



SOUTHPOINTE PLAZA

5001 – 19 STREET | RED DEER, AB

+ RETAIL SPACE FOR LEASE

Southpointe Plaza is a regional power centre conveniently located in a high traffic area just off the Queen Elizabeth II Highway in Red Deer.

The Southpointe retail node, which includes Southpointe Plaza and its neighbours, Southpointe Common and Southpointe Junction, is an important service centre for central Alberta. The site is home to several prominent retailers, including Winners, HomeSense, Bed Bath & Beyond, PetSmart, Old Navy, Sport Chek and Best Buy.

- 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
16.32 Acres



RENTAL RATE
Market



AVAILABILITY
Immediately



GROSS BUILDING AREA
201,026 SF



ADDITIONAL RENT
Prop Tax: \$5.33/SF
CAM: \$4.62/SF*
EST. TOTAL: \$9.95/SF

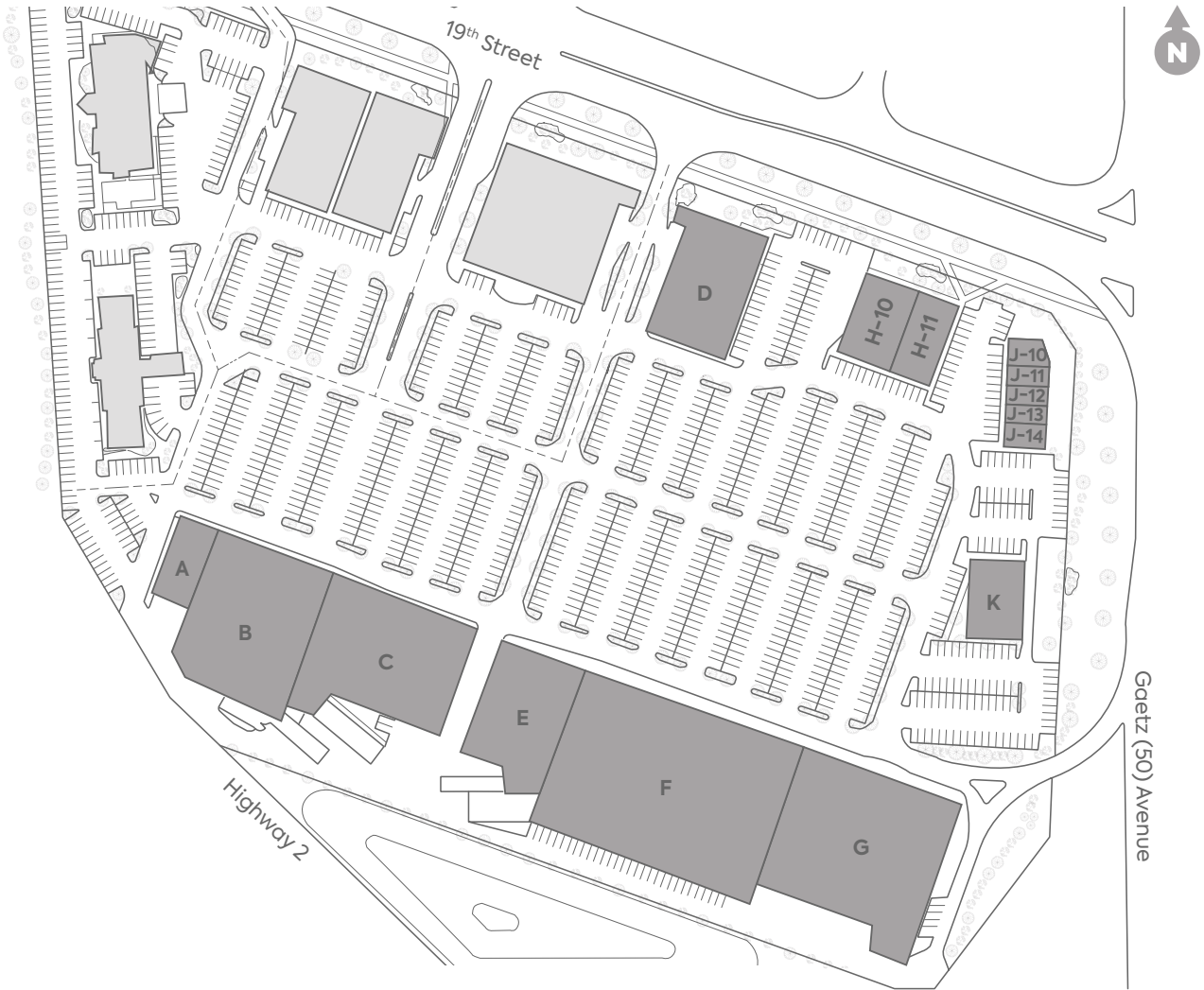
**Plus admin fee*



PARKING RATIO
4/1,000 SF

+ SITE PLAN

Southpointe Plaza



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 Envirionics Analytics.

A	Plato's Closet	4,567 SF	H-10	Atmosphere	6,581 SF
B	Mark's Work Wearhouse	25,557 SF	H-11	The Shoe Company	4,600 SF
C	Best Buy	25,920 SF	J-10	GameStop	1,496 SF
D	Old Navy	15,329 SF	J-11	Freshii	1,033 SF
E	PetSmart	16,155 SF	J-12	Bell	1,143 SF
F	Winners/Home Sense	53,931 SF	J-13	Maverick's Donuts	1,127 SF
G	Sport Chek	35,952 SF	J-14	Sally Beauty	1,484 SF
			K	TD Bank	5,979 SF



+ AREA DEMOGRAPHICS

Southpointe Plaza



POPULATION

1 KM	3 KM	5 KM
1,682	21,762	61,871



HOUSEHOLDS

1 KM	3 KM	5 KM
782	9,198	25,492



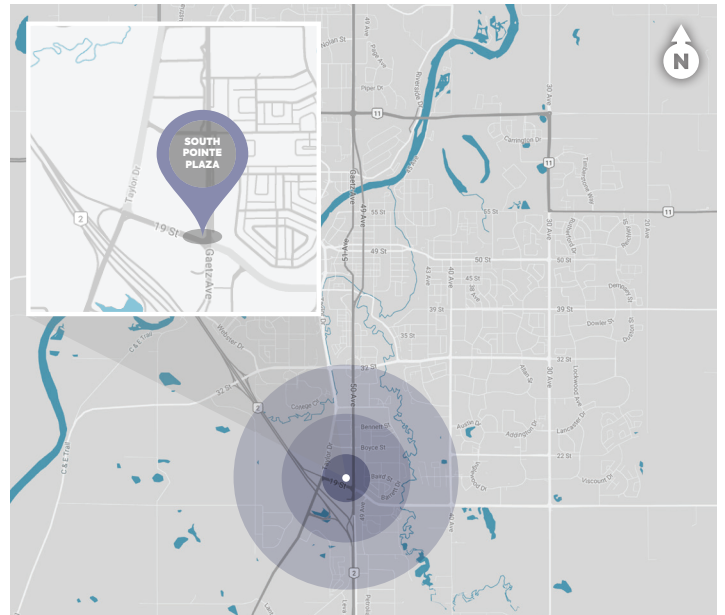
AVERAGE INCOME

1 KM	3 KM	5 KM
\$126,643	\$123,487	\$120,979



VEHICLES PER DAY

Approx. 72,000 along Gaetz Avenue



CONTACT



ANDREW HARRISON

403.212.6369

andrew.harrison@qualico.com

QUALICO
PROPERTIES

Creating Spaces That Connect
PEOPLE + BUSINESSES + SERVICES