

**Blackstone**  
Commercial Real Estate Services Inc.

# For Lease

6359 50 Avenue | Red Deer, AB

## Red Deer's First Regional Shopping Centre



**Mahmud Rahman** VP /Associate

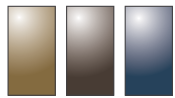
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**Randy Wiens** Senior Associate

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# Mall Map

6359 50 Avenue | Red Deer, AB

**Red Deer's First Regional Shopping Centre**



### Section A

Unit 100 - **138** SF - Wireless Hub  
 Unit 101 - **504** SF - Dhezigne  
 Unit 105 - **424** SF - Sunglass Plus  
 Unit 106A - **212** SF - **Available**  
 Unit 106B - **219** SF - **Available**  
 Unit 107 - **256** SF - **Available**  
 Unit 109 - **194** SF - SL Leased  
 Unit 111 - **242** SF - **Available**  
 Unit 115 - **449** SF - Leased  
 Unit 117 - **1,199** SF - Divine Nails  
 Unit 119 - **782** SF - Tim Horton's  
 Unit 121 - **1,024** SF - Roger's Plus  
 Unit 125 - **3,700** SF - Altitude Clothing  
 Unit 127 - **882** SF - Silverstone Accessories  
 Unit 129 - **2,300** SF - **Available**  
 Unit 131 - **2,673** SF - Stuffy Riders  
 Unit 135 - **2,333** SF - **Available**  
 Unit 139-141 - **3,326** SF - Family Medical

### Section B

Unit 165 - **4,956** SF - Bluenotes  
 Unit 167 - **3,018** SF - Cleo  
 Unit 169 - **5,137** SF - Ricki's / Bootlegger  
 Unit 171 - **4,099** SF - The Shoe Company  
 Unit 902 - **1,014** SF - Real Care Massage  
 Unit 905 - **3,159** SF - AB College of Massage  
 Unit 906 - **1,082** SF - **Available**  
 Unit 910 - **1,478** SF - Claims Pro  
 Unit 915 - **2,631** SF - Red Deer Healing  
 Unit 924 - **736** SF - Helping Hands  
 Dock - **21,325** SF - **Available**

### Section C

Unit 177 - **84** SF - **Available**  
 Unit 178 - **785** SF - Eyebrow Studio  
 Unit 179 - **3,251** SF - Home Design  
 Unit 183 - **2,797** SF - **Available**  
 Unit 187 - **2,795** SF - Sepend  
 Unit 191 - **1,395** SF - Showcase  
 Unit 195 - **3,963** SF - Fairweather  
 Unit 199 - **1,612** SF - **Available**  
 Unit 205 - **2,132** SF - SL Leased  
 Unit 209 - **242** SF - SL Leased  
 Unit 211A - **1,733** SF - Storage

### Section D

Unit 211 - **14,752** SF - Staples  
 Unit 219 - **1,304** SF - TELUS  
 Unit 221 - **764** SF - BestBuy Mobile  
 Unit 223 - **1,194** SF - Leased  
 Unit 225 - **1,093** SF - **Available**  
 Unit 227 - **500** SF - We Sew Right  
 Unit 241 - **2,088** SF - **Available**  
 Unit 247 - **1,005** SF - HKP Feel the Fun  
 Unit 251 - **737** SF - RD Denture Clinic  
 Unit 253 - **3,004** SF - **Available**

