

| 1,213 - 9,142 SF |

# RETAIL FOR LEASE



## VILLAGE CENTRE

6320 50 Avenue, Red Deer, AB

- **Canadian Tire and Sobeys anchored shopping centre**
- Final three bays remaining in this prominent Red Deer power centre
- Flexible unit sizes with option to demise mid box unit
- Located across from Parkland Mall
- Excellent parking and visibility with frontage along Gaetz (50th) Avenue
- Anchored by Canadian Tire, Sobeys, Dollarama and Shoppers Drug Mart

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# PROPERTY FEATURES

Vacancy 1,213 SF - FORMER HAIR SALON  
 1,848 SF - FORMER PHYSIOTHERAPY  
 9,142 SF - FORMER RETAIL

Municipal 6320 50 Avenue, Red Deer, AB

Legal Plan 2509mc, Lot (B)

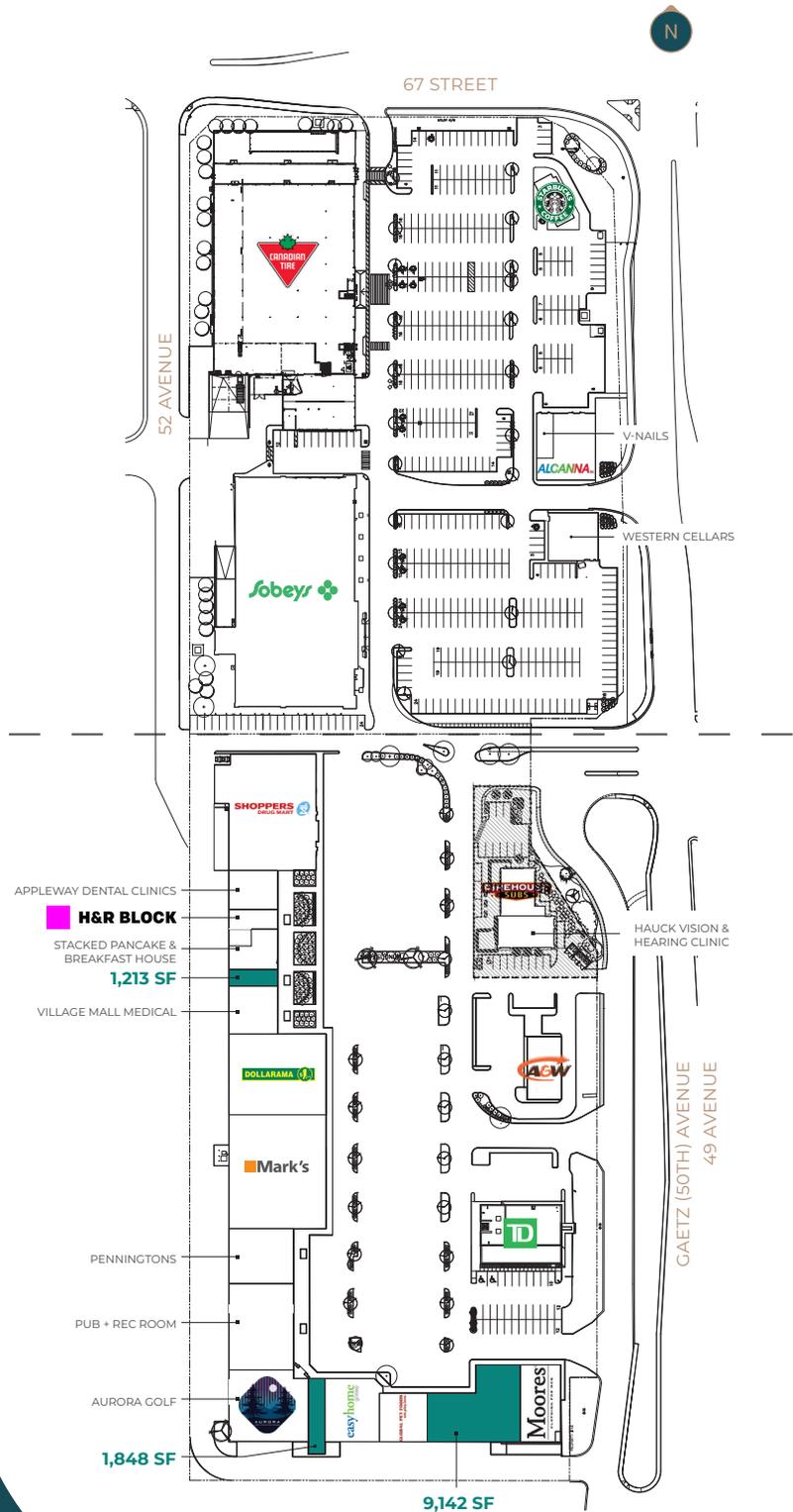
Zoning C2A Commercial  
 Regional Shopping Centre

