

Blackstone

For Lease

6359 50 Avenue | Red Deer, AB

Red Deer's First Regional Shopping Centre



Mahmud Rahman VP /Associate

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Randy Wiens Senior Associate

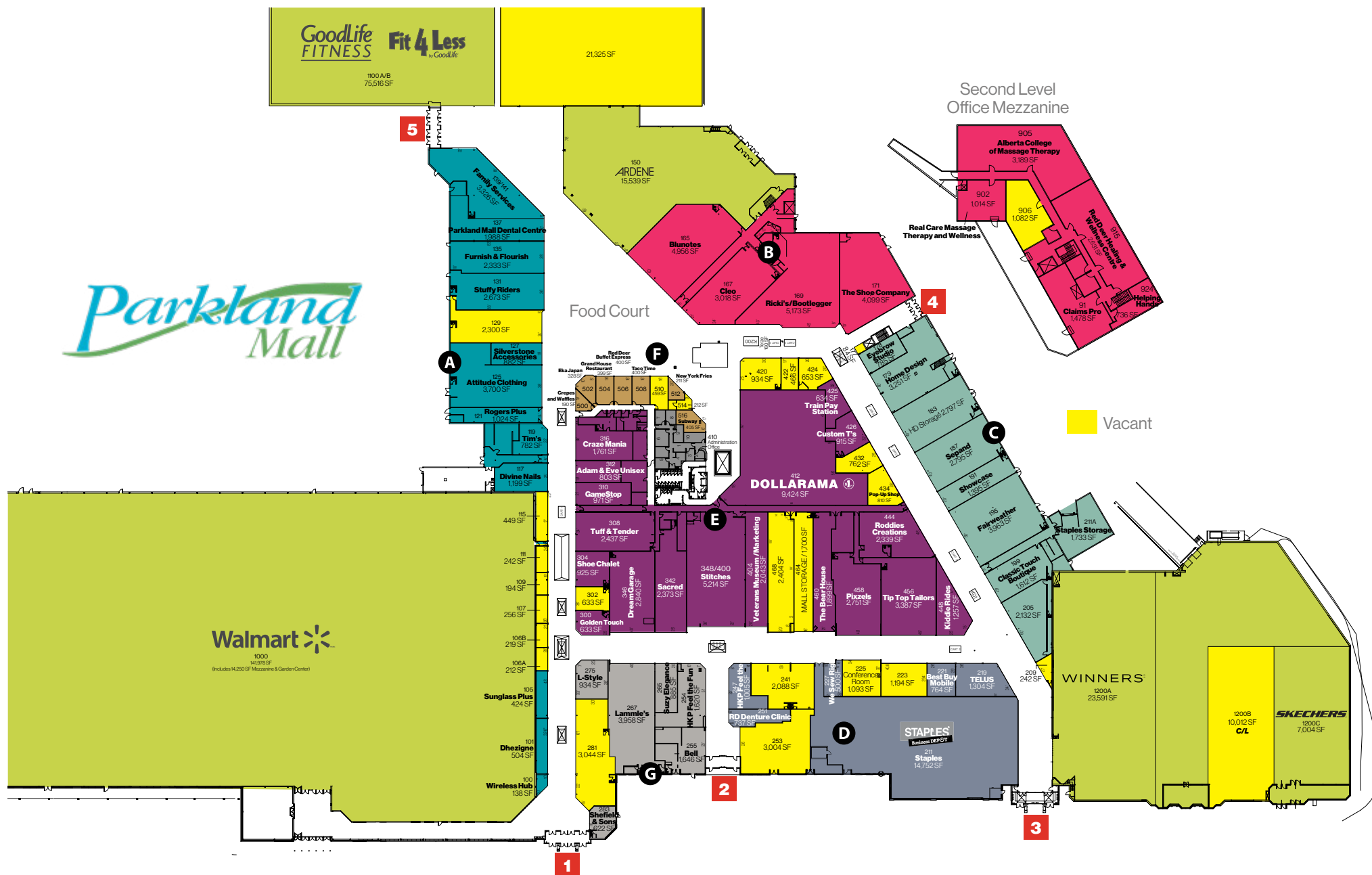
P 403.930.8649

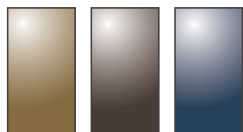
E rwiens@blackstonecommercial.com



6359 50 Avenue | Red Deer, AB

Red Deer's First Regional Shopping Centre





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Tenant Mix & Vacancies

6359 50 Avenue | Red Deer, AB

Red Deer's First Regional Shopping Centre

Section A

Unit 100 - **138** SF - Wireless Hub
 Unit 101 - **504** SF - Dhezigne
 Unit 105 - **424** SF - Sunglass Plus
 Unit 106A - **212** SF - **Available**
 Unit 106B - **219** SF - **Available**
 Unit 109 - **194** SF - **Available**
 Unit 111 - **242** SF - **Available**
 Unit 115 - **449** SF - **Available**
 Unit 117 - **1,199** SF - Divine Nails
 Unit 119 - **782** SF - Tim Horton's
 Unit 121 - **1,024** SF - Roger's Plus
 Unit 125 - **3,700** SF - Altitude Clothing
 Unit 129 - **2,300** SF - **Available**
 Unit 131 - **2,673** SF - Stuffry Riders
 Unit 135 - **2,333** SF - Furnish and Flourish
 Unit 139-141 - **3,326** SF - Family Medical

Section B

Unit 165 - **4,956** SF - Bluenotes
 Unit 167 - **3,018** SF - Cleo
 Unit 169 - **5,137** SF - Ricki's / Bootlegger
 Unit 171 - **4,099** SF - The Shoe Company
 Unit 902 - **1,014** SF - Real Care Massage
 Unit 906 - **1,082** SF - **Available**
 Unit 910 - **1,478** SF - Claims Pro
 Unit 915 - **2,631** SF - Red Deer Healing
 Dock - **21,325** SF - **Available**

Section C

Unit 177 - **84** SF - **Available**
 Unit 178 - **785** SF - Eyebrow Studio
 Unit 179 - **3,251** SF - Home Design
 Unit 183 - **2,797** SF - Home Design Storage
 Unit 187 - **2,795** SF - Sepend
 Unit 191 - **1,395** SF - Showcase
 Unit 195 - **3,963** SF - Fairweather
 Unit 199 - **1,612** SF - Classic Touch Boutique
