

Retail | For Lease

CBRE

MK
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PROPERTIES



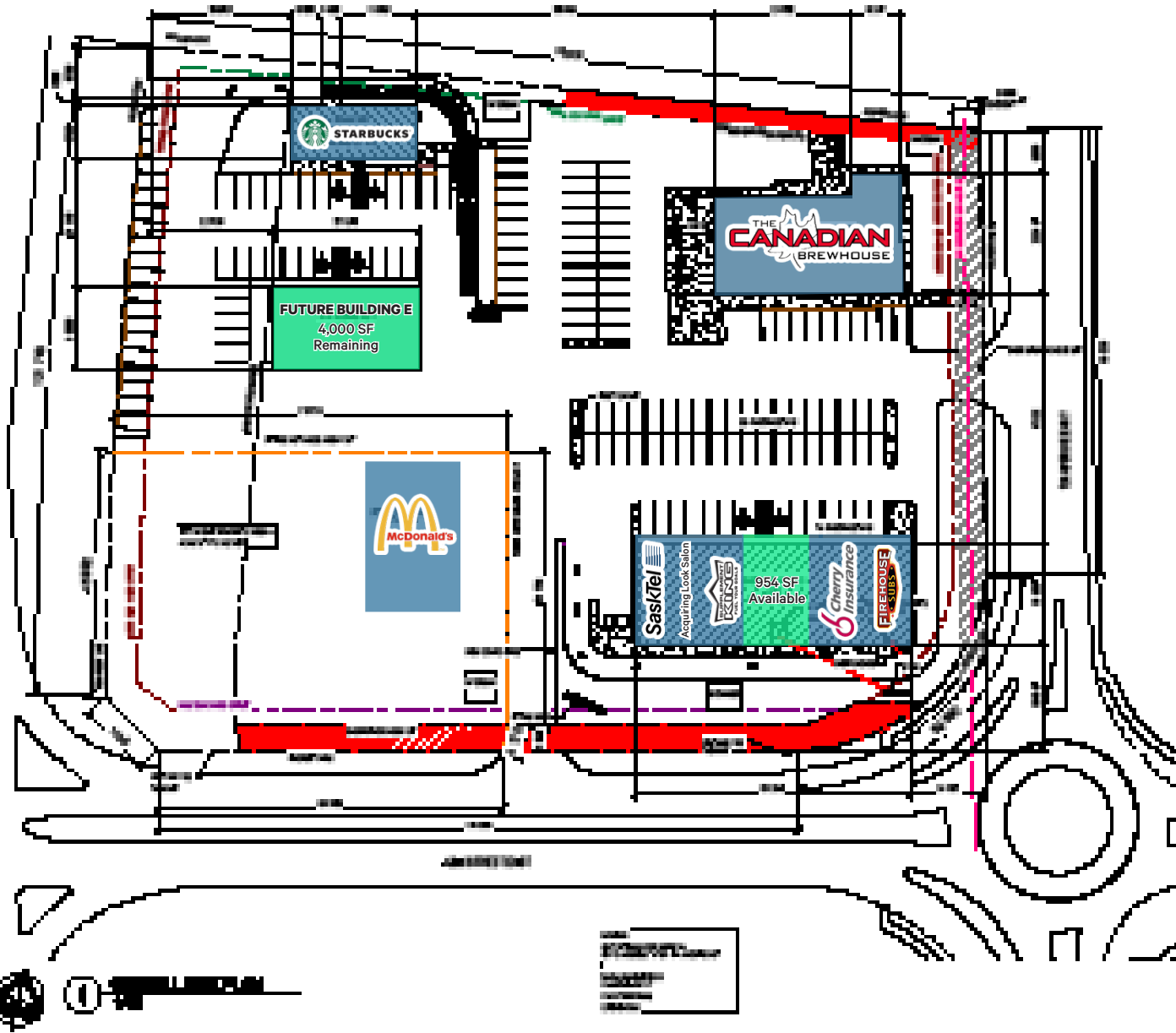
THE YARD

— DISTRICT —

Retail for Lease in Prince Albert's Newest District



Site Plan – Phase 1



Additional Details:

+ Asking Rate CRU: \$36.00/PSF

+ Asking Rate PAD(s): Please Contact

+ Occupancy Costs: \$10.00/PSF (2025 Estimate)

+ Possession: Immediately

+ Availability:

- Building A: The Canadian Brewhouse
- Building B: McDonalds
- Building C: 1 Bay Remaining (954 SF)
- Building D: Starbucks
- Future Building E: 4,000 SF Remaining





Site Overview

Landmark Retail Opportunity

This opportunity represents an intriguing chance for retail tenants to occupy space in Prince Albert's newest marquee development, The Yard, serving the immediate existing and future residential neighbourhoods. The location serves as a complete, unified destination for dining, events, entertainment, business/professional services, sports facilities, and commercial or retail spaces, all under C4 Highway Commercial Zoning. Situated conveniently with access from the CanAm Highway, it's just a 10-minute drive to downtown Prince Albert and all major amenities.

As the city of Prince Albert grows, new developments contribute to its culture, convenience, and infrastructure.

Currently confirmed developments include:

- City of Prince Albert Aquatic and Ice Surface Complex
- WHL arena (design phase – planned for The Yard Phase I)
- New campus for First Nations University of Canada
- Victoria Hospital \$900 million expansion
- New OSB mill by One Sky Forest Products Ltd.
- Over 195 acres planned for future residential development immediately to the site's east
- Other parcels sold for development by Malkon Properties (international hotel brands, auto dealerships, restaurants, fast food, grocery, and more)

1,500m
of Highway Frontage

103.5
Acres of Development Area

17.8K
Daily Traffic Count

14.0
Acres Remaining

43K
Metro Population

180K
Retail Trade Radius





Market Overview

Prince Albert has grown into a thriving, comfortable, and well-developed city now approaching 50,000 residents, making it Saskatchewan's third-largest city after Regina and Saskatoon. With a population increase of 9.2% from 2018-2023, it is growing quickly, and as such, so is the demand for large-format retail. This solidly positions The Yard District as the dominating retail and commercial apex of northern Saskatchewan.

This city acts as a gateway to the north, drawing from an area of 165,000 to 185,000 people. This includes the communities of Birch Hills, Shellbrook, Melfort, Spiritwood, Big River, Nipawin, La Ronge, Meadow Lake, Pinehouse, The Pas, and Flin Flon, whose locals regularly visit Prince Albert as a hub for their grocery and day-to-day shopping needs. Furthermore, numerous lake communities within an hour's drive benefit from the easy access and convenience of the city: Waskesiu, Elk Ridge, Emma Lake, Christopher Lake, and Candle Lake.

It is expected for 1,000 jobs to become available in Prince Albert as developments reach completion, with 500 openings from the Victoria Hospital expansion alone.

Location Highlights

The Yard District is located on Prince Albert's south side adjacent to the CanAm Highway, ensuring high visibility with nearly 18,000 vehicles passing daily and direct access to and from the site. The site is less than a 10-minute drive to the city's downtown core and is also just over 4km from the University of Saskatchewan Prince Albert campus, offering convenience via public transit and easy-to-access driving routes.

Surrounded by internationally-known restaurants, hotels, retail brands, and future residential developments, The Yard District is a flourishing destination serving Prince Albert's existing and future residents, along with its surrounding communities and consistent flow of visitors.



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