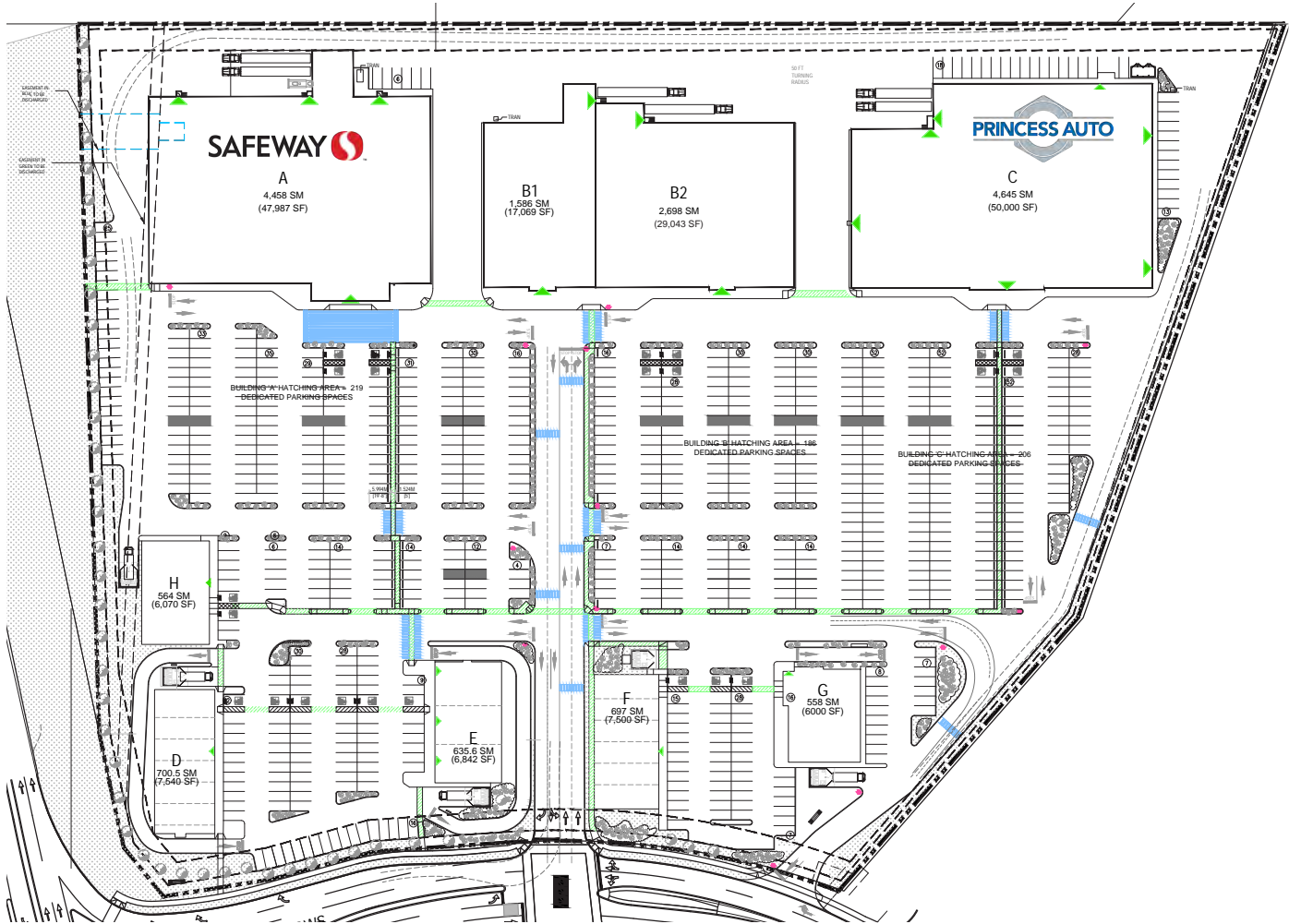
Saskatoon's Newest Retail Centre

3100 Meadows Parkway
Saskatoon, SK
www.cbre.ca/saskatchewan



Citylife Market

3100 Meadows Parkway | Saskatoon, SK



The Opportunity

Grocery-Anchored Retail Power Centre

Saskatoon's newest 177,610 square foot grocery-anchored power centre is now available for lease.