 Unit 205 - **2,132** SF - **Available**
 Unit 209 - **242** SF - **Available**

Section D

Unit 211 - **14,752** SF - Staples
 Unit 219 - **1,304** SF - TELUS
 Unit 221 - **764** SF - BestBuy Mobile
 Unit 223 - **1,194** SF - **Available**
 Unit 225 - **1,093** SF - **Available**
 Unit 227 - **500** SF - We Sew Right
 Unit 241 - **2,088** SF - **Available**
 Unit 247 - **1,005** SF - HKP Feel the Fun
 Unit 251 - **737** SF - RD Denture Clinic
 Unit 253 - **3,004** SF - **Available**

Section E

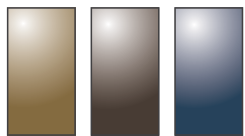
Unit 300 - **633** SF - The Golden Touch
 Unit 302 - **633** SF - **Available**
 Unit 304 - **925** SF - Shoe Chalet
 Unit 308 - **2,437** SF - Tuff & Tender
 Unit 310 - **971** SF - Game Stop
 Unit 312 - **803** SF - Adam & Eve Unisex
 Unit 316 - **633** SF - Craze Mania
 Unit 346 - **2,840** SF - Dream Garage
 Unit 342 - **2,373** SF - Sacred
 Unit 348/400 - **5,214** SF - Stitches
 Unit 404 - **2,043** SF - Veterans Museum
 Unit 412 - **9,424** SF - Dollarama
 Unit 420 - **934** SF - **Available**
 Unit 422 - **466** SF - **Available**
 Unit 424 - **653** SF - **Available**
 Unit 425 - **634** SF - Train Pay Station
 Unit 426 - **915** SF - Custom T's
 Unit 432 - **762** SF - **Available**
 Unit 434 - **810** SF - **Available**
 Unit 444 - **2,339** SF - Roddies Creations
 Unit 448 - **1,257** SF - Kiddie Rides
 Unit 458 - **2,751** SF - Tip Top Tailors
 Unit 460 - **1,899** SF - The Bear House
 Unit 464 - **1,700** SF - **Available**
 Unit 468 - **1,700** SF - **Available**

Section F - Food Court

Unit 500 - **190** SF - Crepes & Waffles
 Unit 502 - **328** SF - Eka Japan
 Unit 504 - **399** SF - Grand House Restaurant
 Unit 506 - **400** SF - RD Buffet Express
 Unit 508 - **400** SF - Taco Time
 Unit 510 - **459** SF - **Available**
 Unit 512 - **211** SF - New York Fries
 Unit 514 - **212** SF - **Available**
 Unit 516 - **405** SF - Subway

