



SOUTHPOINTE COMMON

2004 – 50 AVENUE | RED DEER, AB

+ RETAIL SPACE FOR LEASE

Southpointe Common is a regional power centre with prime visibility and access from the Queen Elizabeth II Highway.

Together with its neighbouring centres—Southpointe Plaza and Southpointe Junction—the Southpointe retail node serves as a key shopping destination for central Alberta. Anchored by London Drugs and AMA, the site offers a strong mix of retailers, services, and restaurants. It is also shadow-anchored by Walmart and Home Depot, benefiting from steady overflow traffic.

- Property façade has been recently upgraded
- Part of Qualico Properties' expansive Southpointe retail node
- Attracts customers from across central Alberta and passing through on the QEII
- Longstanding service centre for the region



PROPERTY DETAILS



SITE AREA
14.82 Acres



RENTAL RATE
Market



AVAILABILITY
Immediately



GROSS BUILDING AREA
151,632 SF



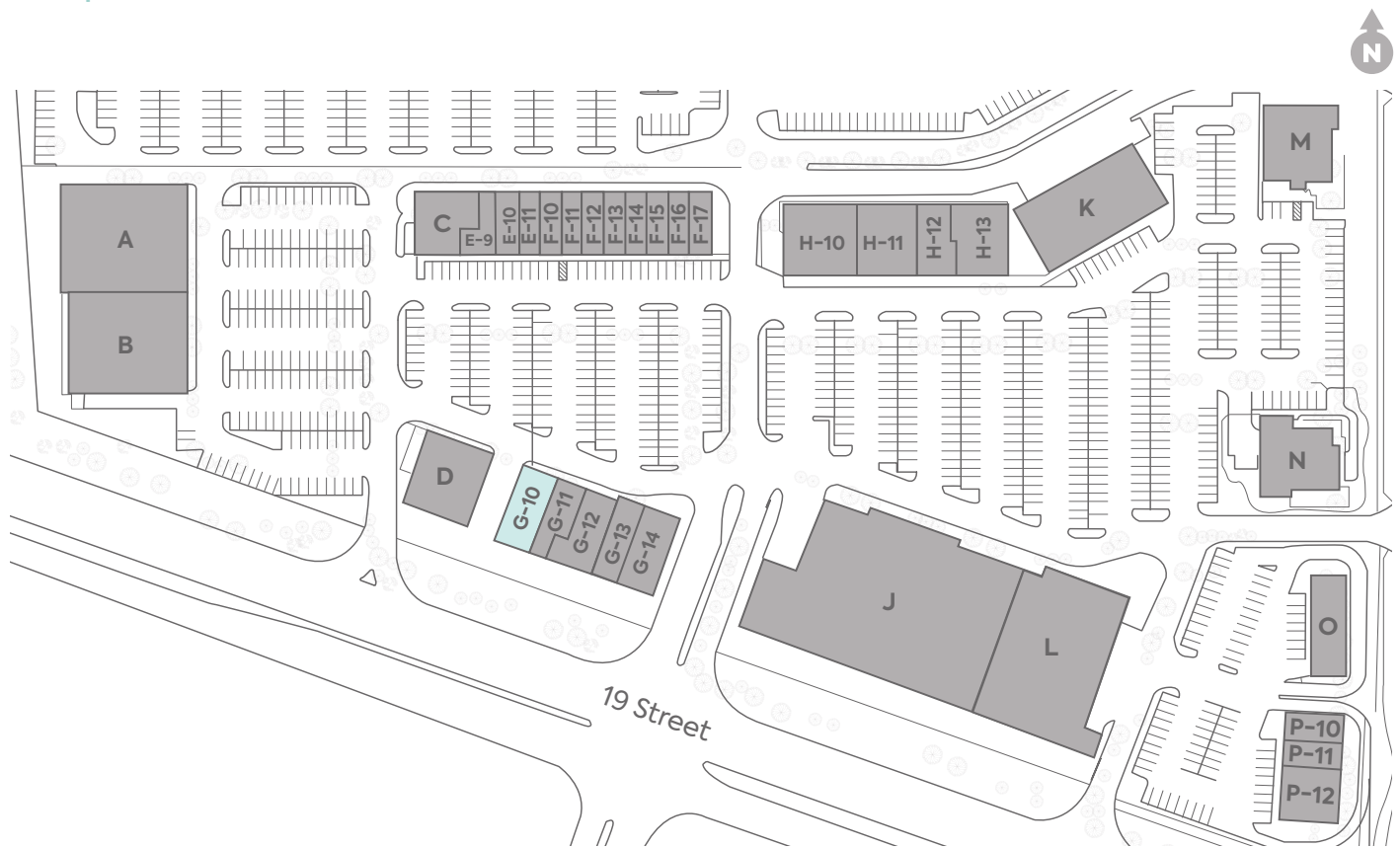
ADDITIONAL RENT
Prop Tax: \$6.63/SF
CAM: \$5.76/SF*
EST. TOTAL: \$12.39/SF
*Plus admin fee



