

FOR
LEASE

3806 Albert Street

Smart Centres Golden Mile Shopping Centre | Regina | SK



VIEW ONLINE:
collierscanada.com/2004249

SmartCentres Golden Mile Professional Offices & Retail spaces

SmartCentres Golden Mile shopping centre offers a convenient offering of grocery, liquor, food, entertainment, personal service and medical options.

Professional spaces available inside the centre on the main and second floor while available retail spaces can be found in the inside and outside the mall.

BUILDING SPECIFICATIONS

Available Sizes

Office units	1,264 SF - 2,175 SF
Retail units	500 SF - 5,303 SF

Zoning

MLM- Mixed Large Market

Lease Rates

\$15.00 - \$19.00 PSF net

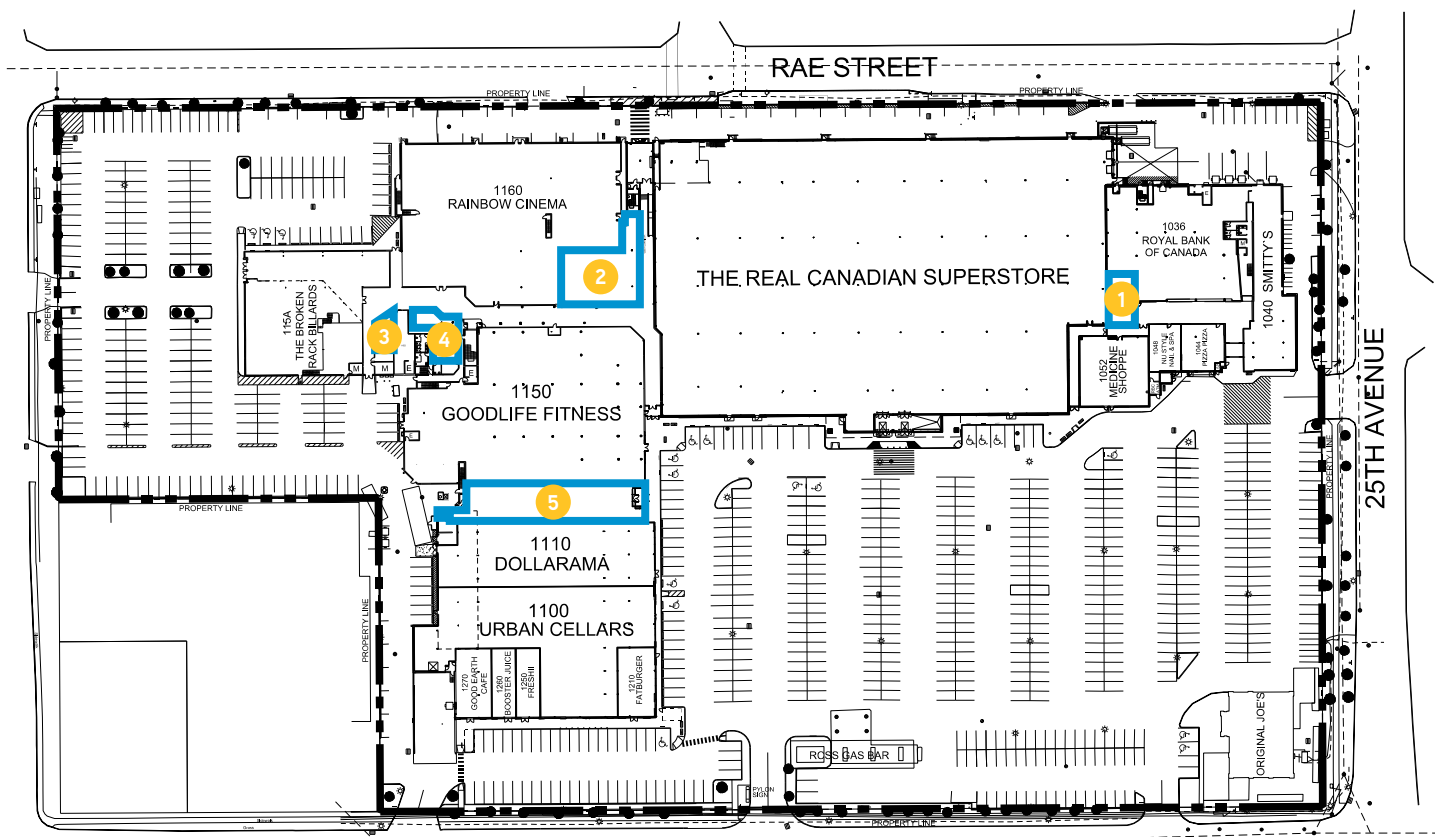
Occupancy Costs

\$11.00 PSF

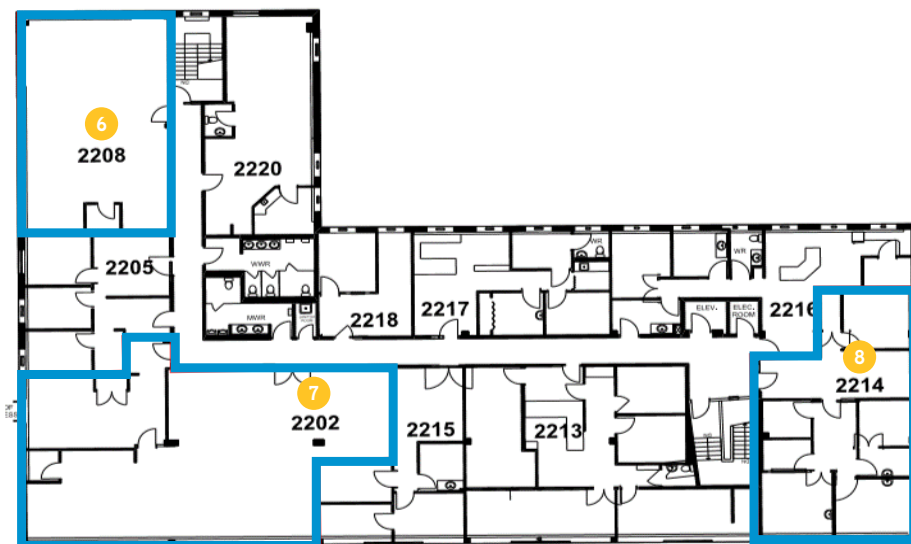
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MAIN FLOOR AVAILABILITY



The main floor is built out dental offices and the 2nd floor has medical/ professional options available. Elevator accessibility to second floor options.

