SOUTHPOINTE JUNCTION

West of Taylor Drive - between 22nd Street and Signet Cl - Red Deer, AB

QUALICO® PROPERTIES

RETAIL FOR LEASE



- **Large format and standalone pad options in a new development, shadow-anchored by Rona+, Walmart, Home Depot & many more**
- Large format, mid-box and drive-thru opportunities in South Red Deer, near Highway 2 and Gasoline Alley
- Strongly positioned among many national anchor tenants, local favorites and regional employment drivers
- Easily accessible from the greater trade area of Red Deer County via Taylor Drive with connectivity to 32 Street and Gaetz Ave
- Close proximity to major employment, educational and retail hubs: Red Deer Polytechnic, Red Deer Regional Hospital, Springbrook (Red Der Regional Airport) and Bower Place

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PROPERTY FEATURES

Vacancy	1,200 – 16,000 SF
Available	Fall 2028 (estimate)
Municipal	West of Taylor Drive, between 22nd Street and Signet Close, Red Deer, Alberta
Legal	Lot 1; Block 3; Plan 1623767

Zoning	Direct Control - DC(25)
Basic Rent	Market
Op. Costs	TBD
Utilities	Separately metered
Parking	Scramble

CONCEPTUAL SITE PLAN

ALTERNATIVE #1



ALTERNATIVE #2

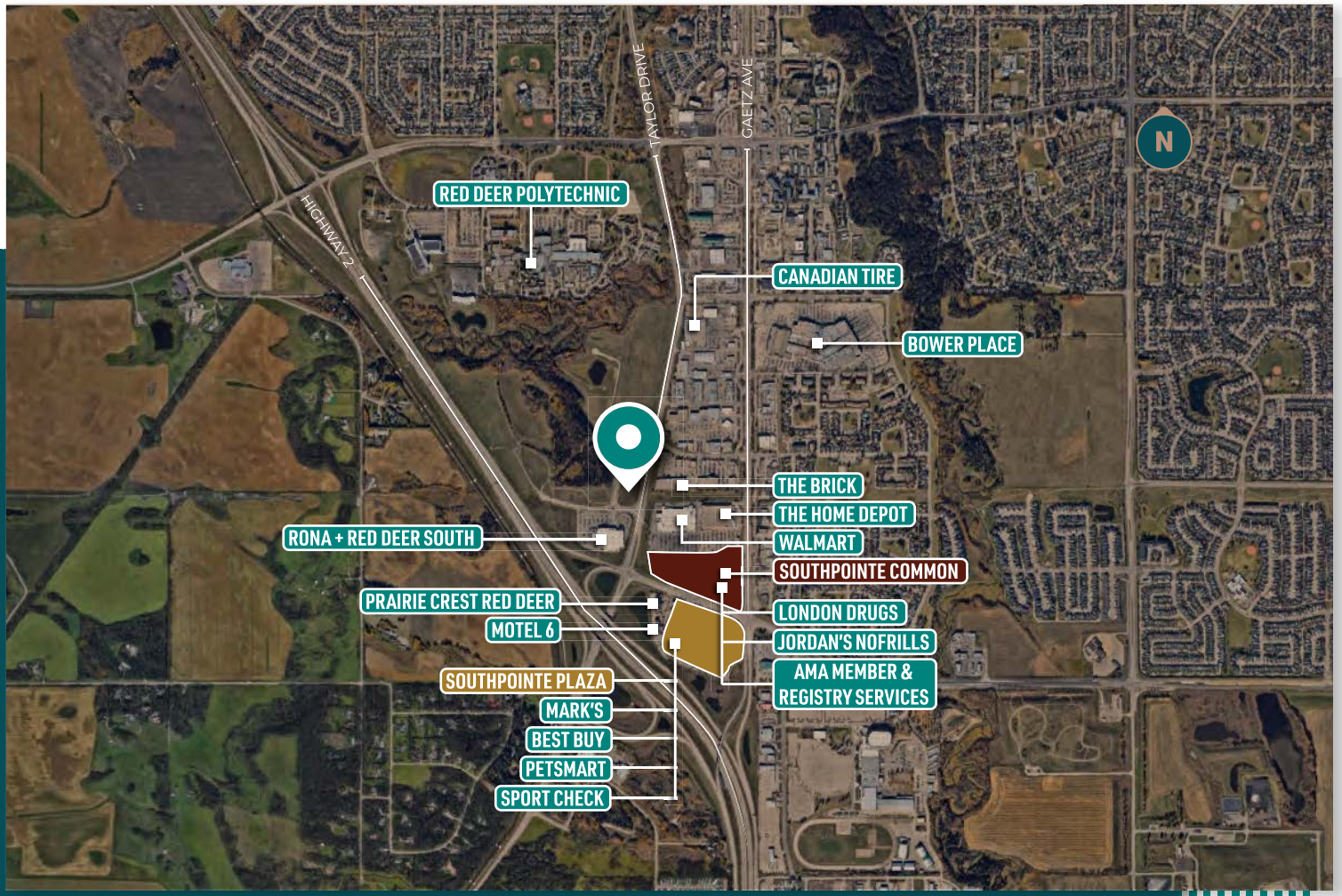


THE OPPORTUNITY

Shadow anchored by RONA+ and adjacent to major retailers along the prime South Red Deer commercial corridor, Southpointe Junction offers a future premiere, high-visibility retail opportunity in one of the strongest retail nodes in Alberta's third-largest city.

With strong exposure to 46,900+ vehicles daily on Highway 2 (2025 – AADT), and 38,900+ vehicles daily on the intersection of Taylor Drive and 19th Street daily (2025 – AADT), this is an unmatched opportunity for national and regional drive-through restaurants, financial institutions, mid-box retailers, QSR, and smaller-format retailers seeking high-performing space in a rapidly expanding trade area.

- MULTIPLE SHADOW ANCHORS
- FLEXIBLE DESIGN OPPORTUNITIES
- EASILY ACCESSIBLE FROM HIGHWAY 2
- STRONG FUTURE RESIDENTIAL GROWTH OPPORTUNITIES



DEMOGRAPHICS

10 MINUTE DRIVE

72,546
DAYTIME POPULATION

71,395 residents
6.2% growth (2018-2025)
9.12% projected growth (2025-2030)

115,400
RESIDENTS - RED DEER

10.9% growth (2018-2025)
9.12% projected growth (2025-2030)

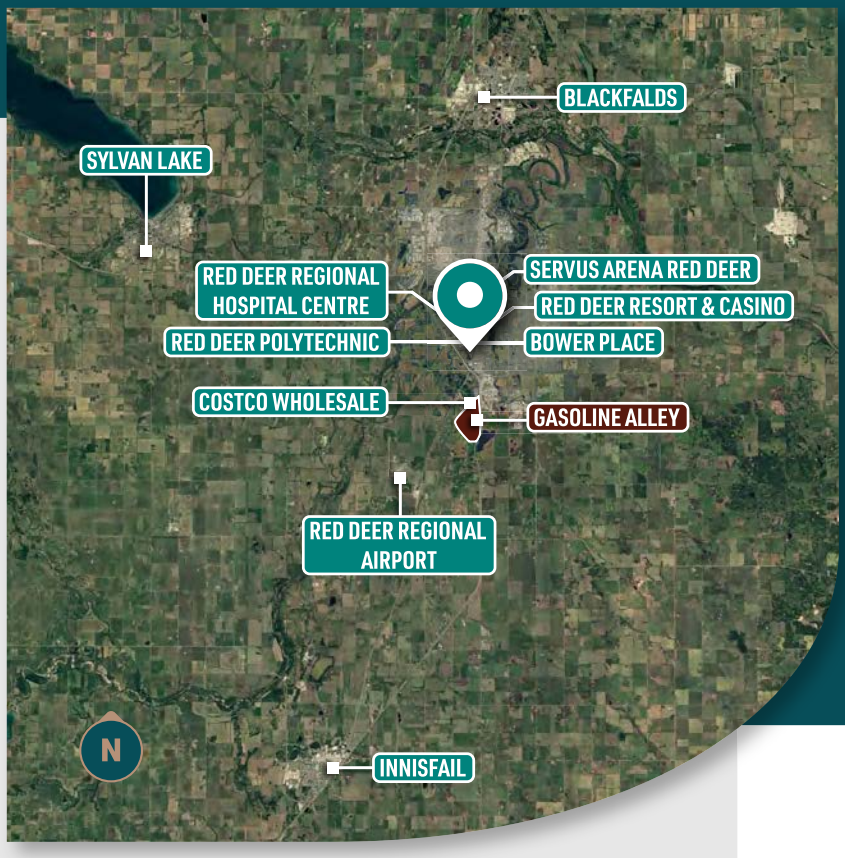
$129,989
AVERAGE HOUSEHOLD INCOME

23% earn $60-100,000
44.5% earn $100,000+

46,900+
VPD ON HIGHWAY 2

38,900 VPD on 19th Street
and Taylor Drive intersection





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