With development set for 2025, Citylife Market will complement the existing power centre which is shadow-anchored by Saskatoon's second Costco location. It is located in Saskatoon's flourishing Rosewood neighbourhood and benefits from convenient access due to its proximity to major highways and Saskatoon's future primary north-south corridor.

Site Overview



Location & Development Overview

In addition to serving the thriving Rosewood area, Citylife Market will benefit from further major expansions on Saskatoon’s east side in the coming years. The developing neighbourhoods connect to some of the city’s busiest arteries, including 8th Street East and College Drive. Plans for a rapid transit system are also underway, allowing efficient transportation for those residing in these areas to facilitate further convenience and accessibility.

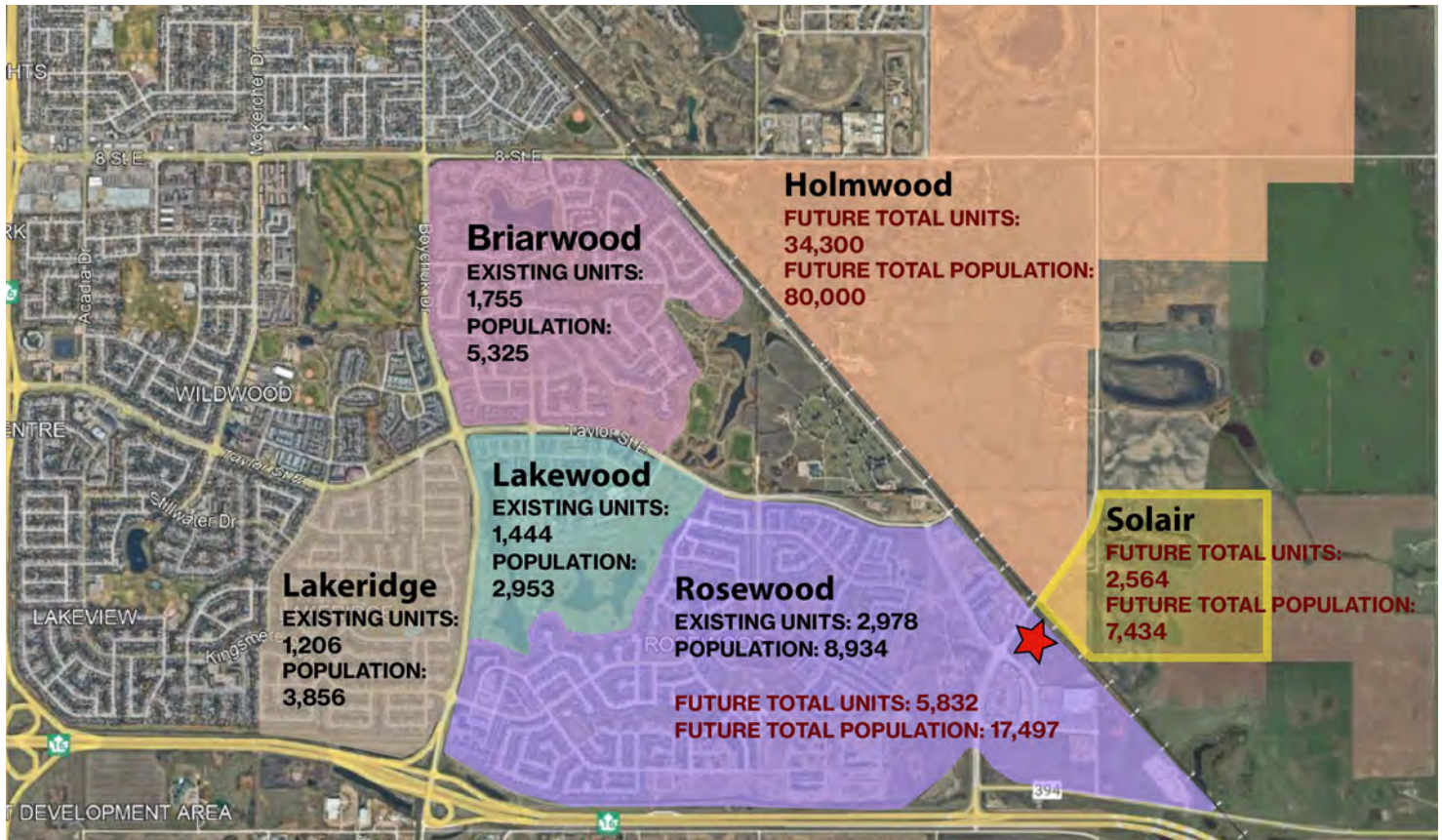
One of these developments includes the Holmwood sector, which includes part of Brighton and is located just north of the community of The Meadows. It is expected to accommodate over 80,000 residents upon completion. This development will add further to the attractive mix of high-quality residential, retail, and recreational offerings within and near Rosewood, bringing in more families and high-income households. Residents will appreciate living in a community that offers everything they need to live, work, and enjoy a high quality of life.

