

Blackstone

For Lease

6359 50 Avenue | Red Deer, AB

Red Deer's First Regional Shopping Centre



Mahmud Rahman VP /Associate

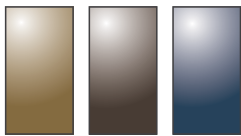
P 403.930.8651

E mrahman@blackstonecommercial.com

Randy Wiens Senior Associate

P 403.930.8649

E rwiens@blackstonecommercial.com



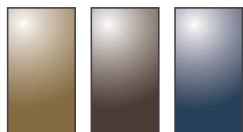
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Mall Map

6359 50 Avenue | Red Deer, AB

Red Deer's First Regional Shopping Centre





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Tenant Mix & Vacancies

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 - Stuffry 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

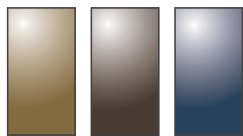
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 Unit 412 - **9,424** SF - Dollarama
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 Unit 444 - **2,339** SF - Roddies Creations
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 Unit 456 - **2,751** SF - Tip Top Tailors
 Unit 460 - **1,899** 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

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 Unit 255 - **1,646** SF - Bell
 Unit 265 - **885** SF - Suzy Elegance
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 Unit 281 - **3,044** SF - **Available**
 Unit 283 - **622** SF - Sheffield & Sons

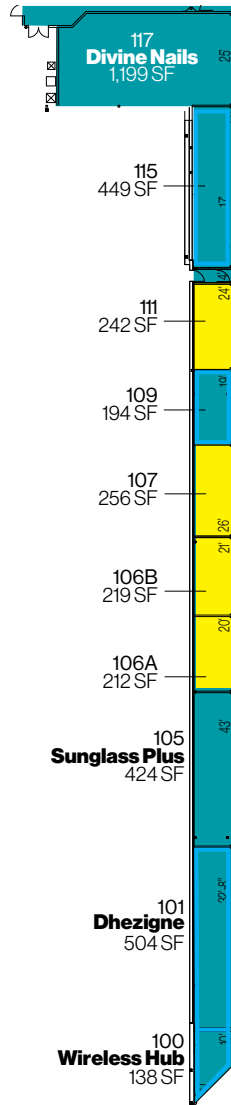
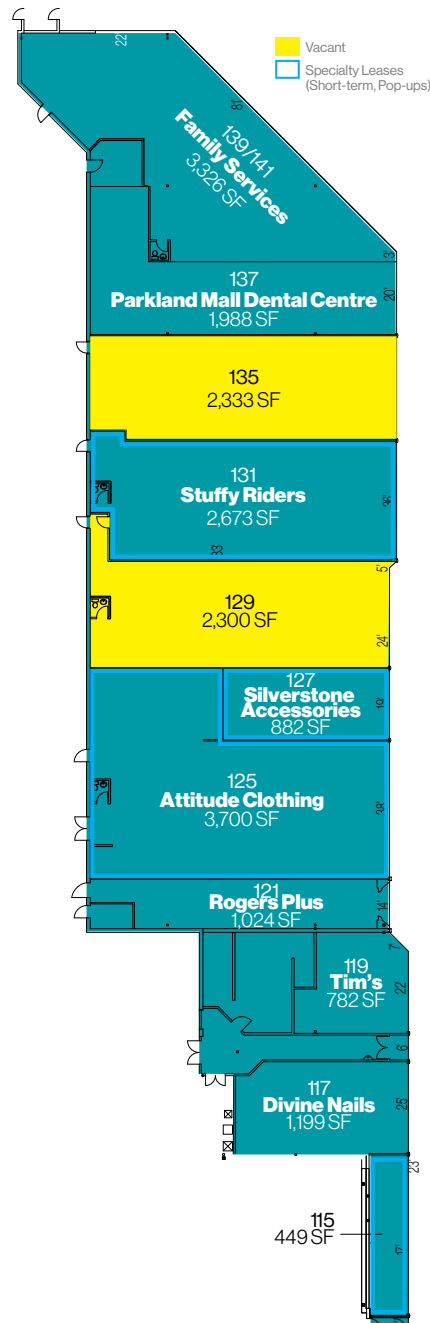


