Retail | For Lease

CBRE

Meadows Market

Retail Space For Lease

3000 Meadows Parkway
Saskatoon, SK S7V 0H5
www.cbre.ca/saskatchewan

Now Leasing Phase 2

Meadows Market

When fully built out, Meadows Market will be comprised of approximately 161,325 SF of high-quality retail in a power centre setting. Benefiting from easy access and convenience for the neighbouring residential population, phase II is shadow-anchored by Saskatoon's second Costco Wholesale location which opened in 2016. Notable tenants include Marshalls, PetSmart, Dollar Tree, Co-Op Liquor, Visions, Tim Hortons, McDonald's, Sephora, and Scotiabank.

8.9K
Population in Rosewood Neighbourhood (2024)

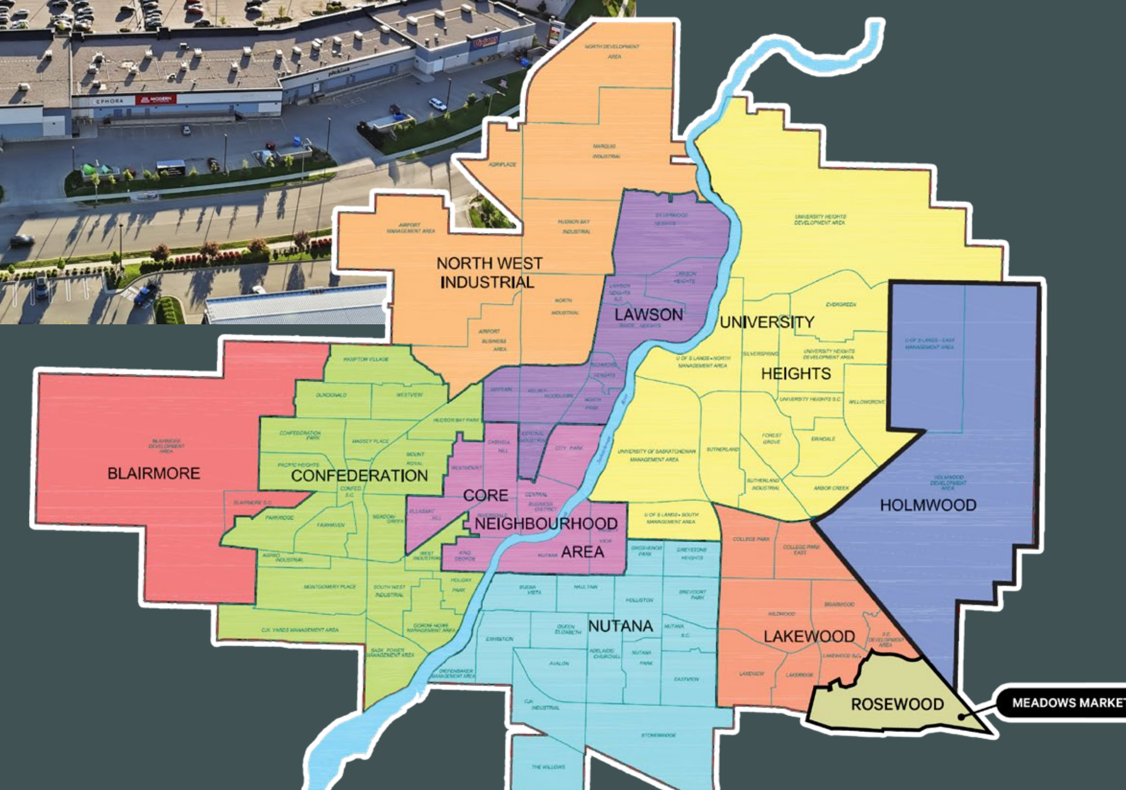
$134K
Est. Average Household Income in Rosewood (2024)

14.9K
Average Daily Traffic on Highway 16 (2021)

Community & Location Overview

Meadows Market presents the opportunity to serve a spread of communities with previously limited retail options. Tenants of this centre benefit from the regular influx of traffic attracted by the new Costco location. Rosewood continues to expand with further development and a rising population, dominating southeast Saskatoon with nearly 9,000 residents and above-average household income compared to the rest of Saskatoon. Additionally, the neighbourhood is bordered by Highway 16 on its south side, allowing easy access to Saskatoon's Circle Drive freeway and the adjacent booming neighbourhoods of Lakeview, Lakeridge, Lakewood, Eastview, Wildwood, Briarwood, College Park, and Brighton. With low crime rates, walkable amenities, and proximity to elementary and high schools, religious institutions, and restaurants, Rosewood is an attractive option for families and couples alike.

The large demand for retail in this area is a result of being populated largely by high-income families, which continues to increase each year as developments continue. Meadows Market has already become a hub for retail offerings with easy access to and from the neighbouring communities. To establish a business within this centre is a clean-slate opportunity with the potential for rapid growth, becoming an authority within your market with little nearby competition.



Current Availability

Project Status

Phase 2 of Meadows Market was opened in the Fall of 2018. There is an opportunity to lease existing space or pre-lease retail product that will be available for immediate occupancy. CBRE is pre-leasing another 2,111 SF of CRU and medical space while maintaining approximately 23,123 SF of existing CRU space for lease. These units are now fully constructed but remain non-demised to allow maximum design flexibility and size options for future tenants.

Current Availability

+ Building G – 1 unit
  – 1,367 SF

Future Availability

+ Building K
  – 6,436 SF
+ Building L
  – 11,817 SF
+ Building M
  – 4,870 SF

LEASE RATE
$36.00 PSF

OPERATING COSTS
$13.21 PSF

LEGAL DESCRIPTION
Surface Parcel #120209790

ZONING
B4

TOTAL BUILDING SIZE
161,325 SF

LAND SIZE
14.05 Acres

LAND DETAILS
Power centre visible from Highway 16

For Lease

Meadows Market

Contact Us

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