80K

Future Total Population
of Holmwood Neighbourhood

17.5K

Future Total Population of
Rosewood Neighbourhood



8.9K

Population in Rosewood Neighbourhood

\$134K

Est. Average Household Income in Rosewood

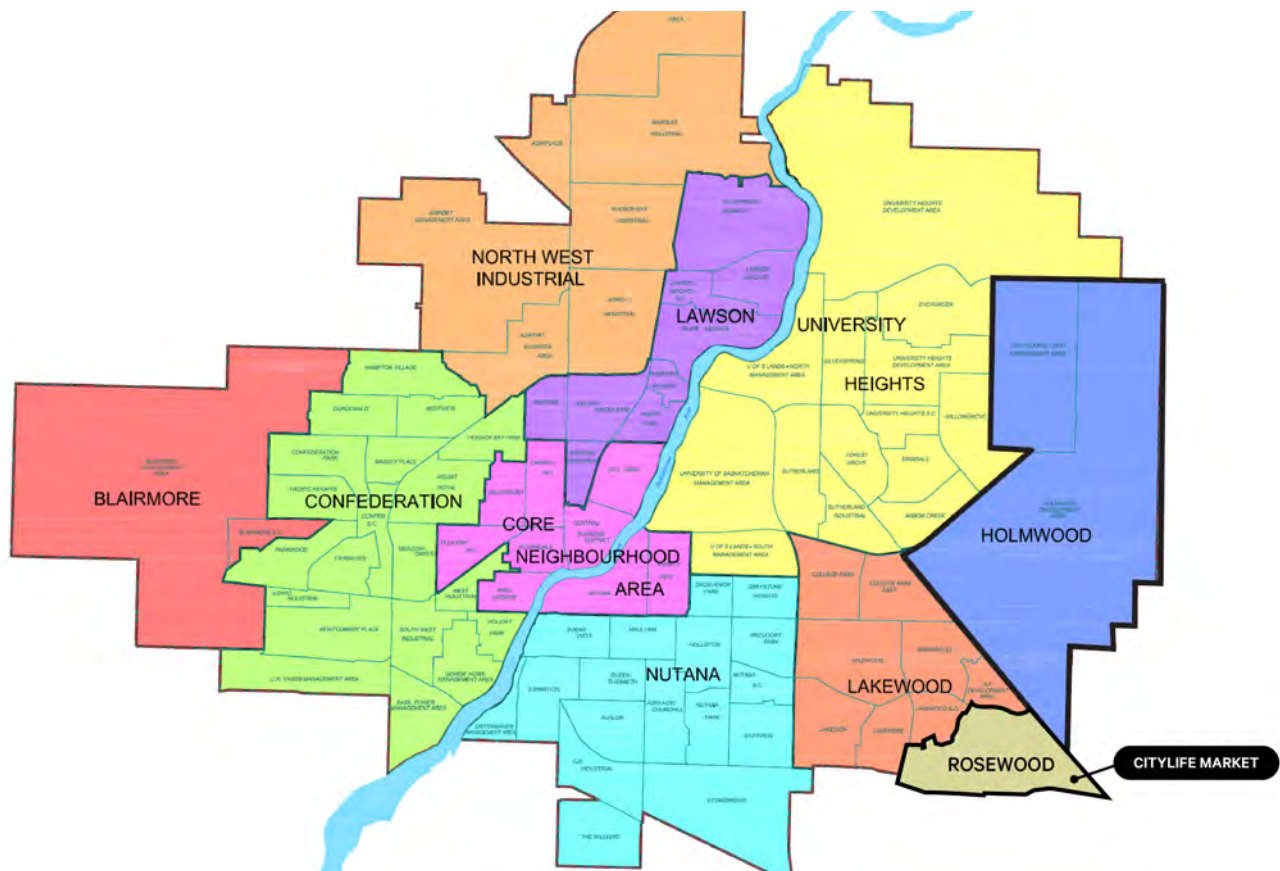
14.9K

Average Daily Traffic on Highway 16 (2021)

Citylife Market: Serving Saskatoon's Growing Rosewood Neighbourhood

Rosewood is a fast-developing neighbourhood in southeast Saskatoon, home to nearly 9,000 residents, with above-average household income compared to the rest of Saskatoon. Bordered by Highway 16 on its south side, Rosewood benefits from easy access to Saskatoon's Circle Drive freeway and also serves the adjacent booming neighbourhoods of Lakeview, Lakeridge, Lakewood, Eastview, Wildwood, Briarwood, College Park, and Brighton. Rosewood is an attractive area for families due to low crime rates, walkability, and proximity to elementary and high schools, religious institutions, restaurants, and Saskatoon's east Costco location.

There is already large demand for retail in this neighbourhood, being occupied primarily by high-income families, which increases further as more residents move in and nearby development continues. Citylife Market is an unmissable opportunity to establish a business in a brand-new market, promising high potential for growth while staking a claim as the go-to provider in the area.



