

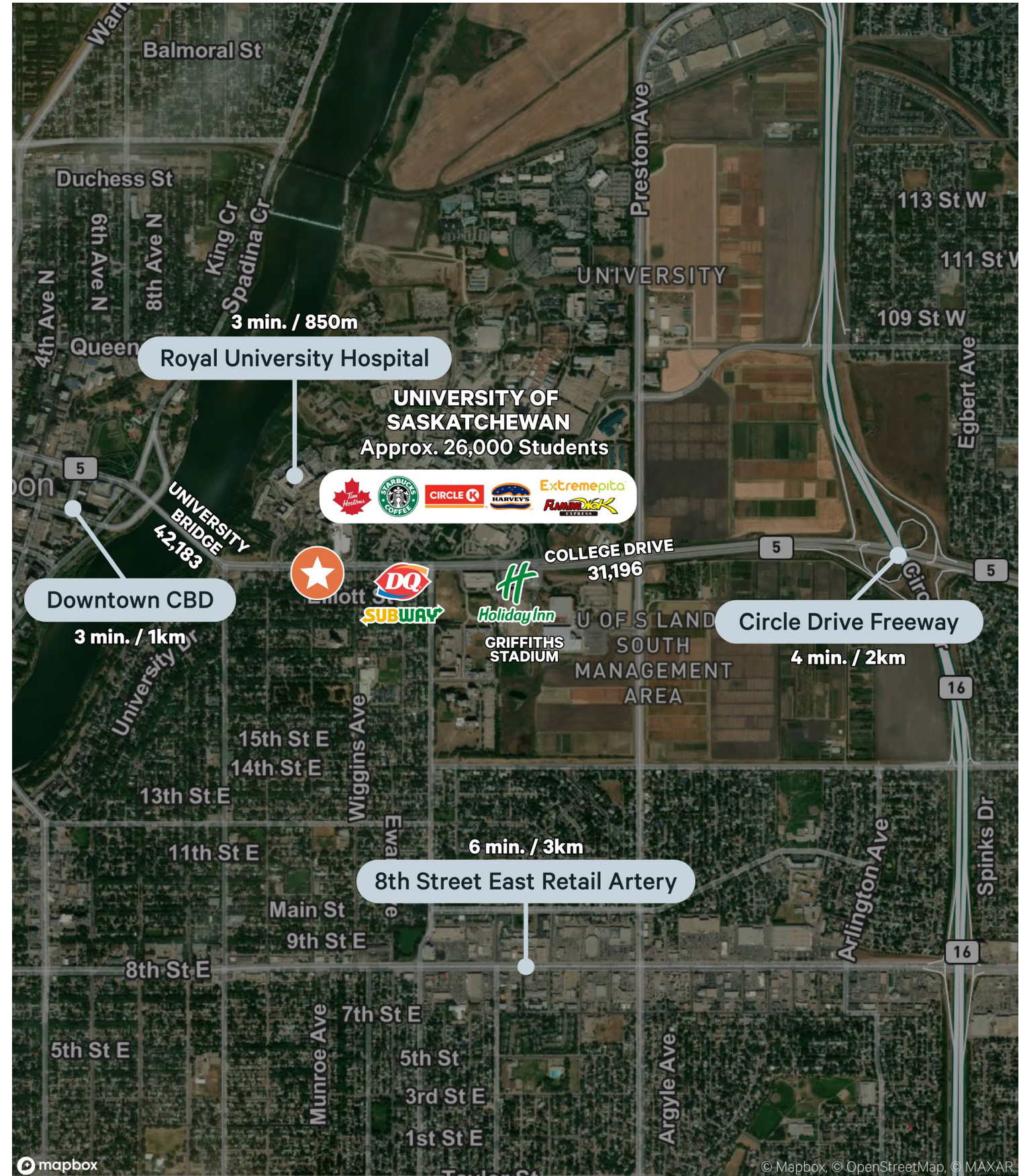
College Station Main Floor Retail

New Mixed-Use Development

1202 College Drive
Saskatoon, SK
www.cbre.ca/saskatchewan

Opportunity to Lease Near University of Saskatchewan





The Offering

Serving 31,500 University Students & Staff

An exciting new development, **College Station**, is currently in progress at **1202 College Drive** in Saskatoon. This mixed-use building features a main floor **retail** opportunity just across from the University of Saskatchewan and is located on College Drive, an arterial road connecting the university to downtown Saskatoon and the Circle Drive freeway. The site is highly accessible with an over **31,000** daily average traffic count and serves the **26,000** students plus **5,500** staff attending the U of S.