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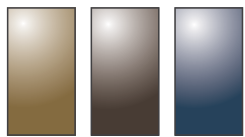
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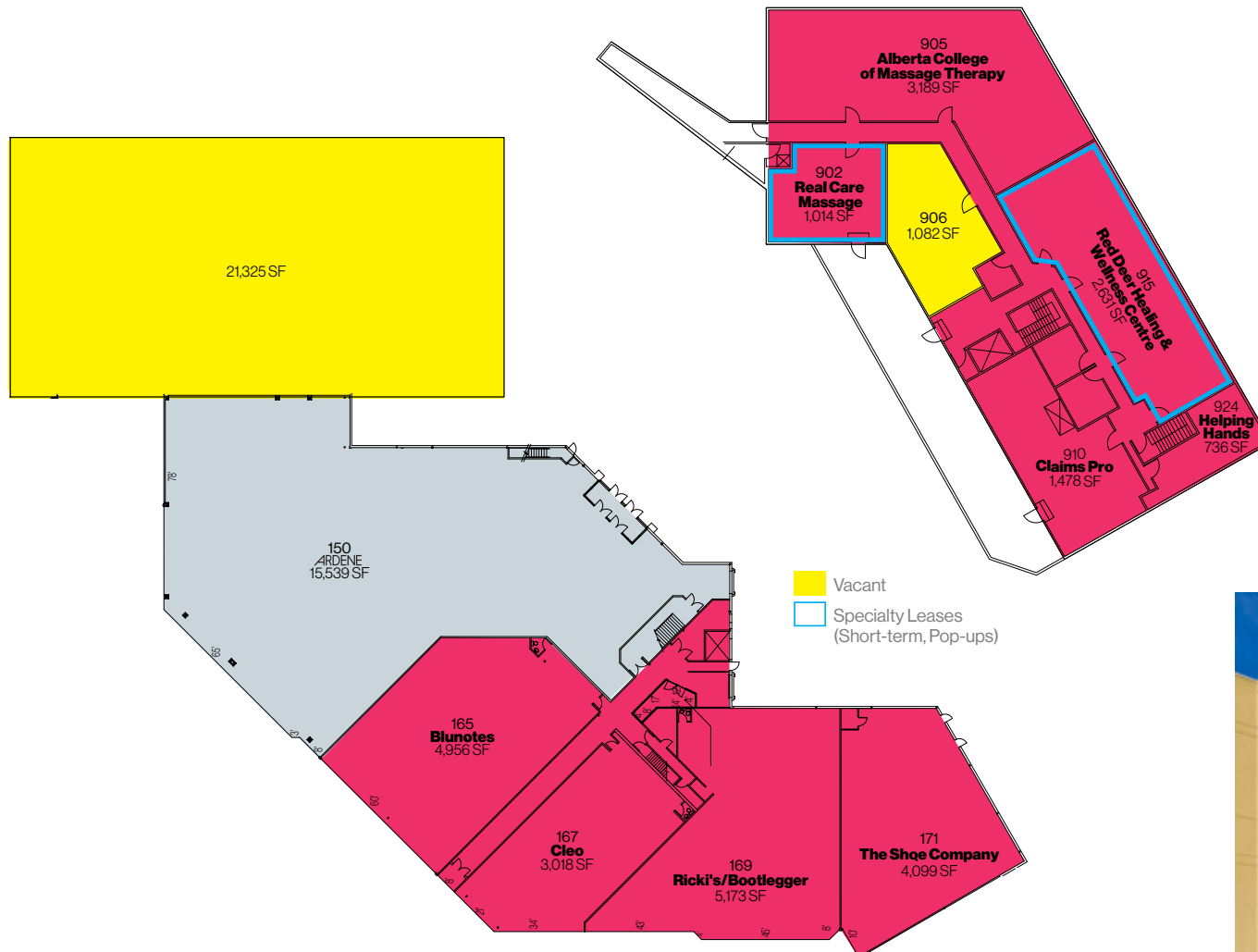
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Section B

