

| PORT O'CALL MALL |

4407 50 AVENUE | RED DEER | AB

RETAIL FOR LEASE



GROCERY ANCHORED END CAP UNIT AVAILABLE

- Plentiful parking and easy access off Gaetz and 50 Avenue
- High profile site located in the heart of the Gaetz Avenue Commercial Corridor
- Located across from the Red Deer Regional Hospital
- Anchored by Freshco, Safeway Gas, and Scotiabank

CAM PICKETTS

Partner | Broker

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BEN ASHWORTH

Associate

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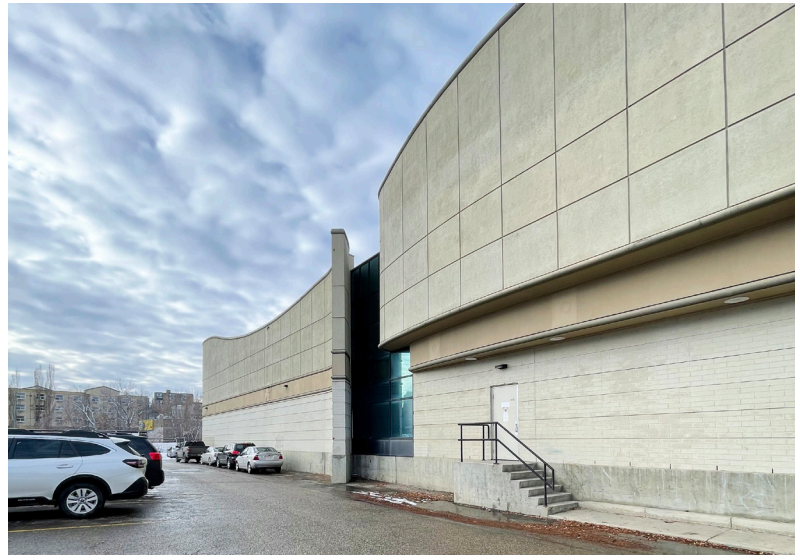
| 780.540.5320

OMADA COMMERCIAL
1400 Phipps-McKinnon Building
10020 101A Ave, Edmonton AB T5J 3G2

Omada
COMMERCIAL

GROCERY ANCHORED END CAP

Vacancy	16,806 SF
Available	Immediately
Municipal	4407 50 Avenue, Red Deer, AB
Legal	Plan 9222152, Block 2
Zoning	C1 - Commercial (City Centre) District
Basic Rent	Negotiable
Op Costs	\$10.00 PSF
Utilities	Separately metered
Parking	+/- 256 surface stalls



