

| GAETZ PLAZA |

5111 22 STREET | RED DEER | AB  
**RETAIL FOR LEASE**



## FIXTURED MEDICAL BAY AVAILABLE

- 1,612 SF (inline) fully fixtured chiropractic space available
- Anchored by The Brick Furniture & Golf Town, shadow anchored by Sobeys
- Located just off the QEII Highway, easily accessible from Gaetz Avenue
- Positioned in the South Red Deer commercial corridor

**MAY CUAN**

Partner

780.540.5333

[may.cuan@omada-cre.com](mailto:may.cuan@omada-cre.com)

**ALEX FU**

Associate

780.540.5328

[alex.fu@omada-cre.com](mailto:alex.fu@omada-cre.com)

| OMADA-CRE.COM

| 780.540.5320

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

**Omada**  
COMMERCIAL

# SOUTH RED DEER COMMERCIAL CORRIDOR

Vacancy	1,612 SF (inline)
Available	Immediately
Municipal	Unit 10B
	5111 22 Street, Red Deer, AB
Legal	Plan 0728325, Block 1, Lot 5
Zoning	<a href="#">C2A Commercial</a> <i>Regional Shopping Centre</i>
Basic Rent	Negotiable
Op Costs	\$9.47 PSF (2025 est.)
Signage	Pylon, fascia

GROCEER SHADOW ANCHORED



SHADOW ANCHORED  
BY SOBEYS



AMPLE PARKING



SOUTH RED DEER  
RETAIL NODE

## SITE PLAN



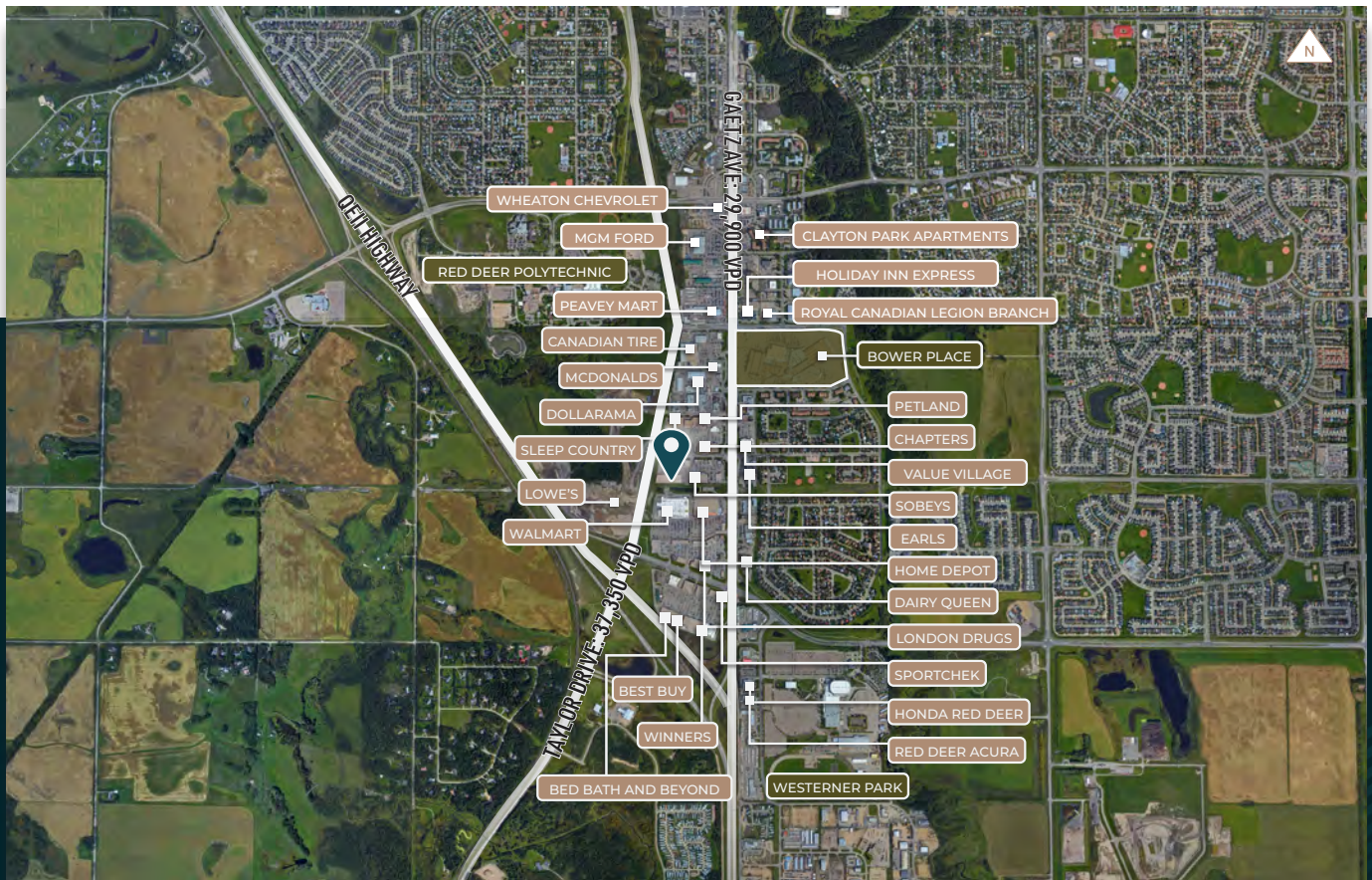


# FINAL AVAILABLE UNIT AT GAETZ PLAZA

Gaetz Plaza is a prominent shopping centre anchored by The Brick Furniture Store and Golf Town, shadow anchored by Sobeys. The Property is located just off the QEII Highway, and easily accessible from Taylor Drive and Gaetz Ave. Gaetz Plaza is located in the desirable south Red Deer commercial corridor, surrounded by national tenants such as Walmart, Lowe's, Home Depot, Best Buy, and more.

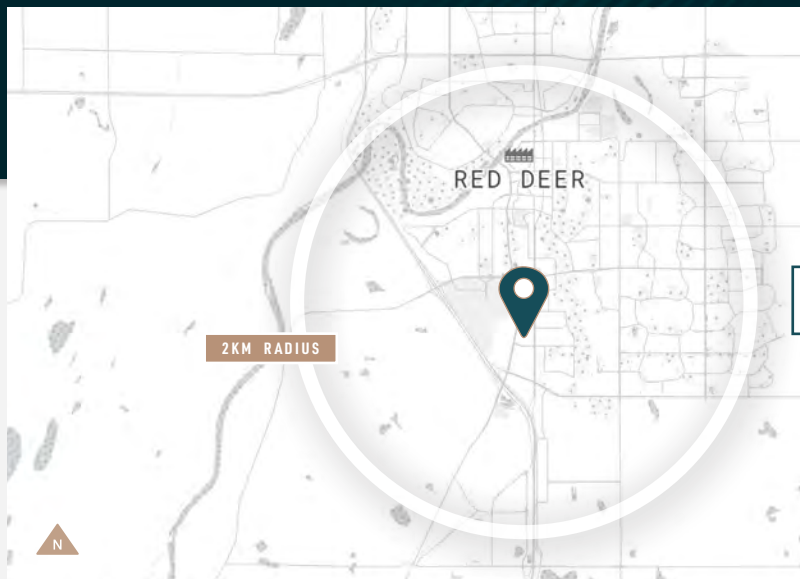
Bower Place, Red Deer's most popular enclosed mall, is also in close proximity just north of the Property.

Our final remaining retail bay at Gaetz Plaza is a former chiropractic clinic (1,612 SF), fully fixtured for a medical use with existing improvements and great visibility from 22 Street.



# IDEALLY SITUATED

5111 22 STREET | RED DEER | AB



1,612 SF



37,350 VPD ON TAYLOR DRIVE

## [ POPULATION ]

8,683 residents

10,329 daytime population

2.9% growth (2016-2022)

6.2% projected growth (2022-2027)

## [ INCOME ]

Average household income of \$104,443

23.8% of households earn \$60,000 to \$100,000

35.7% of households earn more than \$100,000

## [ AGE ]

0-19 yrs = 20.0%

20-39 yrs = 29.6%

40-59 yrs = 24.3%

60+ yrs = 26.1%

## [ TRAFFIC ]

29,900 VPD on Gaetz Ave

37,350 VPD on Taylor Drive

21,820 VPD on 19 Street

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