6359 50 Avenue | Red Deer, AB

Red Deer's First Regional Shopping Centre

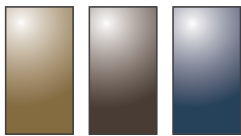
Second Level Office Mezzanine



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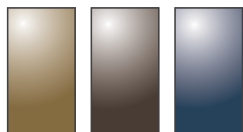
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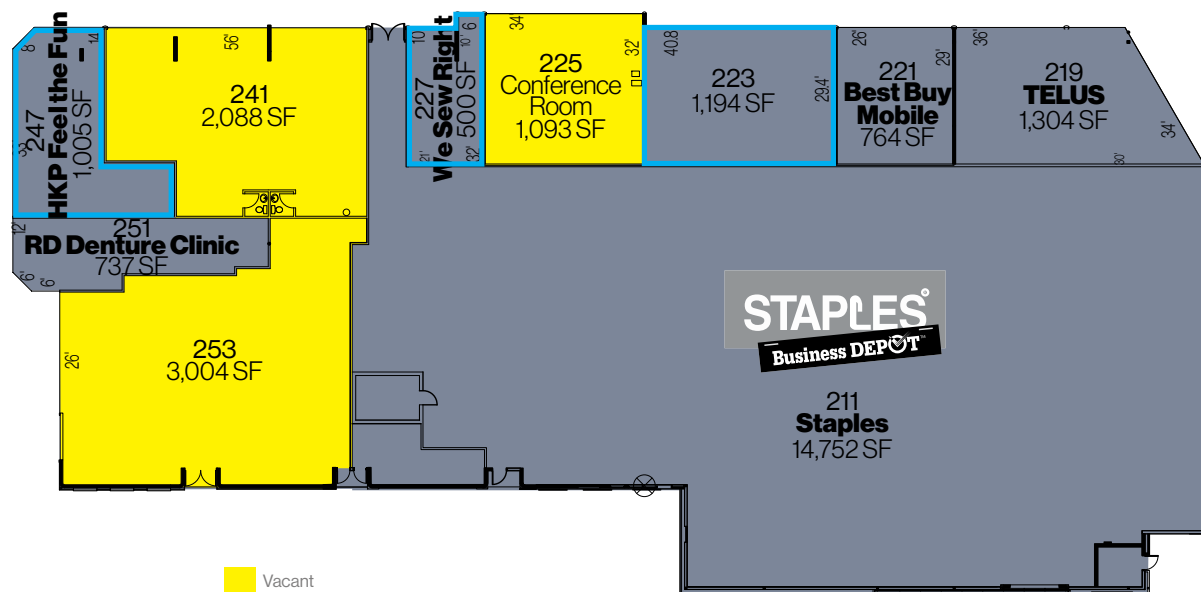


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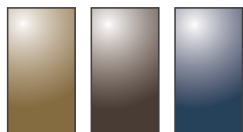


■ Vacant
■ Specialty Leases
(Short-term, Pop-ups)