Section G

Unit 254 - **1,260** SF - HKP Feel the Sun
 Unit 255 - **1,646** SF - Bell
 Unit 265 - **885** SF - Suzy Elegance
 Unit 267 - **3,958** SF - Lammle's
 Unit 275 - **934** SF - L-Style
 Unit 281 - **3,044** SF - **Available**
 Unit 283 - **622** SF - Sheffield & Sons

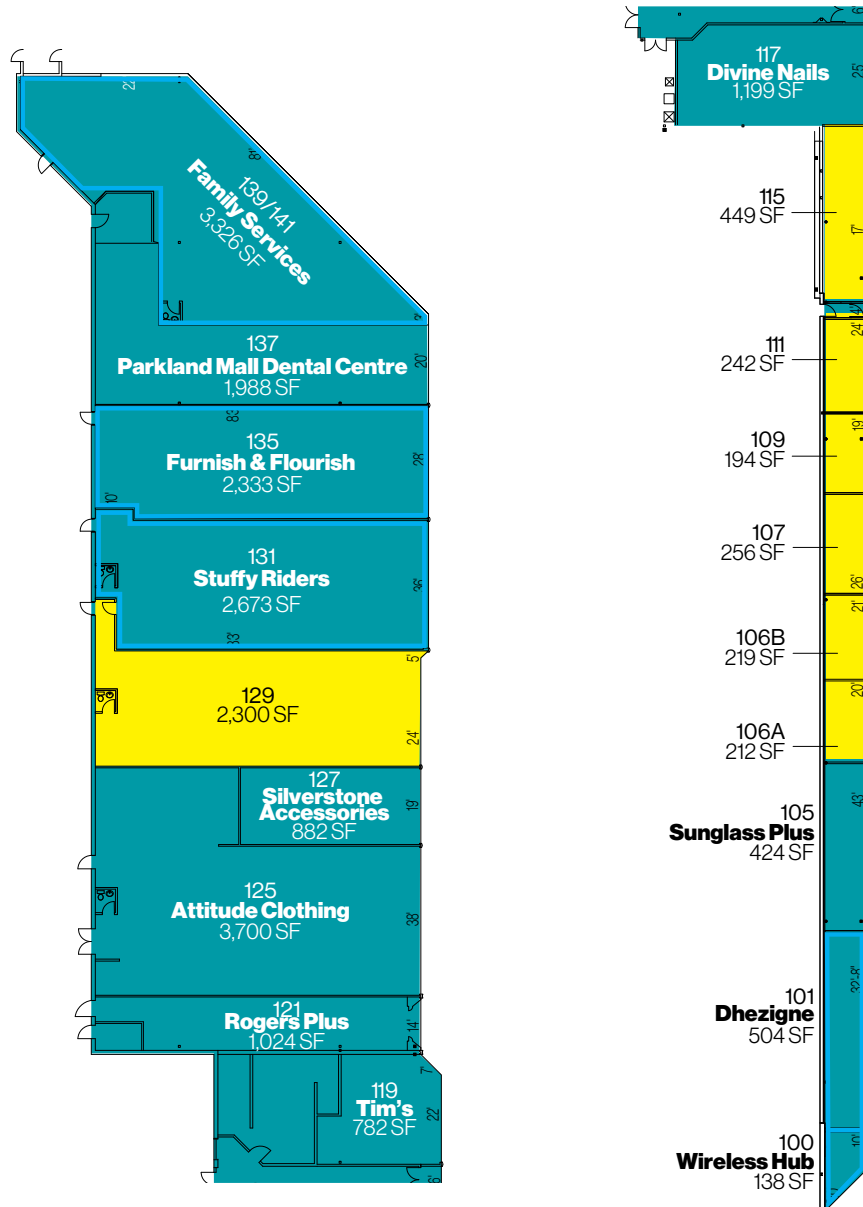


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Section A

6359 50 Avenue | Red Deer, AB

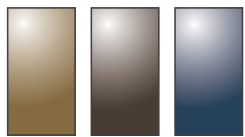
Red Deer's First Regional Shopping Centre