\$10.00

Operating Costs (PSF)

\$32.00

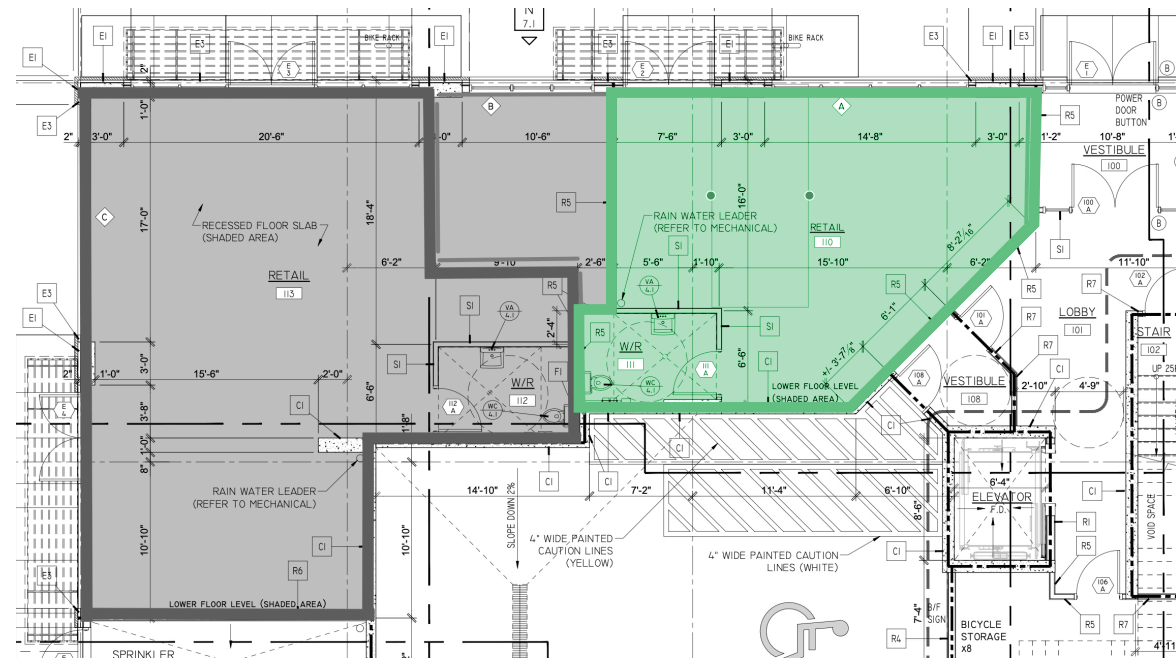
Asking Rent (PSF)

31.2K

Average Daily Traffic Count
(College Drive)

Floor Plan & Sample Layout

One retail unit is now available, offering 575 SF for lease.



College Drive Retail

This is an ideal opportunity for a retail user to position themselves within a high-traffic location directly across from Royal University Hospital and the U of S.

Additional Details

- + Address: 1202 College Drive, Saskatoon, SK
- + Lease Rate: \$32.00 PSF
- + Additional Rent: \$10.00 PSF
- + Available Unit Size: 575 SF
- + Residential Units: Sixty (60)
- + U of S Population: 31,500+ staff & students est.



Currently under construction.

Contact Us

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