### Section E

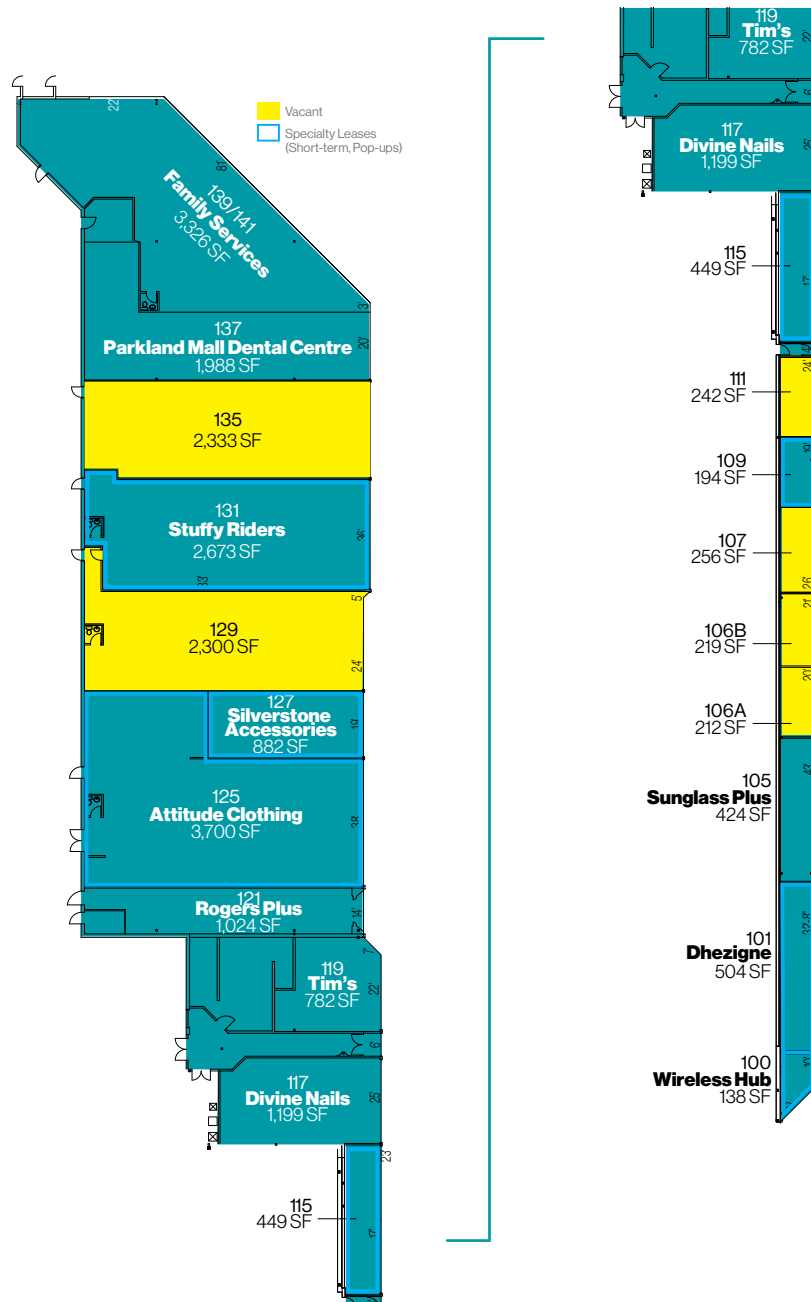
Unit 300 - **633** SF - The Golden Touch  
 Unit 302 - **633** SF - Leased  
 Unit 304 - **925** SF - Shoe Chalet  
 Unit 308 - **2,437** SF - Tuff & Tender  
 Unit 310 - **971** SF - Game Stop  
 Unit 312 - **803** SF - Adam & Eve Unisex  
 Unit 316 - **1,761** SF - Craze Mania  
 Unit 346 - **2,840** SF - Dream Garage  
 Unit 342 - **2,373** SF - Sacred  
 Unit 348/400 - **5,214** SF - Stitches  
 Unit 404 - **2,043** SF - Veterans Museum  
 Unit 412 - **9,424** SF - Dollarama  
 Unit 420 - **934** SF - **Available**  
 Unit 422 - **466** SF - **Available**  
 Unit 424 - **653** SF - **Available**  
 Unit 425 - **634** SF - Train Pay Station  
 Unit 426 - **915** SF - Custom T's  
 Unit 432 - **762** SF - **Available**  
 Unit 434 - **810** SF - **Available**  
 Unit 444 - **2,339** SF - Roddies Creations  
 Unit 448 - **1,257** SF - Kiddie Rides  
 Unit 456 - **2,751** SF - Tip Top Tailors  
 Unit 460 - **1,899** SF - The Bear House  
 Unit 464 - **1,700** SF - **Available**  
 Unit 468 - **1,700** SF - **Available**

### Section F - Food Court

Unit 500 - **190** SF - Crepes & Waffles  
 Unit 502 - **328** SF - Eka Japan  
 Unit 504 - **399** SF - Grand House Restaurant  
 Unit 506 - **400** SF - RD Buffet Express  
 Unit 508 - **400** SF - Taco Time  
 Unit 510 - **459** SF - **Available**  
 Unit 512 - **211** SF - New York Fries  
 Unit 514 - **212** SF - **Available**  
 Unit 516 - **405** SF - Subway

### Section G

Unit 254 - **1,620** SF - HKP Feel the Sun  
 Unit 255 - **1,646** SF - Bell  
 Unit 265 - **885** SF - Suzy Elegance  
 Unit 267 - **3,958** SF - Lammle's  
 Unit 275 - **934** SF - L-Style  
 Unit 281 - **3,044** SF - **Available**  
 Unit 283 - **622** SF - Sheffield & Sons