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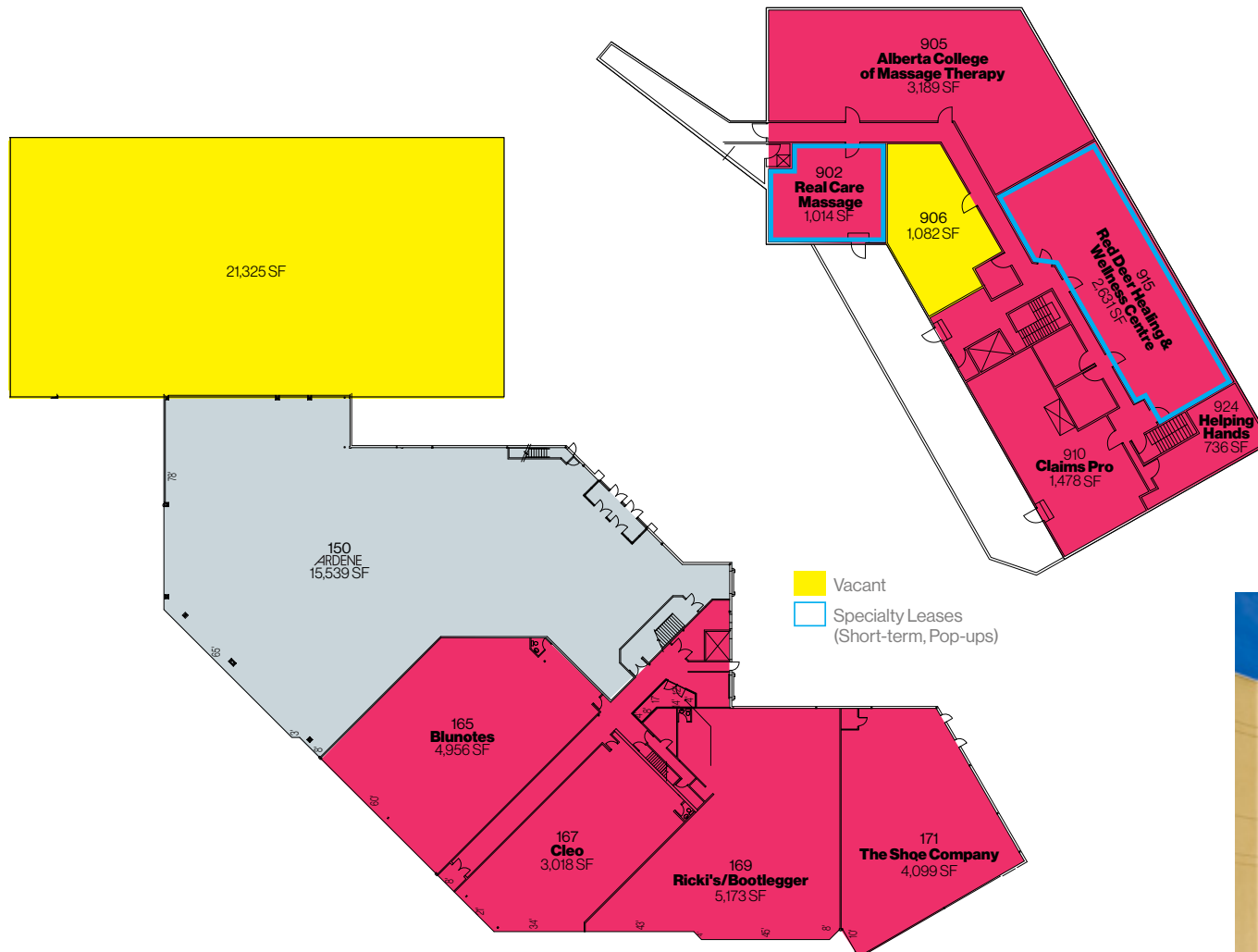
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Section B

