

Retail | For Lease

906 Broadway Avenue

Saskatoon, SK
www.cbre.ca/saskatchewan



The Offering



*Rendering only; subject to change.

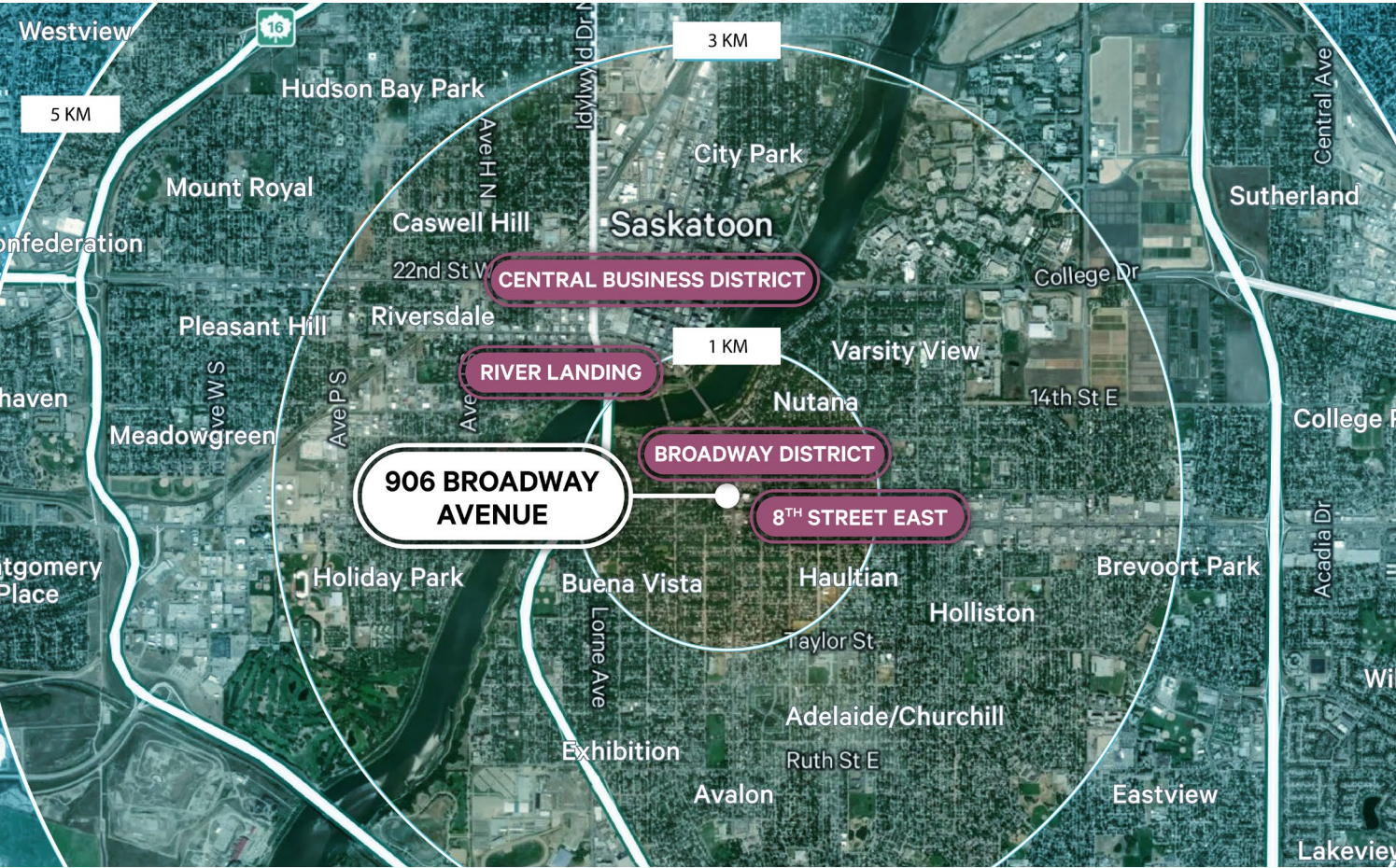
Ground-Floor Retail & Upper Floors Residential

This development is Saskatoon’s newest and most desirable mixed-use high-rise, located on Saskatoon’s iconic Broadway Avenue. The area is home to a rich blend of businesses, from local favourites to national brands, and is a central hotspot for shopping, food/drink, local events, and entertainment.

Once built, the structure is sure to demand authority as the pinnacle of the Broadway District. With the ground floor planned for commercial use, this is an unmissable opportunity for any businesses looking to position themselves in a landmark destination near downtown Saskatoon.