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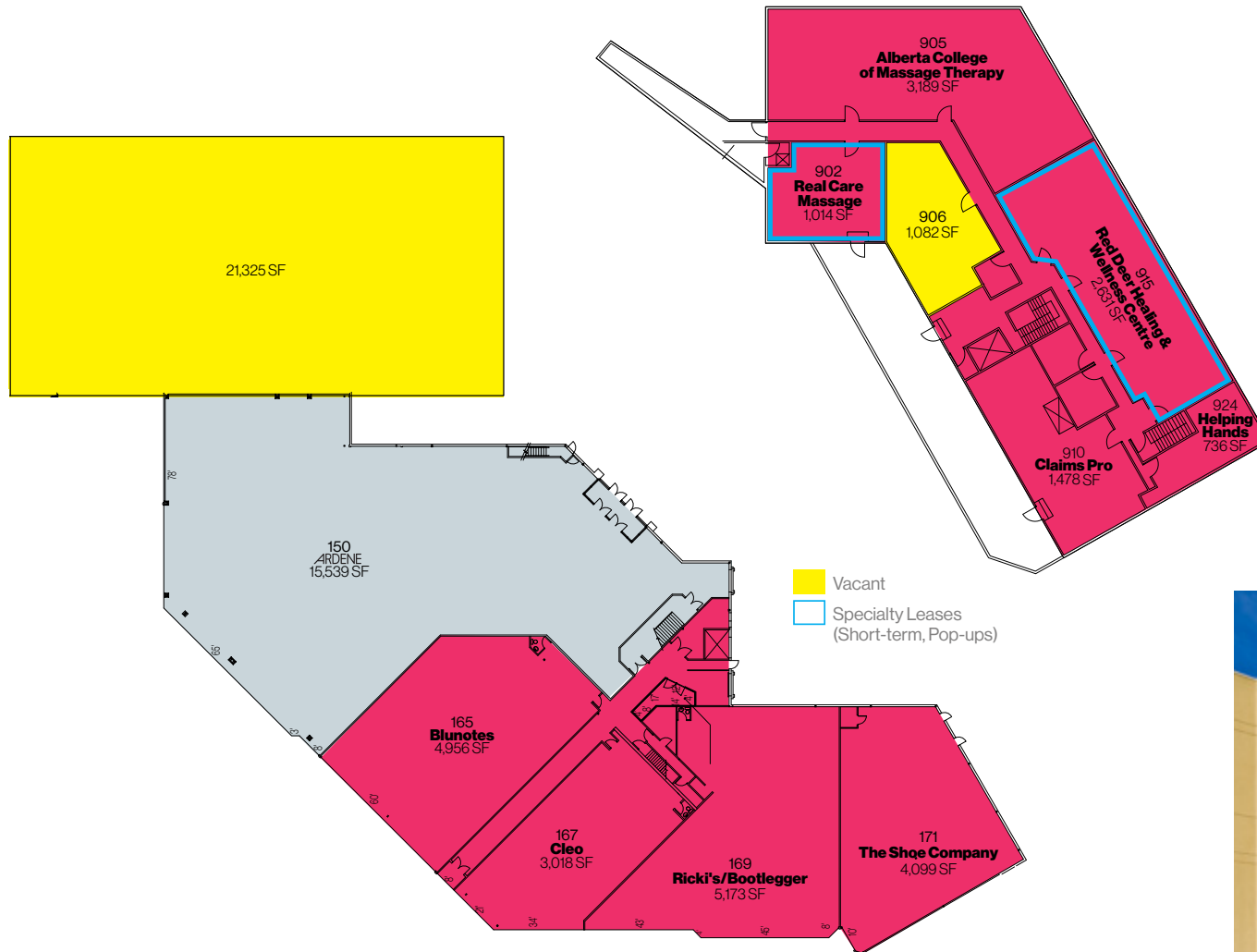
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### Second Level Office Mezzanine



