



# SOUTHPOINTE COMMON

2004 – 50 AVENUE | RED DEER, AB

## + RETAIL SPACE FOR LEASE

Southpointe Common is a regional power centre conveniently located off the Queen Elizabeth II Highway.

The Southpointe retail node, which includes Southpointe Common and its neighbours, Southpointe Plaza and Southpointe Junction, is an important service centre for central Alberta. The site is anchored by London Drugs, Mark's, and Reitmans; shadow anchored by Walmart and Home Depot; and includes a variety of other retailers, services, and restaurants.

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



## PROPERTY DETAILS +



**SITE AREA**  
14.82 Acres



**ADDITIONAL RENT**  
Prop Tax: \$6.40/SF  
CAM: \$4.88/SF  
EST. TOTAL: \$11.28/SF



**AVAILABILITY**  
Immediately



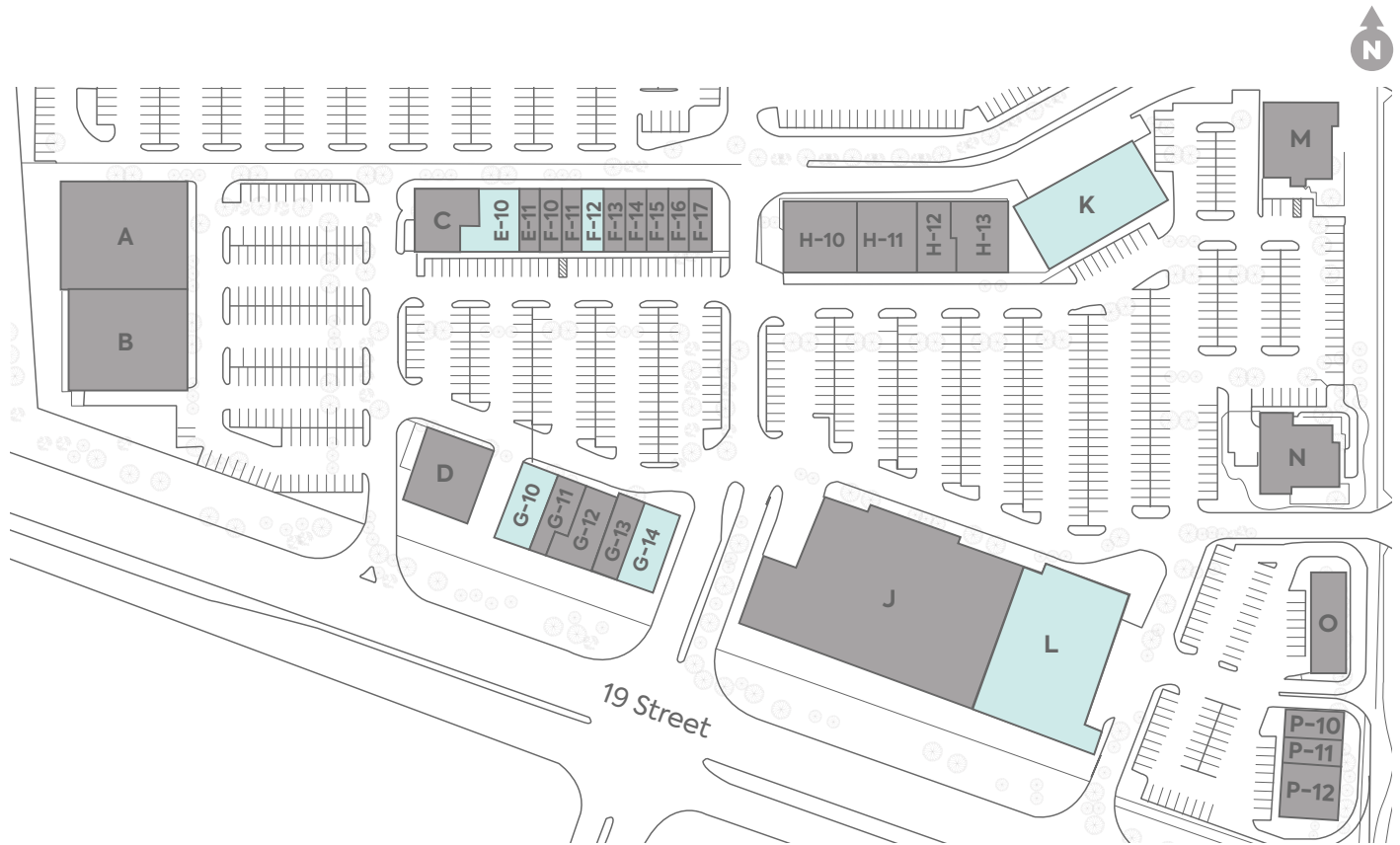
**GROSS BUILDING AREA**  
151,632 SF



**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-12 | Red Deer Sewing    | 3,024 SF  |
| B    | Alberta Motor Association | 10,929 SF | G-13 | Bone & Biscuit     | 2,012 SF  |
| C    | Crumbl Cookies            | 2,565 SF  | G-14 | AVAILABLE          | 3,124 SF  |
| D    | Toad N' Turtle            | 5,029 SF  | H-10 | Reitmans           | 5,124 SF  |