Basic Rent Negotiable

Op Costs Tax: \$6.13 PSF  
 CAM: \$3.35 PSF



# SITE PLAN



EXCELLENT EXPOSURE



AMPLE SURFACE PARKING



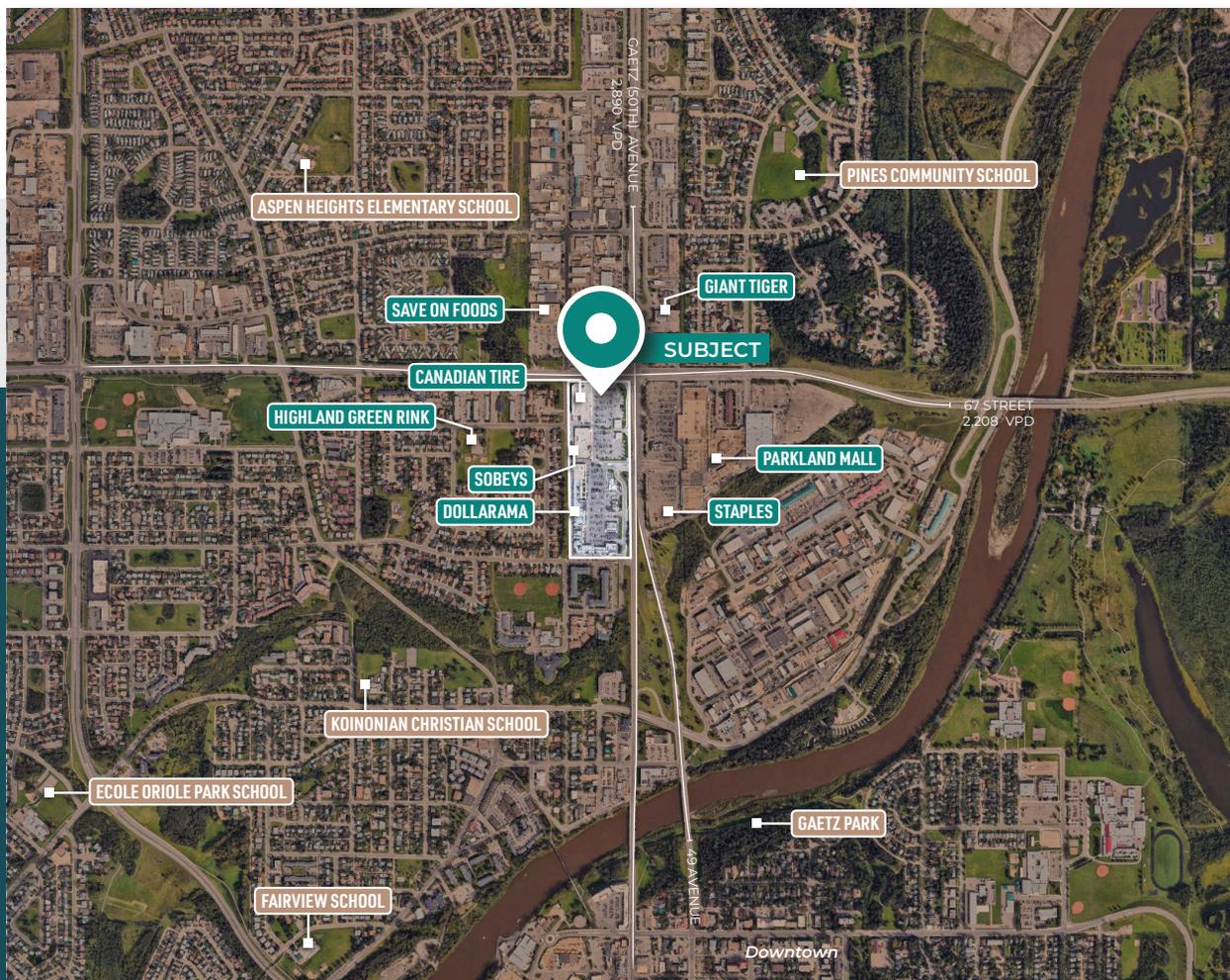
ACROSS PARKLAND MALL

# VACANCIES STARTING AT 1,213 SF AT THE VILLAGE CENTRE, RED DEER

Village Centre is located at 50th Avenue and 67 Street, Red Deer's major intersection in the heart of the city. Gaetz (50th) Avenue is a retail hub with multiple shopping centers in the area and a balanced mix of retailers, including Canadian Tire, Sobeys, Shoppers Drug Mart, Dollarama, and many others. Easily accessible from the QE2 highway as well as for

local residents, the Property takes advantage of being highly visible to more than 5,000 vehicles per day.

The strong daytime population combined with the easy access and exposure make Village Centre a favorable location for businesses. Take advantage of this prime opportunity in a well-established core.



# DEMOGRAPHICS

2 KM RADIUS

**30,482**

DAYTIME POPULATION

20,076 residents  
-1.7% growth (2018-2023)  
4.7% projected growth (2023-2028)

**\$82,832**

AVERAGE HOUSEHOLD INCOME

28.0% earn \$60-100,000  
27.0% earn \$100,000+

**29.9%**

20-39 YRS

0-19 yrs = 21.6%  
40-59 yrs = 25.9%  
60+ yrs = 22.7%



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