#### Section B

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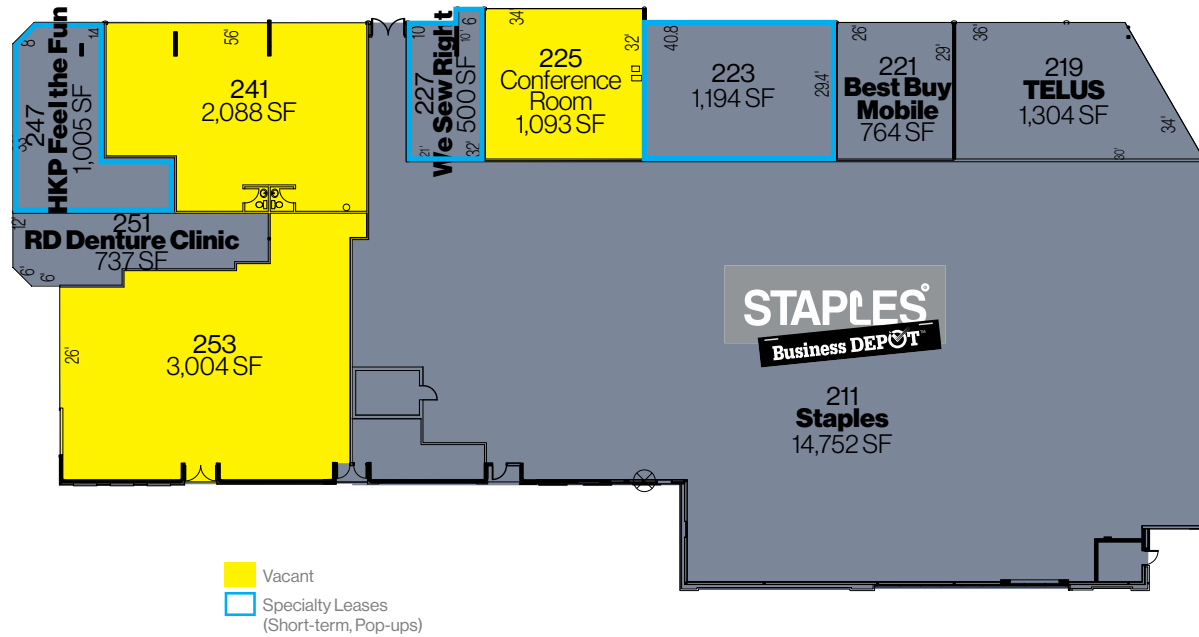
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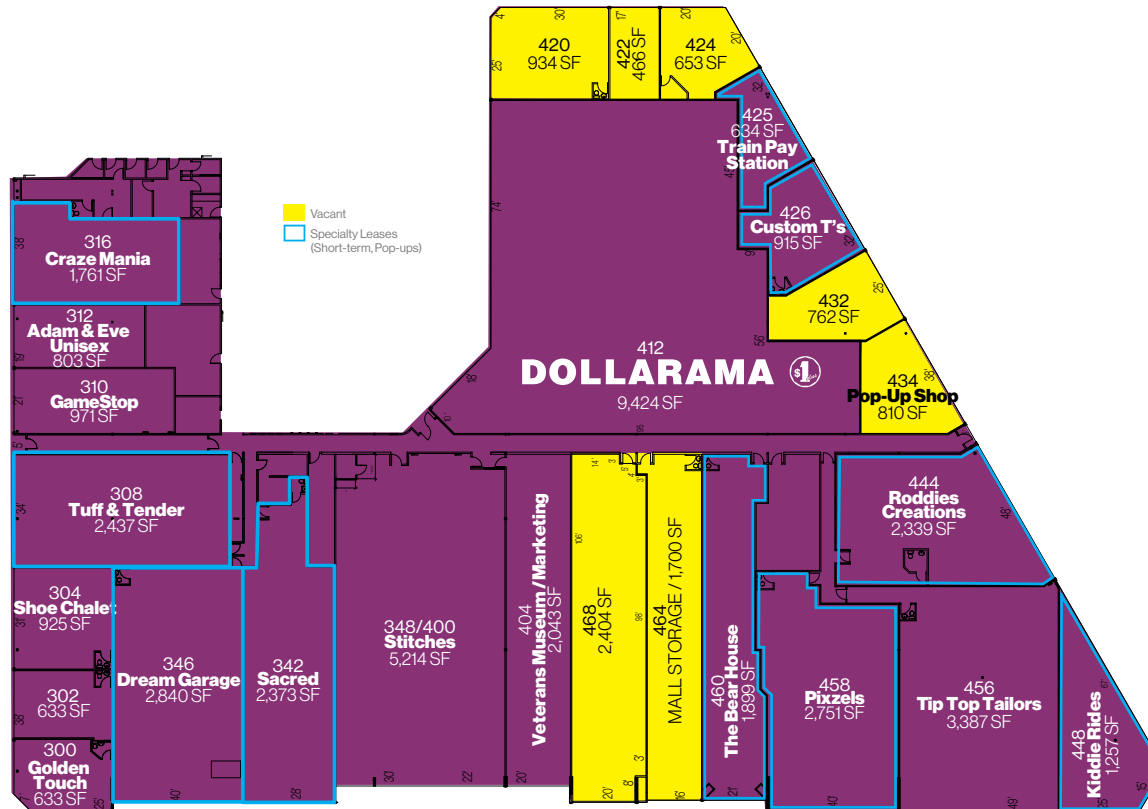




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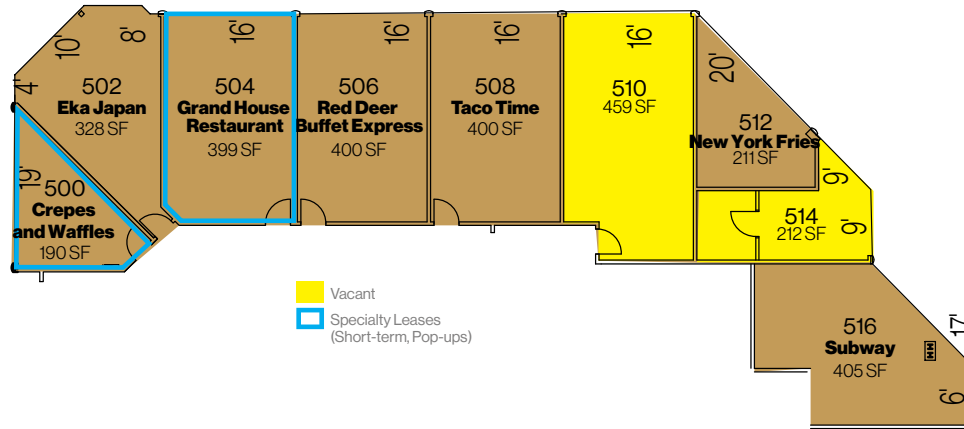
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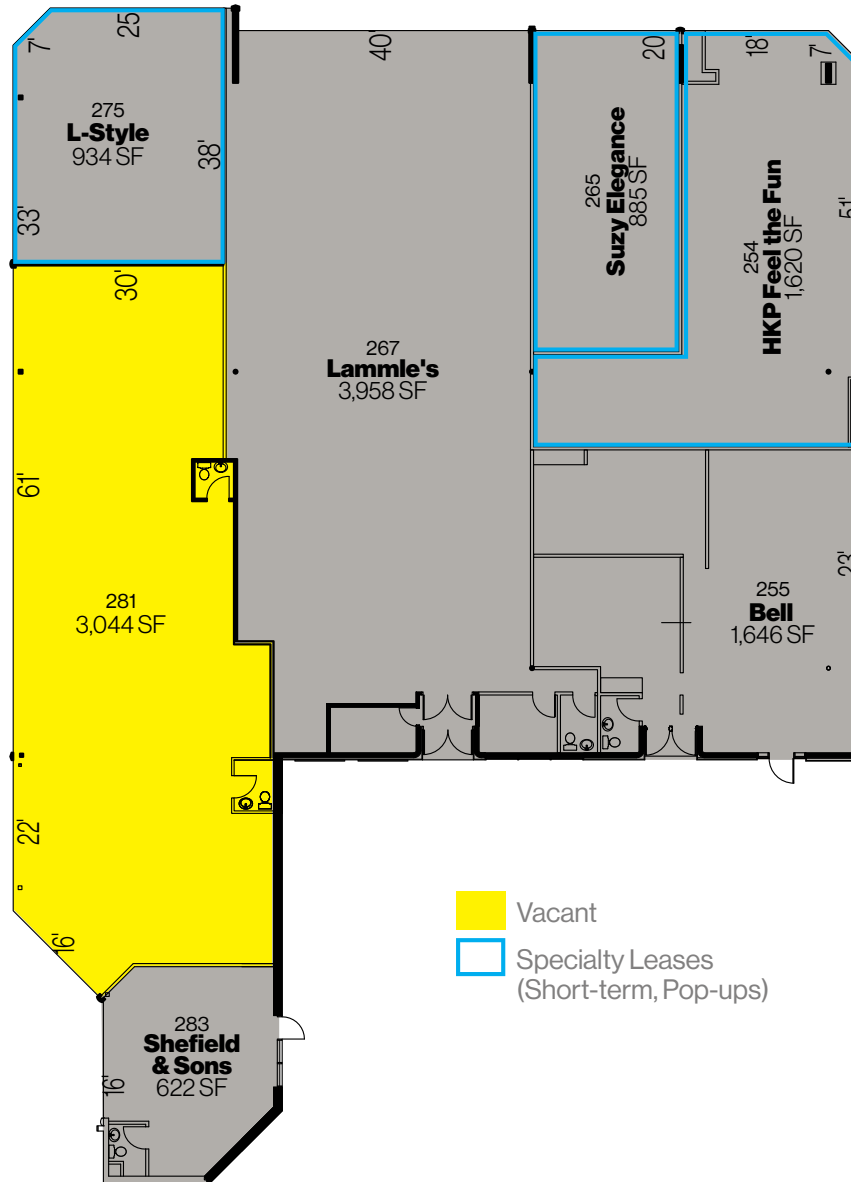
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## DEMOGRAPHICS