PARKING RATIO
4/1,000 SF

+ SITE PLAN

Southpointe Common



The specifications, site plan(s) and rendering(s) depicted herein are proposed, represent the current expectation of the layout of the development and are subject to change by Qualico from time to time without notice. Demographics data collected from Environics Analytics.

A	Mark's	12,790 SF	G-11	Menchies	1,789 SF
B	Alberta Motor Association	10,929 SF	G-12	Red Deer Sewing	3,024 SF
C	Crumbli Cookies	2,565 SF	G-13	Bone & Biscuit	2,012 SF
D	Madhatters	5,029 SF	G-14	Stacked Pancake Breakfast	3,124 SF
E-9	ATB Financial	2,000 SF	H-10	Reitmans	5,124 SF
E-10	LEASED	1,224 SF	H-11	Laura	4,142 SF
E-11	Noodlebox	1,200 SF	H-12	Milano for Men	2,451 SF
F-10	E'Bella Nail Bar	1,241 SF	H-13	Mr. Big N' Tall	3,525 SF
F-11	Artemis	1,231 SF	J	London Drugs	32,802 SF
F-12	Warhammer	1,225 SF	K	Insight Medical Imaging	9,530 SF
F-13	Just Cuts	1,235 SF	L	No Frills	15,828 SF
F-14	Running Room	1,235 SF	M	Eastside Marios	5,301 SF
F-15	Cobs Bread	1,233 SF	N	Montana's	5,820 SF
F-16	H&R Block	1,277 SF	O	A & W	2,611 SF
F-17	Bar Burrito	1,277 SF	P-10	Second Cup	1,555 SF
G-10	AVAILABLE	2,701 SF	P-11	Icon Vision Care	1,527 SF
			P-12	Southpointe Dental	3,092 SF



AREA DEMOGRAPHICS

Southpointe Common



POPULATION

1 KM	3 KM	5 KM
2,023	24,257	66,985



HOUSEHOLDS

1 KM	3 KM	5 KM
926	10,178	27,581



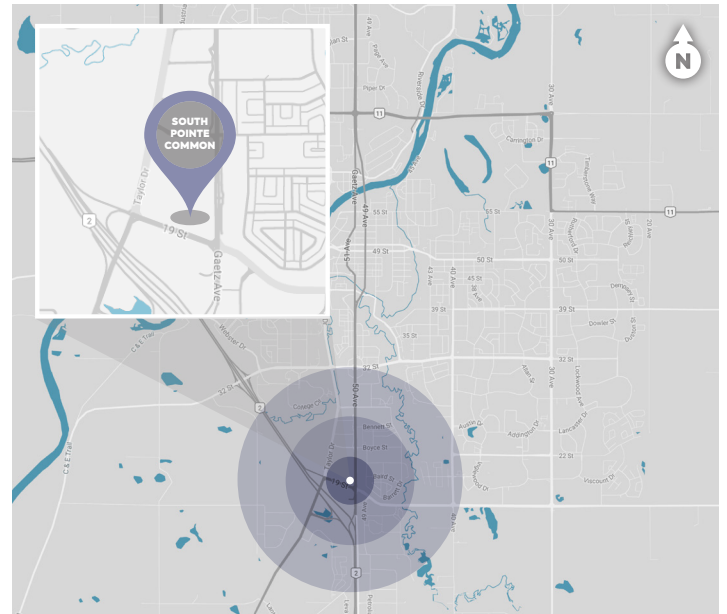
AVERAGE INCOME

1 KM	3 KM	5 KM
\$99,609	\$112,378	\$110,629



VEHICLES PER DAY

Approximately 42,218 along 19 Street and Taylor Drive



CONTACT



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QUALICO
PROPERTIES

Creating Spaces That Connect
PEOPLE + BUSINESSES + SERVICES