6359 50 Avenue | Red Deer, AB

Red Deer's First Regional Shopping Centre

Second Level Office Mezzanine



Section B

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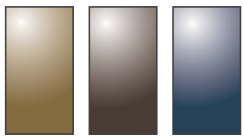
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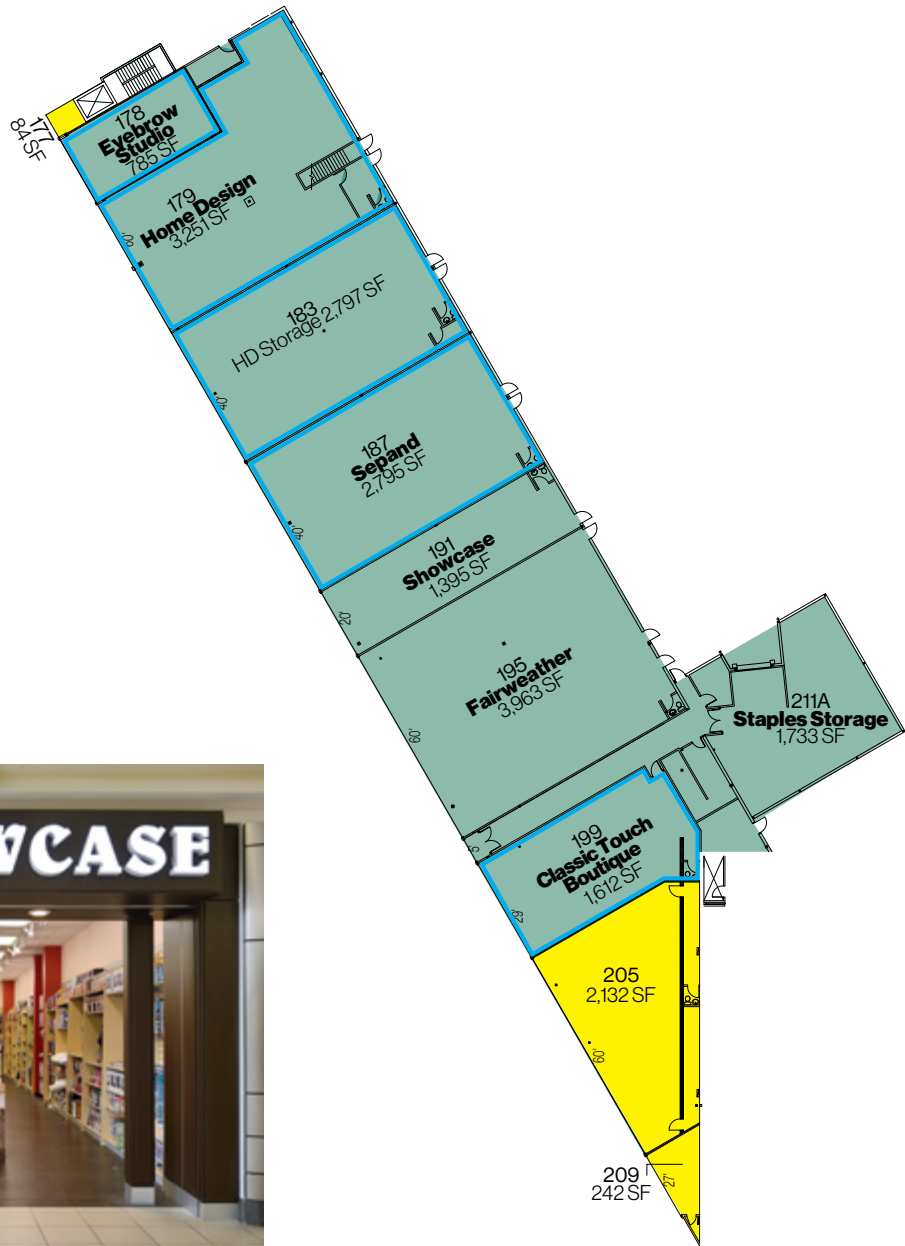


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Section C

6359 50 Avenue | Red Deer, AB

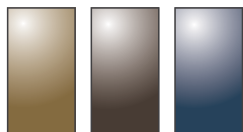
Red Deer's First Regional Shopping Centre



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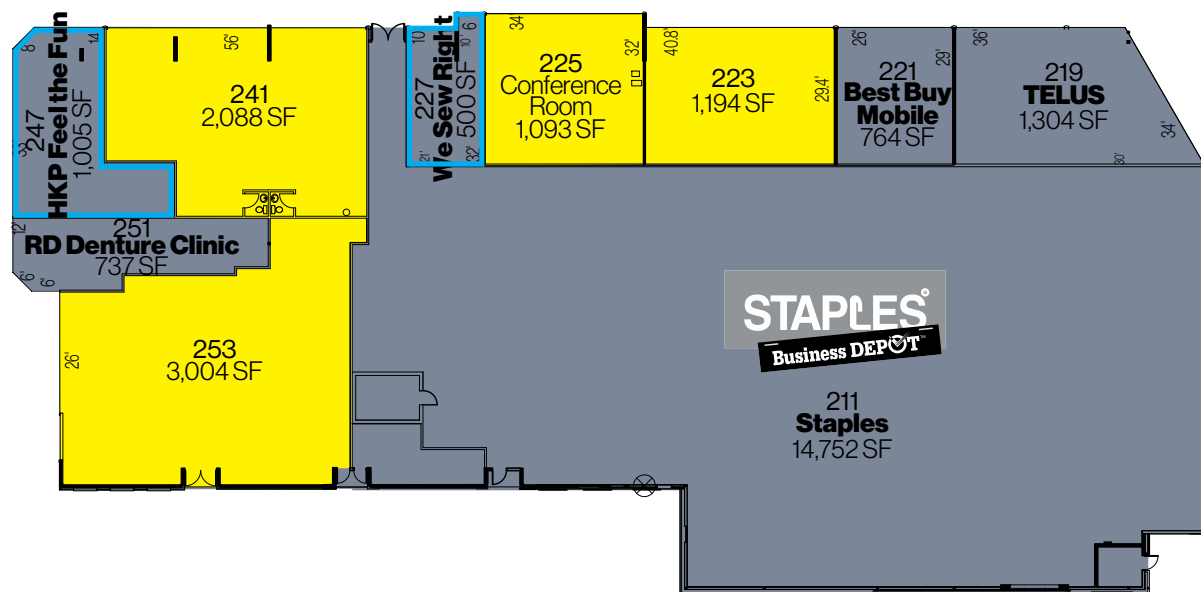