| Red Deer                                                                     | 137,839 | 38   | \$114,181 | 12,000: Gaetz Ave & 67 ST |
|------------------------------------------------------------------------------|---------|------|-----------|---------------------------|
| Greater Red Deer Region<br><i>Red Deer, Sylvan Lake, Blackfalds, Lacombe</i> | 162,042 | 38.2 | \$123,807 | 60,620: Hwy 2 & Hwy 11    |



## POPULATION



## MEDIAN AGE



## HOUSEHOLD INCOME



## TRAFFIC COUNT VEHICLES PER DAY

54,074

HOUSEHOLDS

69.9%

LABOUR FORCE PARTICIPATION RATE

\$4,201

AVERAGE SPEND HOUSEHOLD: FURNISHINGS

\$74.9%

STURCTURE TYPE HOUSE

17.8%

UNIVERSITY EDUCATED

\$12,889

AVERAGE SPEND PER HOUSEHOLD: FOOD

\$3,609

AVERAGE SPEND HOUSEHOLD: CLOTHING

\$67.2%

TENURE TYPE OWNED

## ZONING

C-4 (Major Arterial Commercial Zone)

## AMENITIES & FEATURES

Loading Dock, Storage Available, On-site Security, Ample Parking

## SIGNAGE

Pylon, Facade, Mall Directory, Limited Availability

## NET RATE

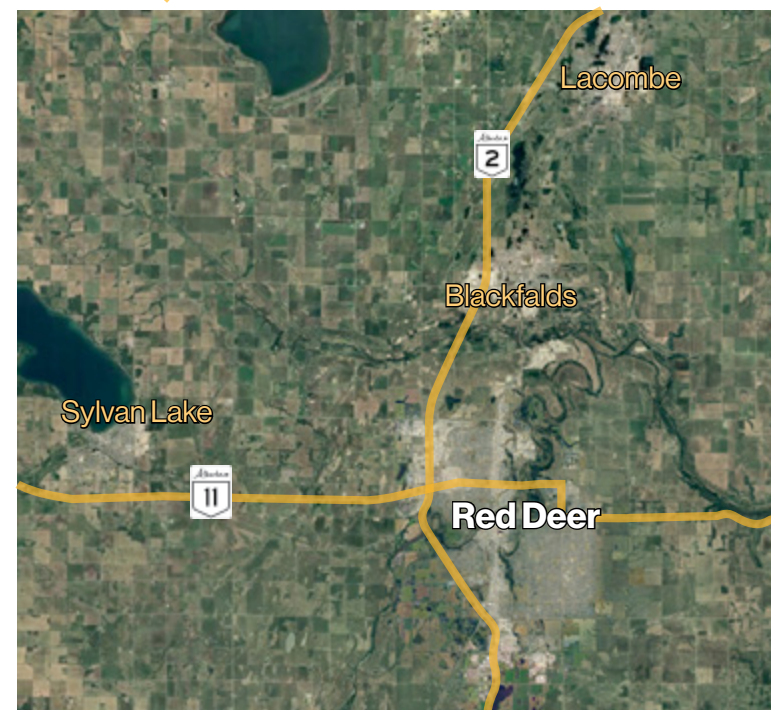
Market - Incentives Available

## MALL FOOT TRAFFIC

2,083,700 Annual Mall Visitors

## ANCHOR TENANTS

Walmart | The Keg | Goodlife Fitness/Fit4Less  
Winners | Ardene | Staples | Skechers | Lammle's | Dollarama



# Thank you for your Interest



**BlackstoneCommercial.com**

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