Citylife Market

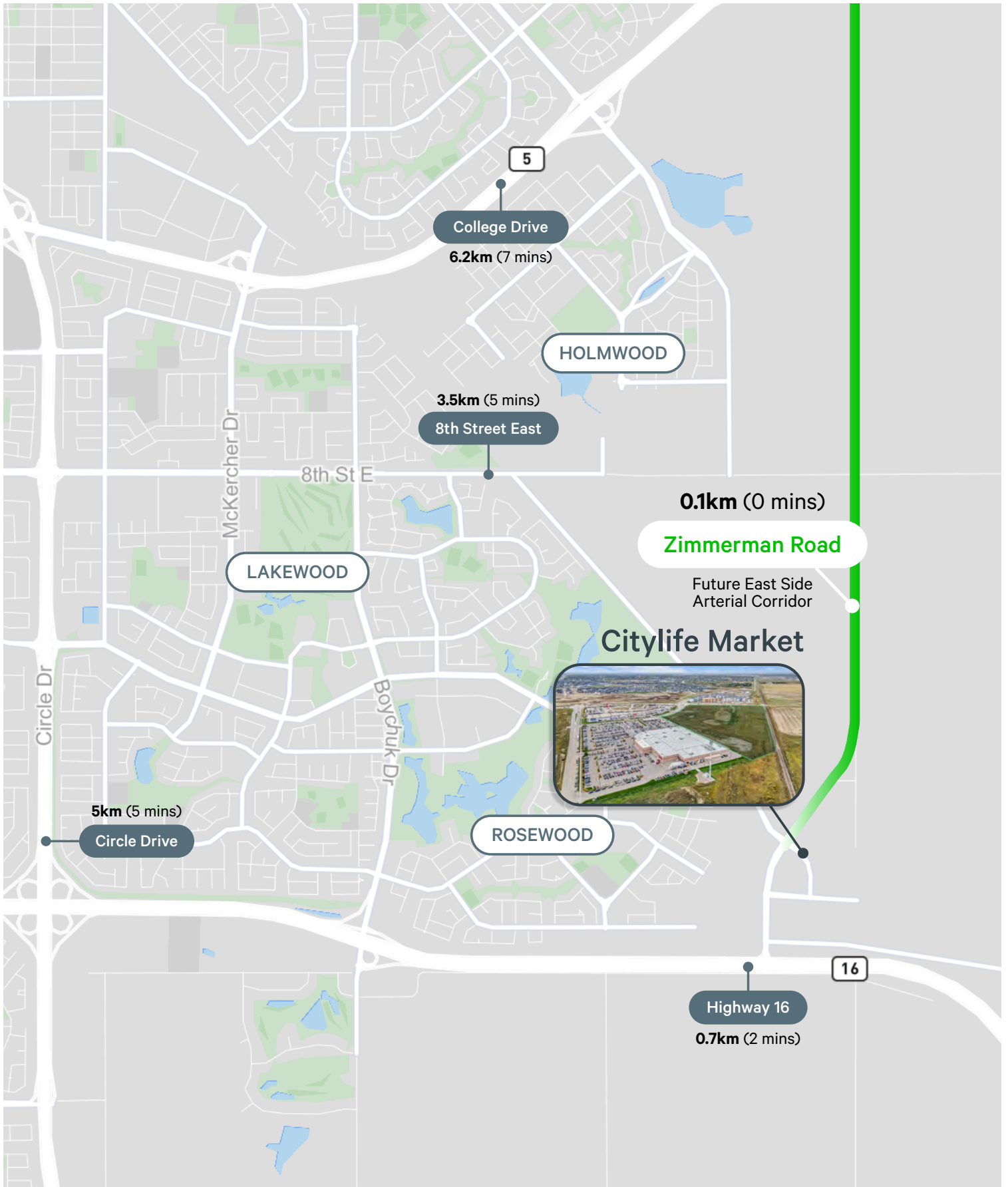
3100 Meadows Parkway | Saskatoon, SK

Citylife Market

Over 16 Acres of High-Quality Retail

The site is bordered by Zimmerman Road and Meadows Parkway. With various future residential developments around the area, Zimmerman Road will become a primary artery connecting these new neighbourhoods and providing fast, direct access to Citylife Market. Additionally, Meadows Parkway facilitates traffic flow in and out of Citylife Market, connecting to Taylor Street just north of the property to draw traffic to the centre from throughout Rosewood and beyond. This power centre is in the prime position to dominate Saskatoon's east side as it continues to expand.





Site Renderings





Contact Us

Michael Bratvold

Senior Vice President

+1 306 803 5977

Michael.Bratvold@cbre.com

Ben Kelley

Vice President

+1 306 803 5979

Ben.Kelley@cbre.com

Dallon Kuprowski

Senior Financial Analyst

+1 306 803 5983

Dallon.Kuprowski@cbre.com

Shane Endicott

Senior Associate

+1 306 803 5978

Shane.Endicott@cbre.com

Luke Jansen

Sales Associate

+1 306 803 5981

Luke.Jansen@cbre.com

© 2026 CBRE, Inc. All rights reserved. This disclaimer shall apply to CBRE Limited, and to all divisions of the Corporation ("CBRE"). The information set out herein (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE.