



For Lease

Saskatoon West Shopping Centre

225 Betts Ave, Saskatoon, SK S7M 1L2

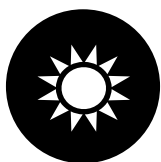
- Rare opportunity to locate in a well-positioned Walmart and Lowe's anchored Centre with good national retailer presence
- Convenient access at Highway 14 and 22nd Street W interchange
- Other nearby retailers include Save-On-Foods, Shoppers Drug Mart, Co-op Liquor Store and Gas Bar, and many others



Site Plan



POPULATION
1 km: 5,243
3 km: 31,276
5 km: 68,830



DAYTIME POPULATION
1 km: 3,892
3 km: 22,58
5 km: 55,663



TOTAL HOUSEHOLDS
1 km: 1,871
3 km: 10,600
5 km: 23,711



AVERAGE HOUSEHOLD INCOME
1 km: \$98,125
3 km: \$99,199
5 km: \$95,269



MEDIAN AGE
1 km: 32.4
3 km: 35.0
5 km: 34.8

Property Highlights

Available Space	4,488 SF & 4,490 SF (can be combined)	
Lease Rate	Market	
Additional Rent PSF (2024)	Operating Cost:	\$5.07
	Tax:	\$7.92
	Management Fee:	\$0.51
	Total:	\$13.5
Zoning	DCD6	

Surrounding Area

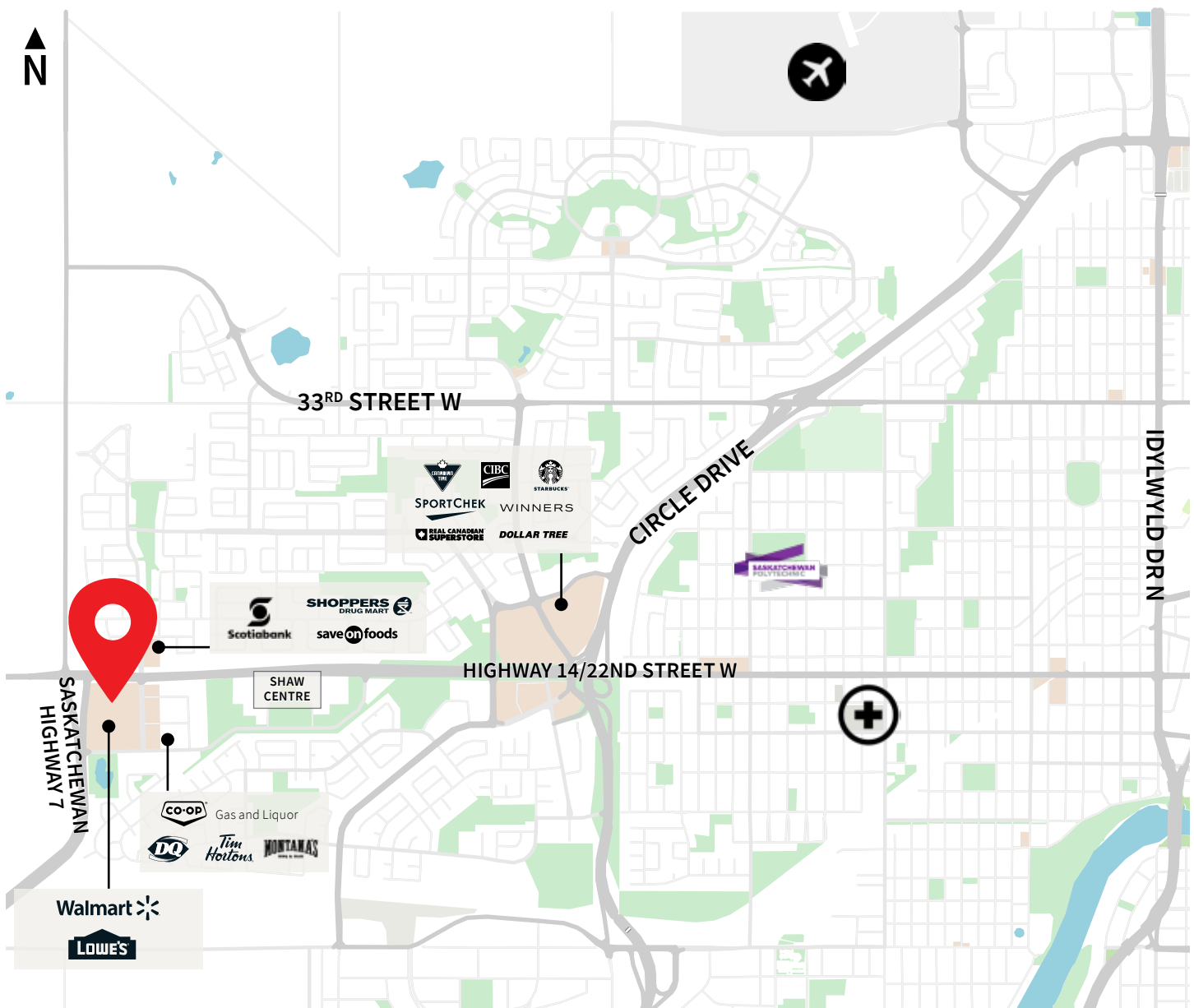


Photo Gallery



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