SECOND FLOOR AVAILABILITIES

PROFESSIONAL OFFICES

Main Floor

	Unit	Size	Rental Rate
1	1031	1,305 SF	\$18.00 PSF

Second Floor

6	2208	1,171 SF	\$19.00 PSF
7	2202	1,884 SF	\$19.00 PSF
8	2214	1,264 SF	\$19.00 PSF

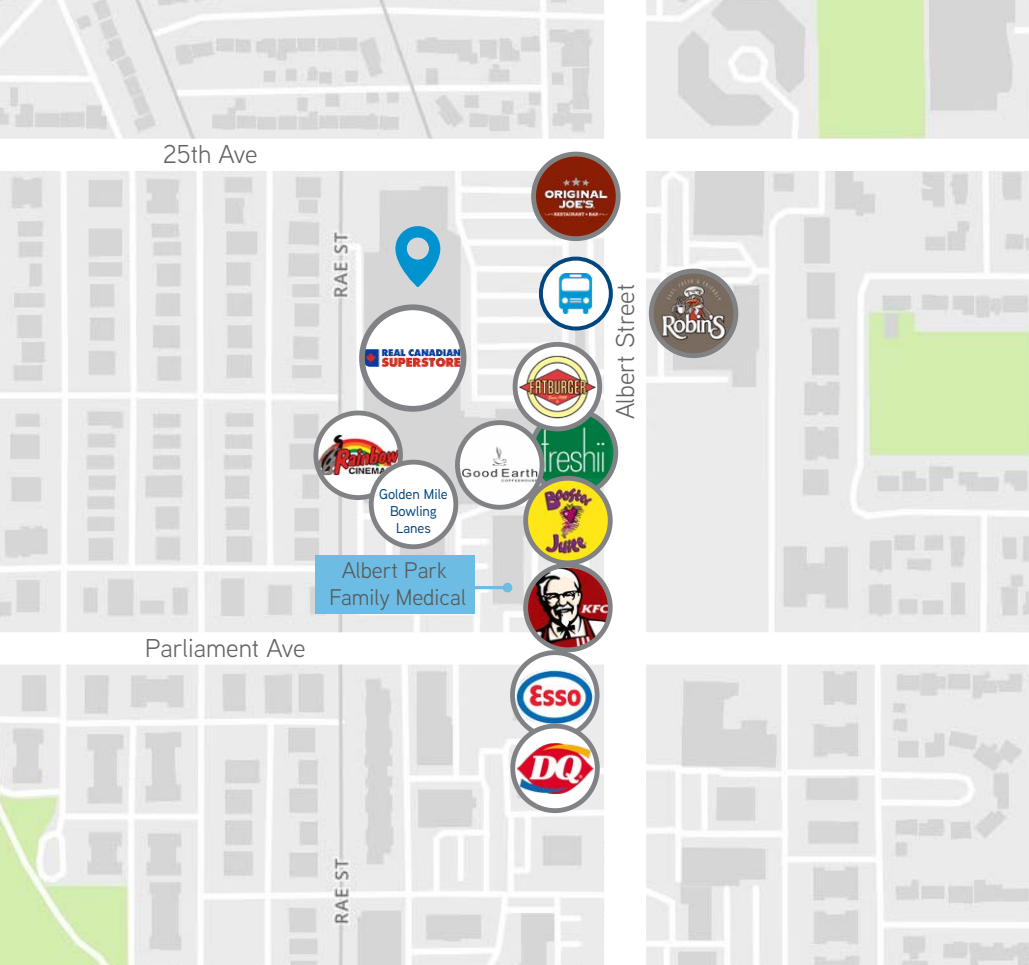
RETAIL UNITS

Exterior Strip

	Unit	Size	Rental Rate
5	1120	5,303 SF	\$15.00 PSF

Interior Main Floor

2	116b	3,702 SF	\$15.00 PSF
3	115b	500 SF	\$20.00 PSF
4	115e	1,100 SF	\$15.00 PSF



FOR LEASE 3806 Albert Street // Regina //
Saskatchewan

AREA DEMOGRAPHICS (3KM RADIUS)



Area Population
(2019)
44,629



Projected Population
(2025)
46,500



Median Household Income
(2019)
\$81,699



Daytime Population
(2019)
48,883

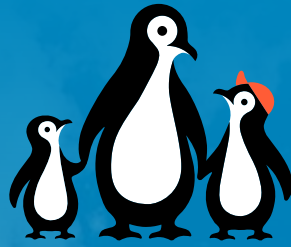


Retail Landscape
Personal Care : 43%
Restaurants : 30.1%
Financial Services : 19.9%
Cafes : 5.9%
Bars: 1.2%

FEATURES

- Recently renovated offices
- Medical professional 2nd floor
- Grocery anchored
- Built out dental office on main floor
- Ample parking
- Connected to #40 bus route
(Albert Street Express)





SMARTCENTRES®



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