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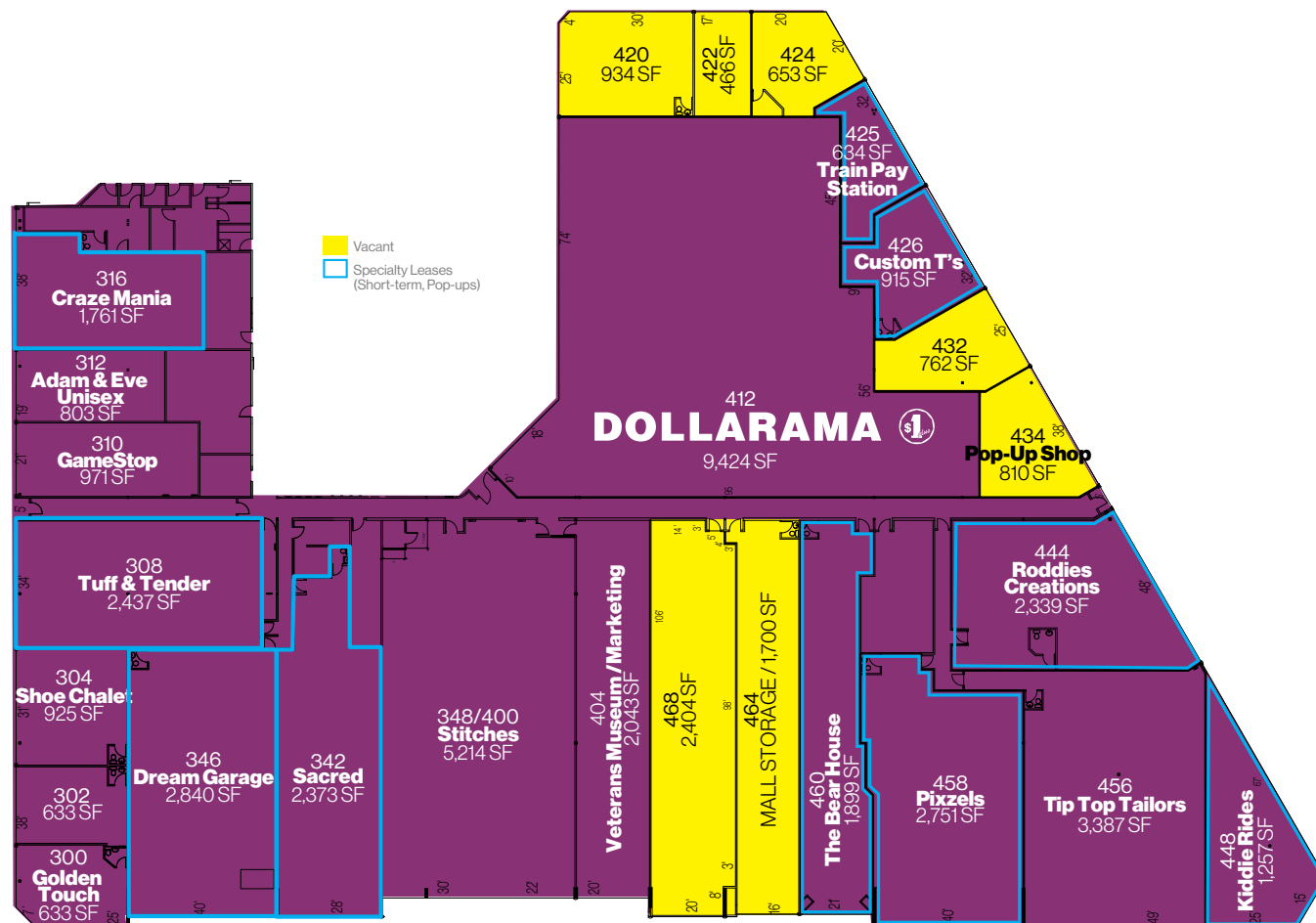