Location Overview

906 Broadway Avenue lies within the Broadway District, only minutes away from the downtown Central Business District and River Landing via the Broadway Bridge. Adjacent to 8th Street East – one of Saskatoon’s primary channels for retail and commercial business – near key driving, walking, and transit routes, this site receives excellent traffic and visibility. With well-populated residential neighbourhoods and schools around the area, many of Saskatoon’s residents regularly visit Broadway Avenue for convenient and unique entertainment, eating experiences, and essentials.



1 minute

8th Street Retail Artery

4 minutes

River Landing District

5 minutes

Downtown CBD

Nearby Notable Businesses

Broadway District
(0-5 minutes)

Tim Hortons

Shell

Pizza Hut

Affinity Credit Union

SUBWAY

Jump.ca

TD

8th Street East
(5-10 minutes)

McDonald's

Starbucks Coffee

save on foods

LONDON DRUGS

Superstore

Shoppers Drug Mart

Downtown
(5-10 minutes)

MIDTOWN

DELTA BESSBOROUGH

FARMERS' MARKET

RIVER LANDING

rRemai mModern

Nutrien

Sheraton

Broadway District: An Urban Village Experience

The Broadway District is a charming area unlike any other part of Saskatoon, attracting locals and tourists for a unique urban village experience. The area is easily walkable and accessible, making it a go-to option for nearby residents, workers, and students alike. The Broadway District also regularly hosts events and entertainment which are known to draw crowds from across Saskatoon and its surrounding communities. Additionally, Broadway Avenue receives a steady flow of pedestrian and vehicular traffic from downtown due to the convenience of the Broadway Bridge only three blocks north.

Annual Events

A variety of festivities and attractions take place in the Broadway District and downtown Saskatoon, with Broadway businesses receiving an influx of patrons as a result. This includes:

+ Broadway District

- Winterruption – *January*
- Spring Fling – *June*
- Saskatoon Folkfest – *July (various locations)*
- Saskatoon Fringe Festival – *August*
- Broadway Street Fair – *September*
- Nuit Blanche – *September*
- Spirit of Christmas – *December*
- Regular Broadway Theatre events

+ Downtown/River Landing

- Downtown Sidewalk Sale – *July*
- Riversdale Street Fair – *July*
- A Taste of Saskatchewan – *July*
- Saskatchewan Jazz Festival – *July*
- Shakespeare on the Saskatchewan – *July/Aug*
- Saskatoon EX Parade – *August*
- Nutrien Children’s Festival – *September*
- Other Farmer’s Market & River Landing events

Demographic Details

Saskatoon is an ever-growing city which has now well surpassed 300,000 in population. The surrounding neighbourhoods of the site are some of the city’s oldest and have established a solid balance of commercial, residential, and educational structures, resulting in an attractive trade network with ample parking and very few new commercial opportunities available.

As of 2024, the population within 5km is estimated at **142,991** – roughly **40%** of Saskatoon’s population – and is projected to increase by **7.5%** by 2028. The average annual household income within 1km was **\$126,380.***

*Source: Sitewise

142.9K

Est. Population
(5km Radius, 2024)

7.5%

Proj. Population Growth
(5km Radius, 2028)

\$126K

Avg. Household Income
(1km Radius, 2024)

