FOR LEASE

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EAST CROSSING MALL, KINDERSLEY SK

OVERVIEW

Located on the corner of Ditson Drive and Highway 7, East Crossing Mall is anchored by Walmart and several other national and local retailers. Among the retail chains are Pet Valu, Sobeys, Source for Sports, Buy-Low Foods, McDonalds, Mark's Clothing, Peavey Mart, and Co-op Gas/Grocery/Lumber.

Combined with a strong and growing economic oil & gas industry as well as agriculture and agriculture services, makes this a very viable area for growth and development in the retail sector. Kindersley has recently added 256 new hotel rooms to the existing 292 rooms. Kindersley has a service area population of 40,000 and has a highway traffic count of approximately 3,560 vehicles per day.

PROPERTY PROFILE

CIVIC ADDRESS
705 11th Ave East, Kindersley SK

AVAILABLE FOR LEASE
Units E-G: 1,100-3,500 SF
Unit H: 1,200 SF

LEASE RATE
$22.00 PSF

OCCUPANCY COSTS
$7.10 PSF (estimated)

LAND DETAILS
- Ample parking
- Professionally-landscaped
- Located on corner of Hwy #7 & Ditson Drive
- Property anchored by Walmart

LAND SIZE
2.2 acres

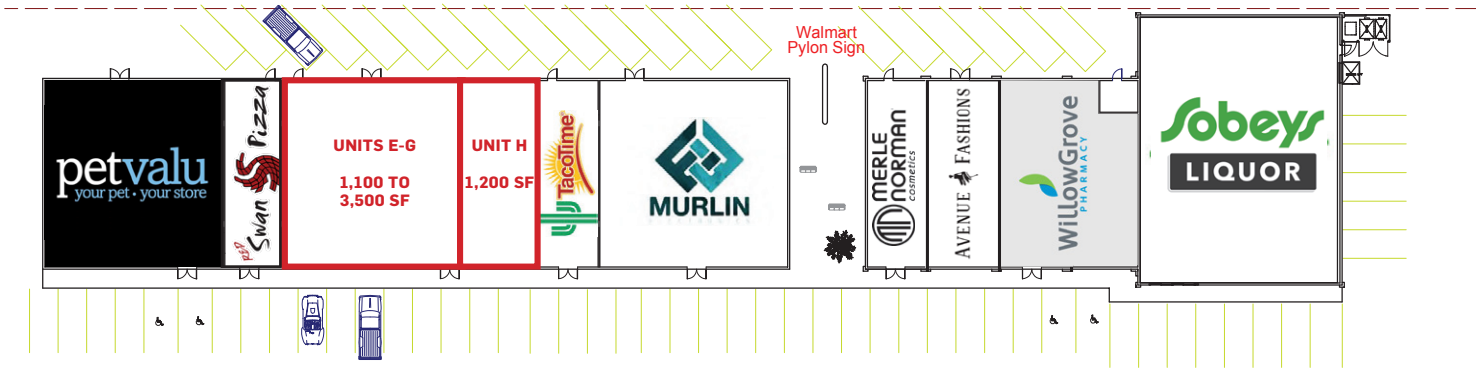
BUILDING DETAILS
- Stone and acrylic stucco finish
- 10' high storefront glazing
- Slab on grade floor base w/smooth finish

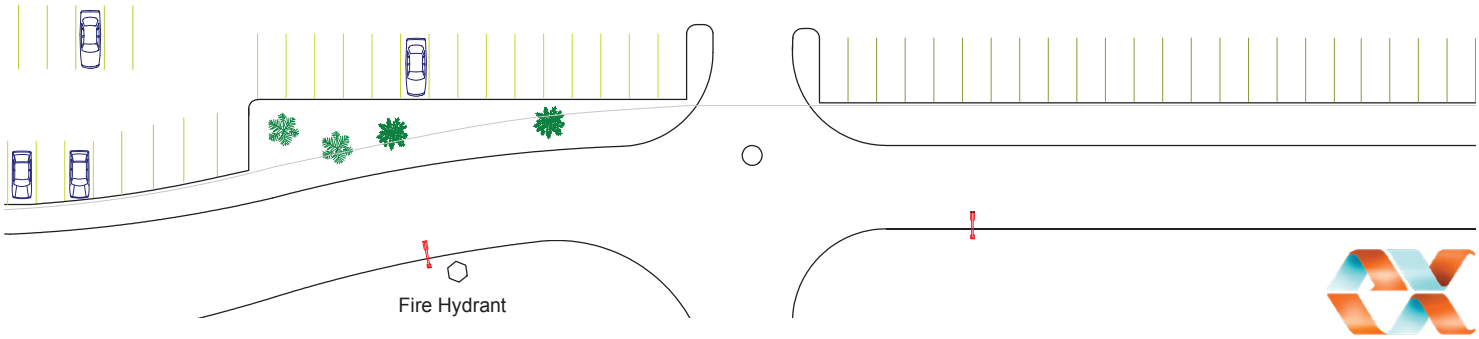
ZONING
C4 Commercial District

POSSESSION
Immediate

705 11TH AVENUE EAST

COMMERCIAL REAL ESTATE





East Crossing

UNITS E TO G

UNIT H

EAST CROSSING MALL

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TRUST US TO PUT YOU ON THE MAP

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705 11TH AVENUE EAST

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WHY KINDERSLEY?