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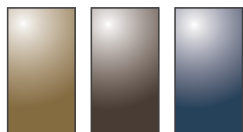
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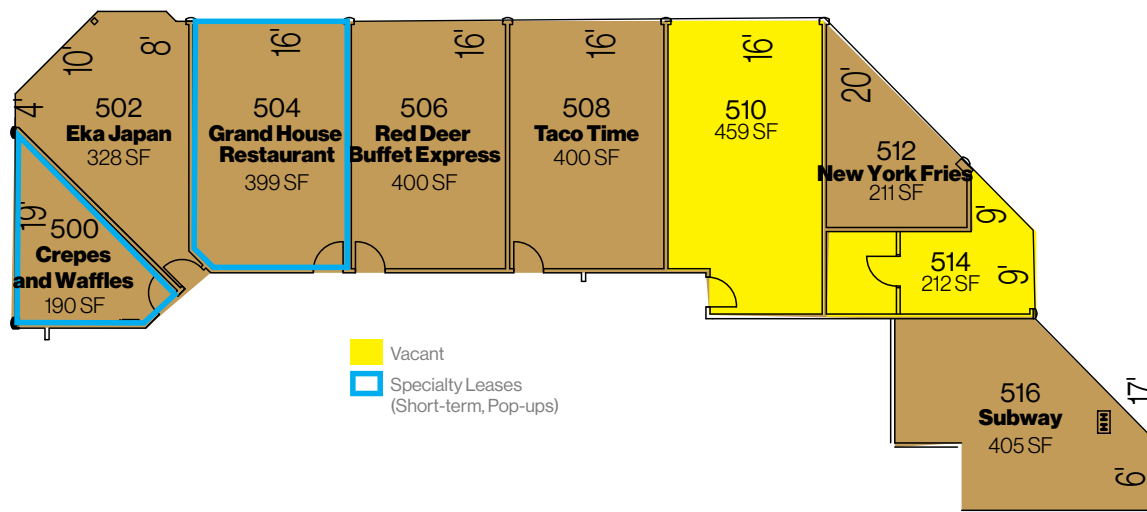


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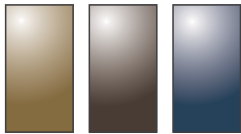
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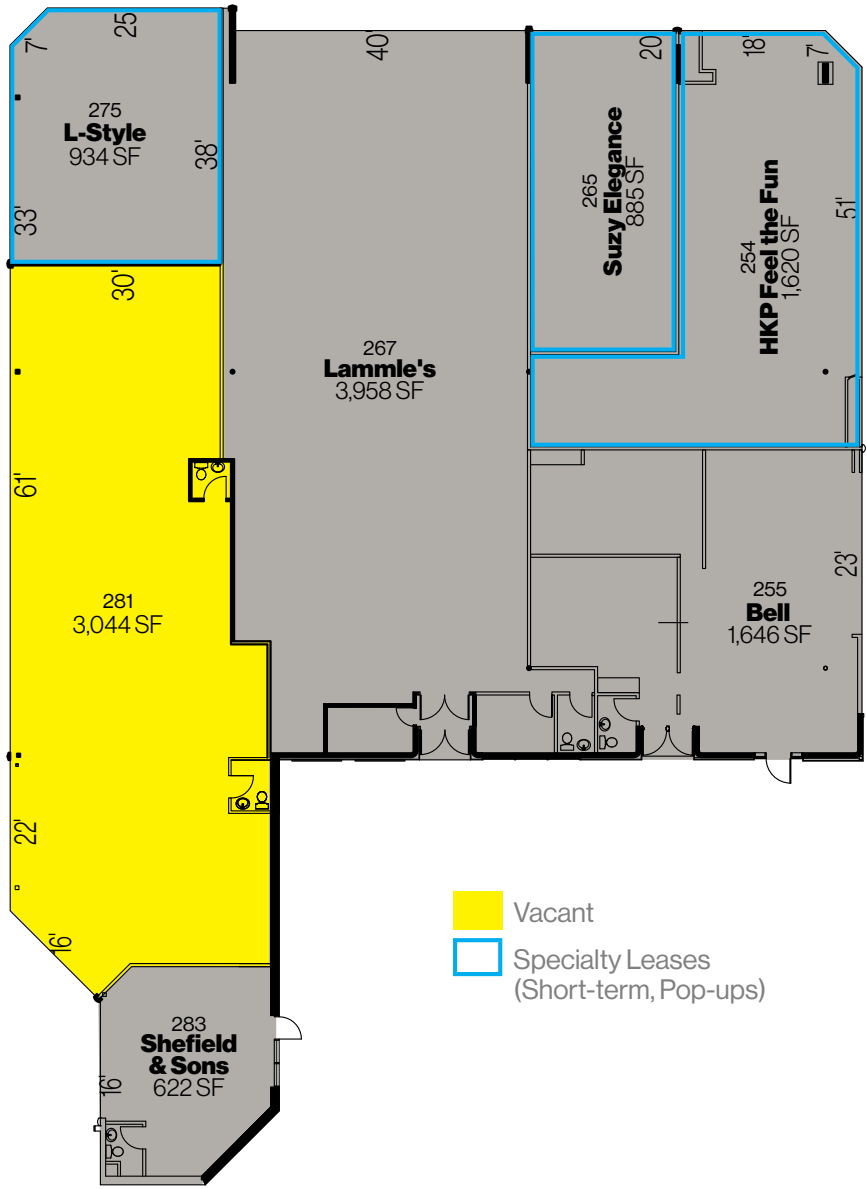