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Red Deer's First Regional Shopping Centre



Section D

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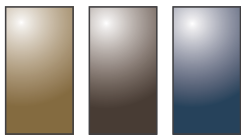
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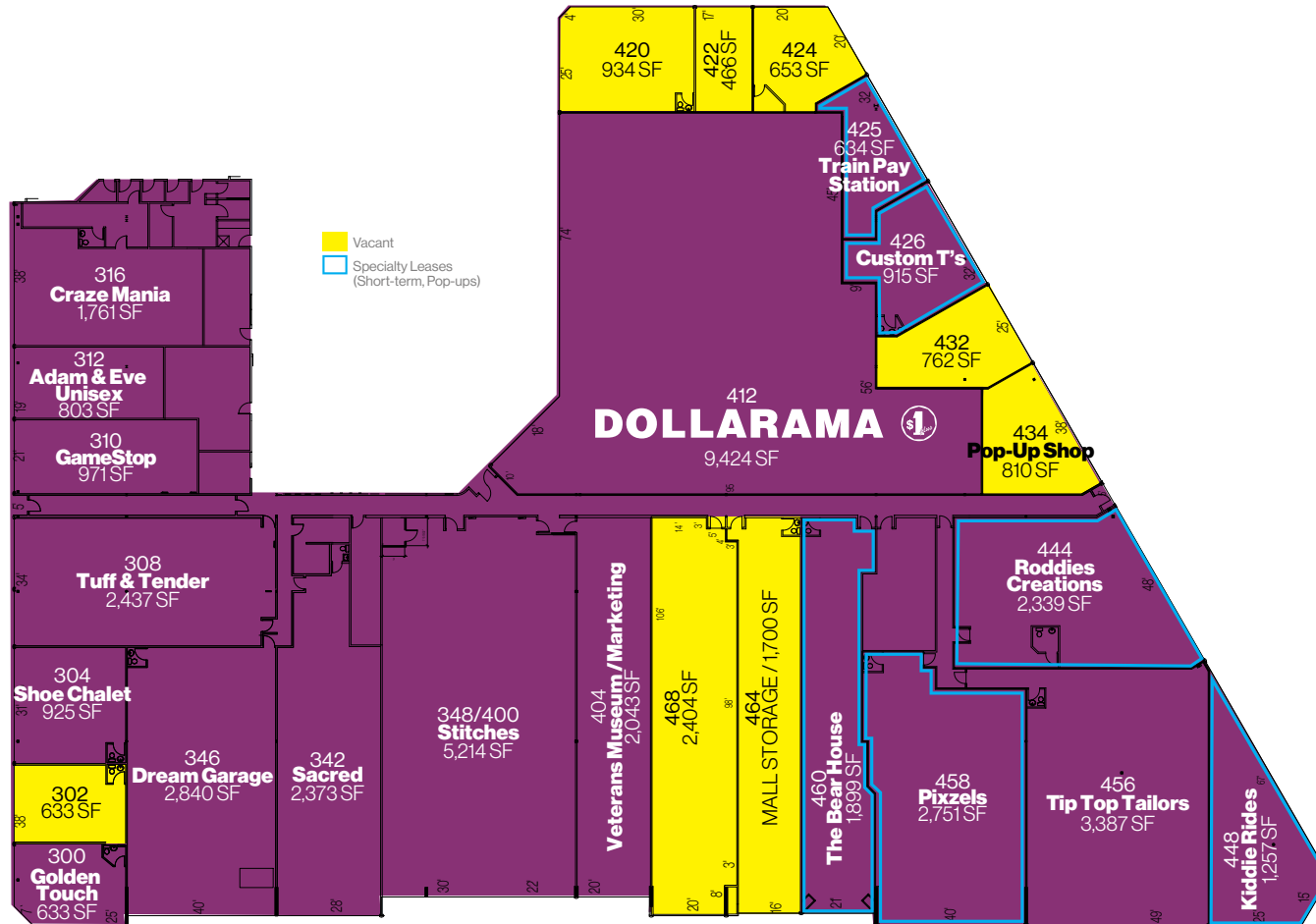


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Red Deer's First Regional Shopping Centre