SITE PLAN



+/- 246 SURFACE
PARKING STALLS



33,631 DAYTIME
POPULATION

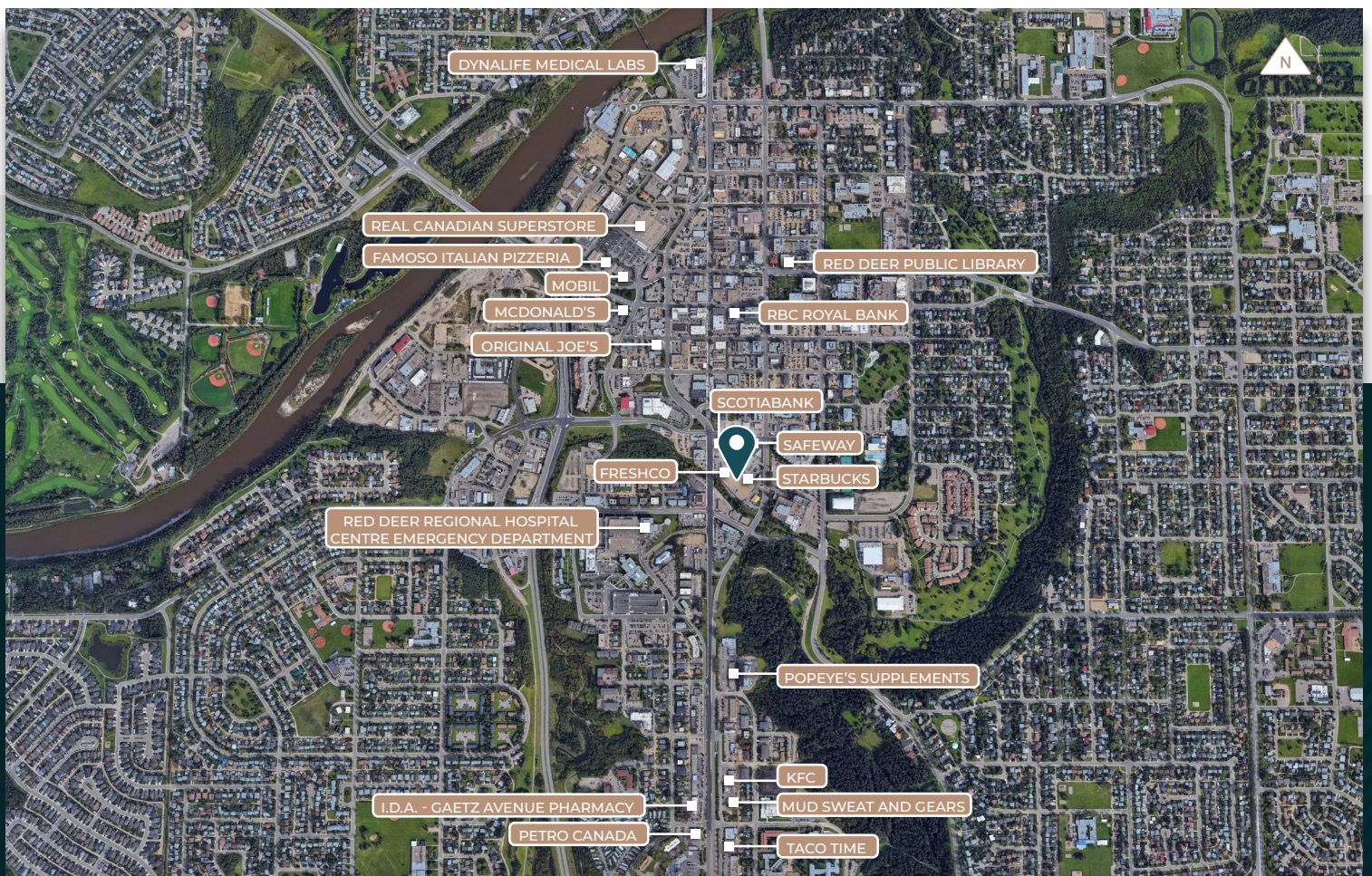


HIGH EXPOSURE

RETAIL OPPORTUNITY ON RED DEER'S MAIN COMMERCIAL CORRIDOR

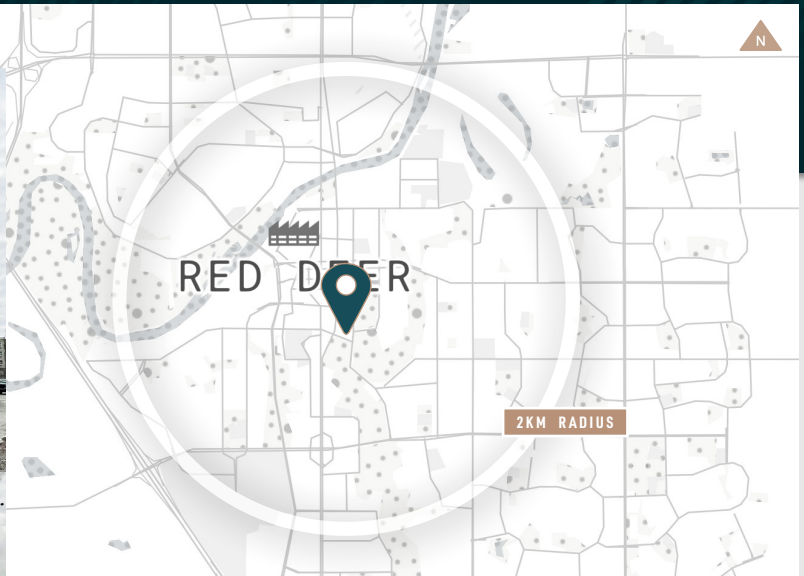
Port O'Call Mall is located along the two arterials of Gaetz and 49 Avenue and is located in the desirable south Red Deer commercial corridor. Easily accessible from the QE2 highway as well as for local residents, the Property takes advantage of being visible to more than 12,000 vehicles per day.

The site offers plentiful parking with +/- 246 surface stalls for customers and allows for easy access from the North, West and East of the site. The Centre's high exposure combined with the strong daytime population provides retailers a prime opportunity to capitalize on this high-profile centre in the heart of Red Deer.



IDEALLY SITUATED

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[POPULATION]

21,134 residents

33,631 daytime population

3.5% projected growth (2023-2028)

[INCOME]

Average household income of \$81,514

27.5% of households earn \$60,000 to \$100,000

25.7% of households earn more than \$100,000

[AGE]

0-19 yrs = 18.4%

20-39 yrs = 31.3%

40-59 yrs = 24.1%

60+ yrs = 26.2%

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