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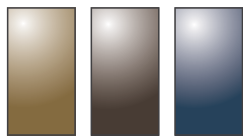
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Stats

6359 50 Avenue | Red Deer, AB

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DEMOGRAPHICS

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

54,074

HOUSEHOLDS



POPULATION



MEDIAN AGE



HOUSEHOLD INCOME



TRAFFIC COUNT VEHICLES PER DAY

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

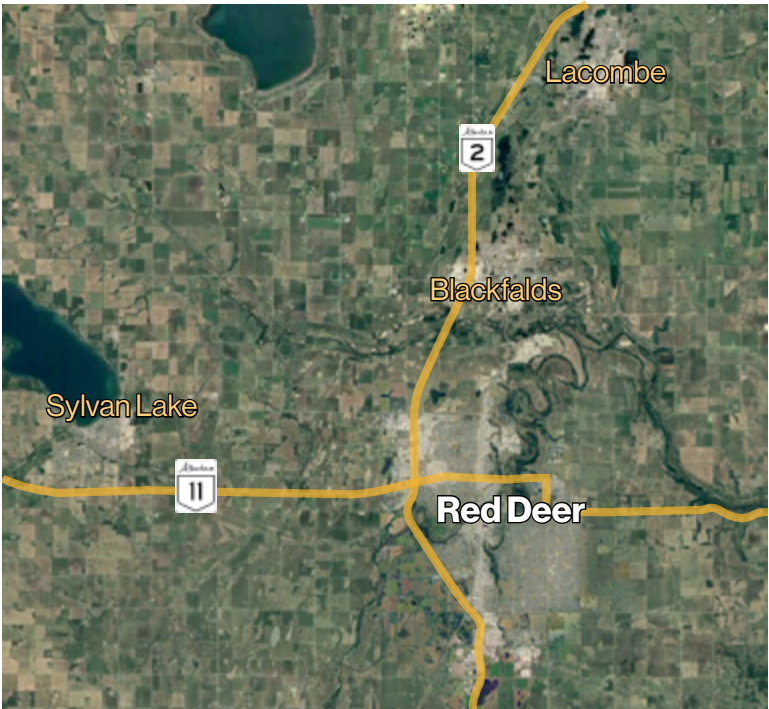
\$3,609

AVERAGE SPEND HOUSEHOLD: CLOTHING

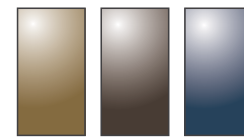
\$67.2%

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



Blackstone



BlackstoneCommercial.com

A210, 9705 Horton Road SW, Calgary, Alberta T2V 2X5 | P 403.214.2344

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