Section E

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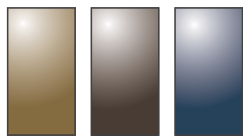
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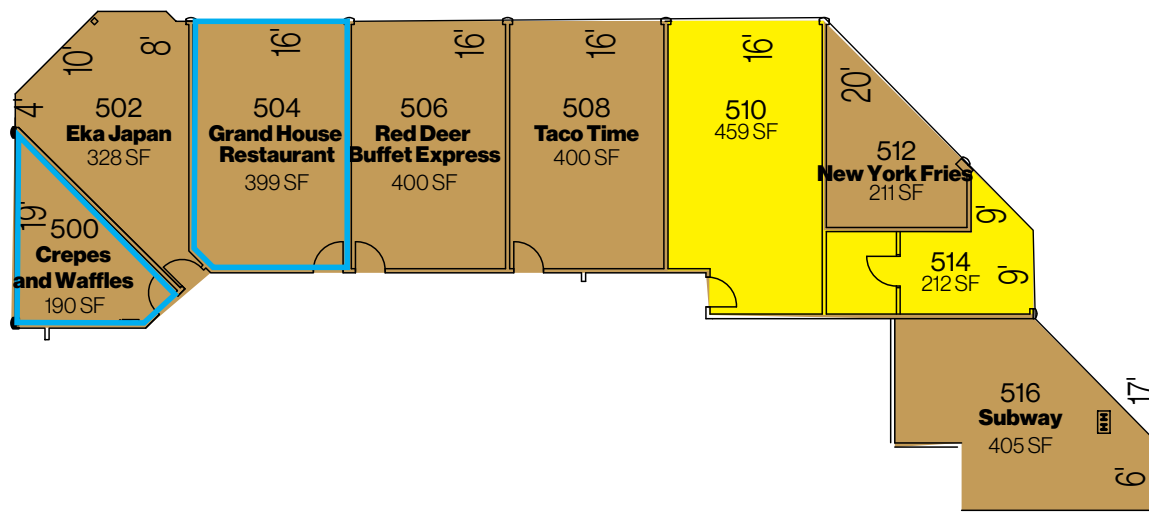


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Red Deer's First Regional Shopping Centre



Section F - Food Court

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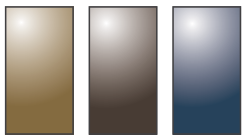
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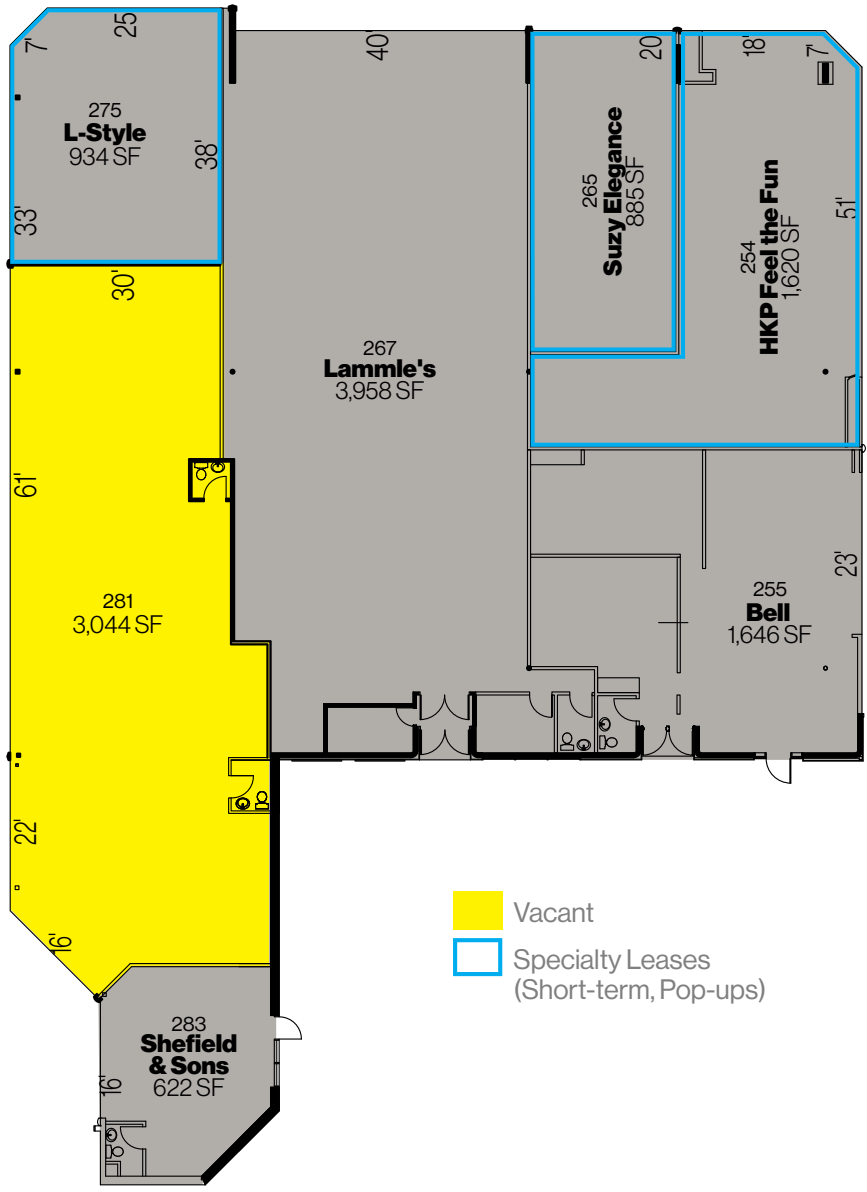