GROWTH

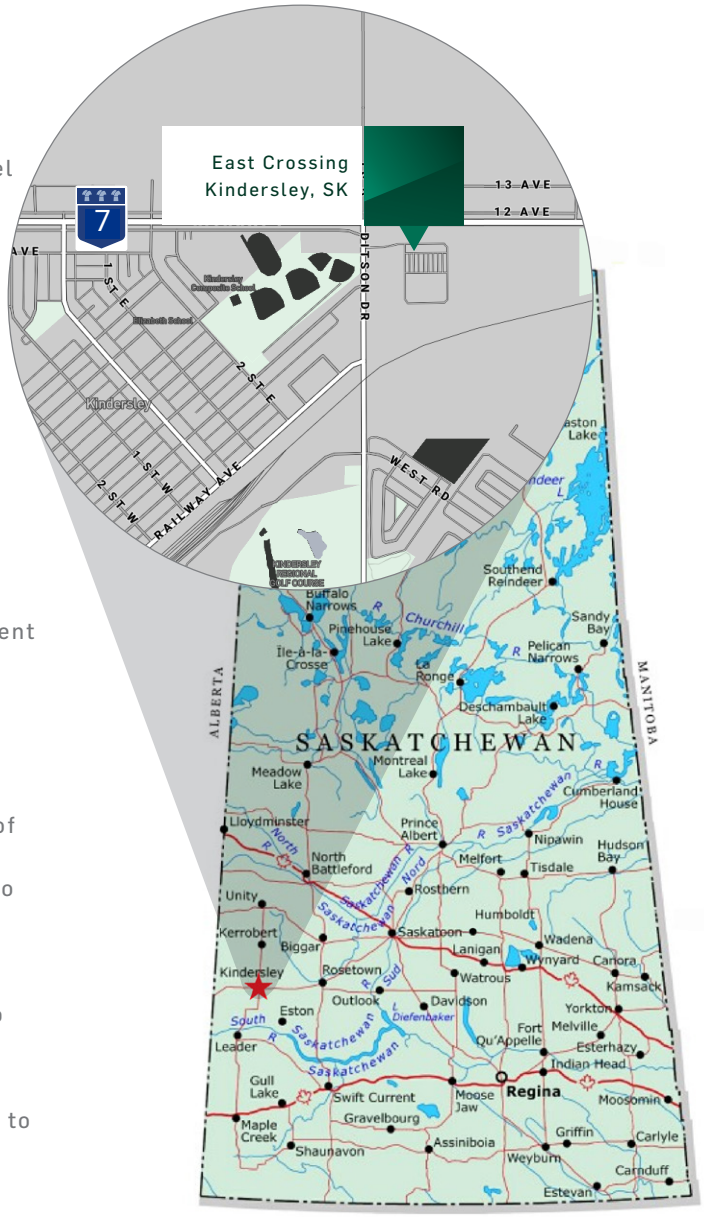
- Within the past few years, hotel developers have confirmed Kindersley's investment potential by doubling the local hotel capacity through new construction and expansion
- Most recent hotel development being an 85-room CanAlta with a free-standing Boston Pizza restaurant
- Marathon Properties, a privately-owned Canadian company, is developing over 115 acres into Brookhollow Estates, Kindersley's newest residential area
- Brookhollow Estates will provide housing for over 3,000 new residents

OPPORTUNITY

- Kindersley has an annual traffic count of over five million vehicles due to its central location along the intersection of Highways 21 and 7 (the 3rd busiest highway in all of Saskatchewan)
- As the main transport route from Calgary to Saskatoon, one can regularly witness dozens of trucks, trailers and equipment vehicles along Kindersley's service roads
- Situated in the heart of the Viking oil formation: in 2016 and 2017, there were a total of 4,192 oil wells drilled in Saskatchewan; 2,050 (49%) are in the Kindersley area

SUSTAINABILITY

- Kindersley is a hub location with a trading population area of more than 40,000 people
- Kindersley's unique location puts it at least a 2-hour drive to other urban centres
- Kindersley is a stable earning community with an average household income of approximately $116,950.00
- Kindersley is home to a full-service, 9-hole golf course, two world-class, fully-irrigated baseball diamonds; a 0.3 mile, tri-oval speedway, Kindersley Aquatic Centre, and the West Central Events Centre (WCEC) featuring two ice surfaces, a curling rink and an indoor walking track. The WCEC is home to the local SJHL Klippers hockey team
- Kindersley's total population is 4,567 (2021)



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