| E-10 | AVAILABLE*                | 3,327 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 | AVAILABLE                 | 1,225 SF  | K    | AVAILABLE          | 9,530 SF  |
| F-13 | Just Cuts                 | 1,235 SF  | L    | AVAILABLE          | 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  |
| G-11 | Menchies                  | 1,789 SF  | P-12 | Southpointe Dental | 3,092 SF  |

\*Demisable



# AREA DEMOGRAPHICS

## Southpointe Common



### POPULATION

|             |             |             |
|-------------|-------------|-------------|
| <b>1 KM</b> | <b>3 KM</b> | <b>5 KM</b> |
| 2,023       | 24,257      | 66,985      |



### HOUSEHOLDS

|             |             |             |
|-------------|-------------|-------------|
| <b>1 KM</b> | <b>3 KM</b> | <b>5 KM</b> |
| 926         | 10,178      | 27,581      |



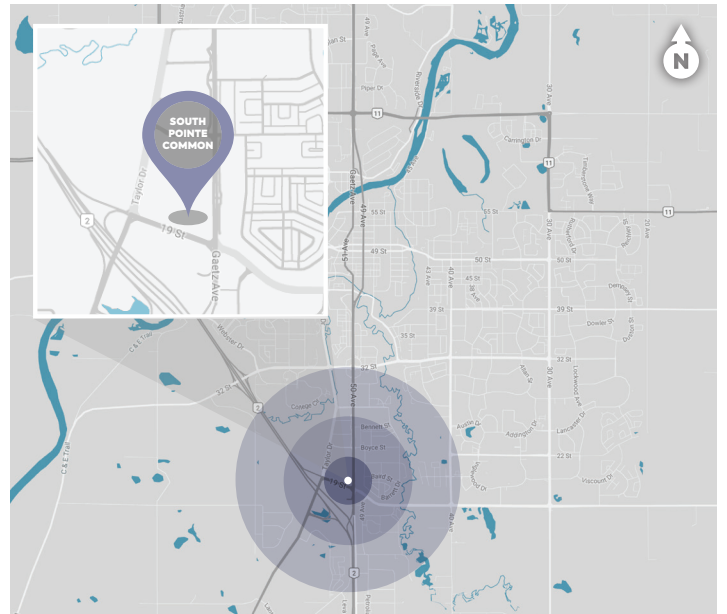
### AVERAGE INCOME

|             |             |             |
|-------------|-------------|-------------|
| <b>1 KM</b> | <b>3 KM</b> | <b>5 KM</b> |
| \$99,609    | \$112,378   | \$110,629   |



### VEHICLES PER DAY

Approx. 42,218 along 19 Street and Taylor Drive



# CONTACT



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**Creating Spaces That Connect**  
 PEOPLE + BUSINESSES + SERVICES