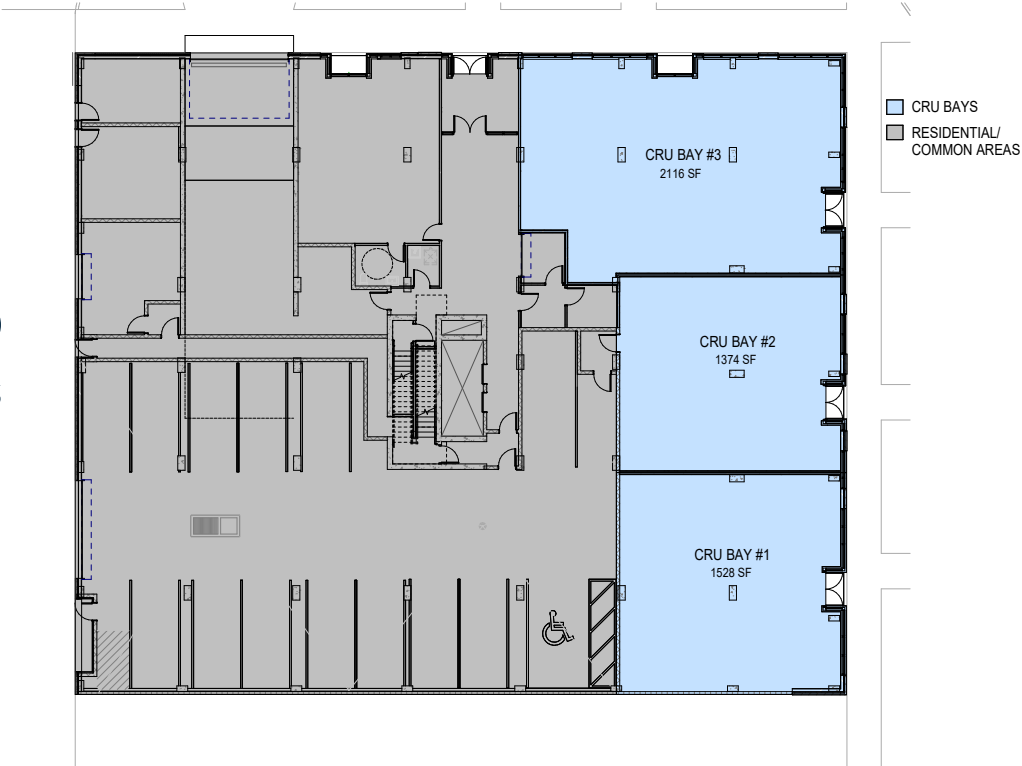


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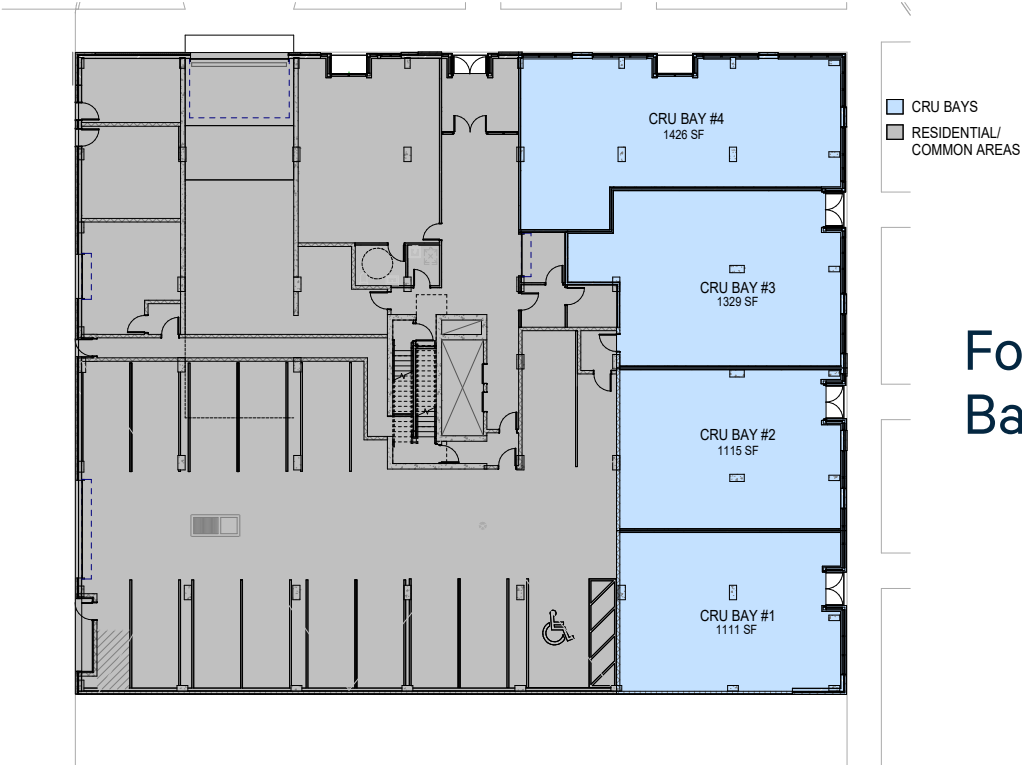
For Lease

Proposed CRUs

Three (3)
Bays



Four (4)
Bays



For Lease

Property Details

This mixed-use building will offer a main floor for commercial use, two floors of parking, and an additional 11 storeys of residential living. The site is strategically located near the Central Business District, River Landing, and 8th Street East, making it a major retail and commercial destination in the city of Saskatoon.

0.53 Acres

Site Size

B5B

Broadway Commercial District Zoning

Parcels

136252706, 120158838, 120158849,
120158850, & 120136946, Plan B1858
& 10 Lot #21-24, 40

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