



**3311 8th Street East
Saskatoon, SK**

CIRCLE CENTRE MALL **RETAIL/OFFICE/ RESTAURANT** **MIXED-USE REDEVELOPMENT**

- **Up to 25,366 Square Feet**
- **5,000-9,000 SF Restaurant Opportunity**
- **8th Street Frontage**
- **On-Site Parking for 300**
- **40,000+ Car Count Per Day**



ABOUT THE PROPERTY & FEATURES

Circle Centre Mall is being redeveloped into a modern neighbourhood retail centre. This high profile location is adjacent to the 8th Street & Circle Drive intersection which serves as one of Saskatoon's most vital thoroughfares, handling over 40,000 cars per day. The positioning of the property provides excellent exposure to this daily traffic flow and ease of access to Circle Drive freeway as well as Highways 11 and 16.

The approximate 7 minute radius surrounding Circle Centre Mall includes: commercial properties on 8th Street, the University of Saskatchewan and affluent neighbourhoods, such as Briarwood and Lakeridge. These neighbourhoods are home to high income earners and large households.

CONCORDE
PROPERTIES

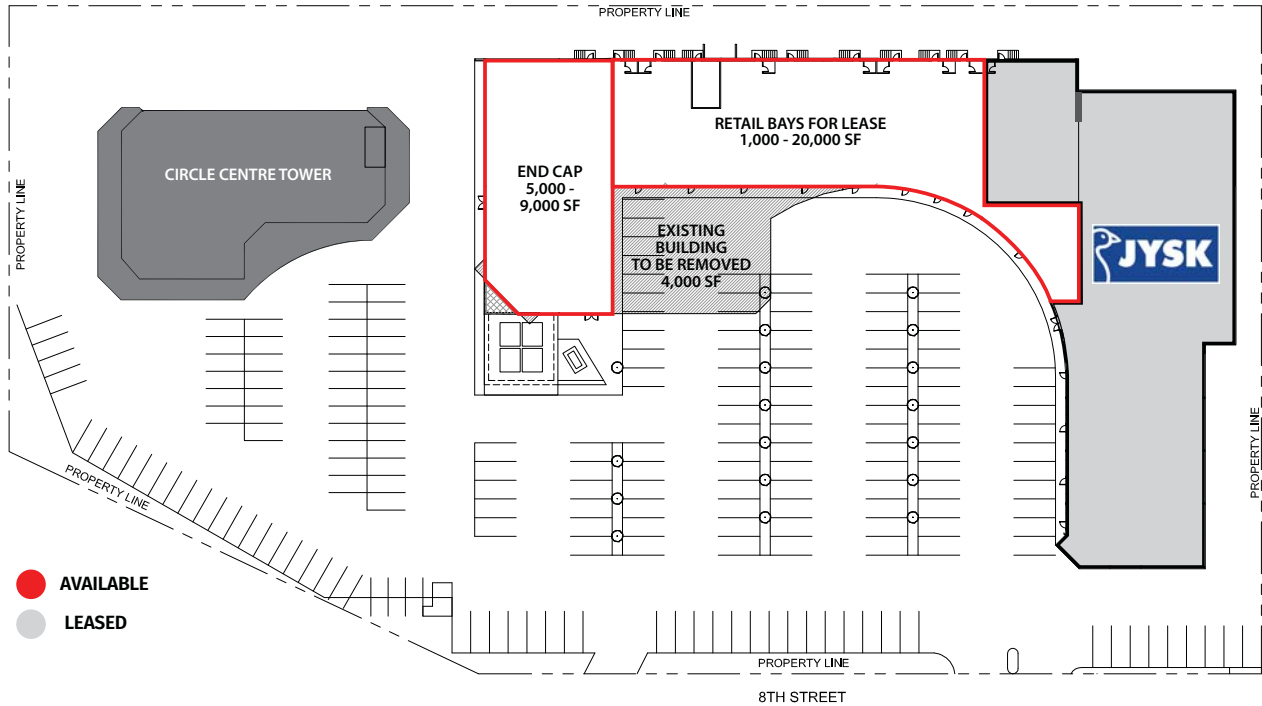
306 668 3004
cgcproperties.com

1171 8th Street East
Saskatoon SK S7H 0S3

SITE PLAN

Circle Centre Mall Redevelopment

3311 8th Street East, Saskatoon, SK



CONSTRUCTION

- 2019

TYPE

- Restaurant/Retail/Office/Medical

AVAILABLE AREA

- Up to 25,366 SF
- 5,000-9,000 SF End Cap

NET LEASE RATE

- Market Rate

FEATURES

- Brand New Facade
- New Store Fronts, Lighting & Signage

ZONING

- B4



HIGH PROFILE AREA BUSINESS

- JYSK (on-site)
- All Smiles Dental (on-site)
- Circle Centre Optometric (on-site)
- Co-op Food Store & Gas Bar
- Best Buy
- Sportchek
- Shoppers Drug Mart
- Starbucks
- Dollarama
- GoodLife Fitness
- McDonald's
- Tim Hortons
- Best Western
- 7 Eleven

LOCATION SPECS

Circle Centre Mall Redevelopment

3311 8th Street East, Saskatoon, SK



Three dynamic neighbourhoods surround Circle Centre Mall, the fully established neighbourhoods of College Park and College Park East as well as the “master planned” community of Brighton currently being constructed on Saskatoon’s east side.

COLLEGE PARK / COLLEGE PARK EAST



Neighbourhood populations of approx. 5,470 and 4,809 and an average household income between \$65,000-\$68,000. The majority of its residents live in single-family dwellings that on average sell between \$232,000-\$314,000. It also has a sizable minority of high density multiple-unit dwellings.

BRIGHTON



The first of several communities planned for the east side of the city, construction began in 2016. When completed, it will be a primarily residential community with some regional commercial development on its north and south sides. By 2026 it is expected to become Saskatoon’s largest neighbourhood, home to 15,000 people.