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Section G

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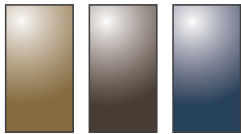
Red Deer's First Regional Shopping Centre



-  Vacant
-  Specialty Leases (Short-term, Pop-ups)

Section G

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Stats

6359 50 Avenue | Red Deer, AB

Red Deer's First Regional Shopping Centre



DEMOGRAPHICS

	POPULATION	MEDIAN AGE	HOUSEHOLD INCOME	TRAFFIC COUNT VEHICLES PER DAY
Red Deer	137,839	38	\$114,181	12,000: Gaetz Ave & 67 ST
Greater Red Deer Region <i>Red Deer, Sylvan Lake, Blackfalds, Lacombe</i>	162,042	38.2	\$123,807	60,620: Hwy 2 & Hwy 11



POPULATION



MEDIAN AGE



HOUSEHOLD INCOME



TRAFFIC COUNT VEHICLES PER DAY

ZONING

C-4
(Major Arterial Commercial Zone)

AMENITIES & FEATURES

Loading Dock, Storage Available,
On-site Security, Ample Parking

SIGNAGE

Pylon, Facade, Mall Directory,
Limited Availability

NET RATE

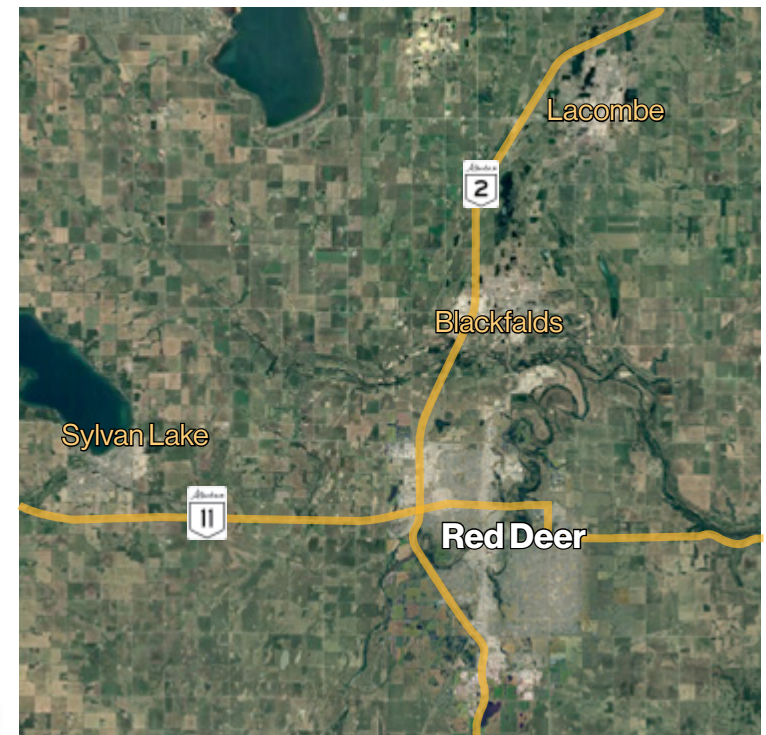
Market - Incentives Available

MALL FOOT TRAFFIC

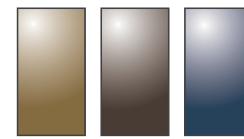
2,083,700 Annual Mall Visitors

ANCHOR TENANTS

Walmart | The Keg
Goodlife Fitness/Fit4Less
Winners | Ardene | Staples
Skechers | Lammle's | Dollarama



Thank you for your Interest



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