

River Landing Retail

Ground-Floor Retail Units Available

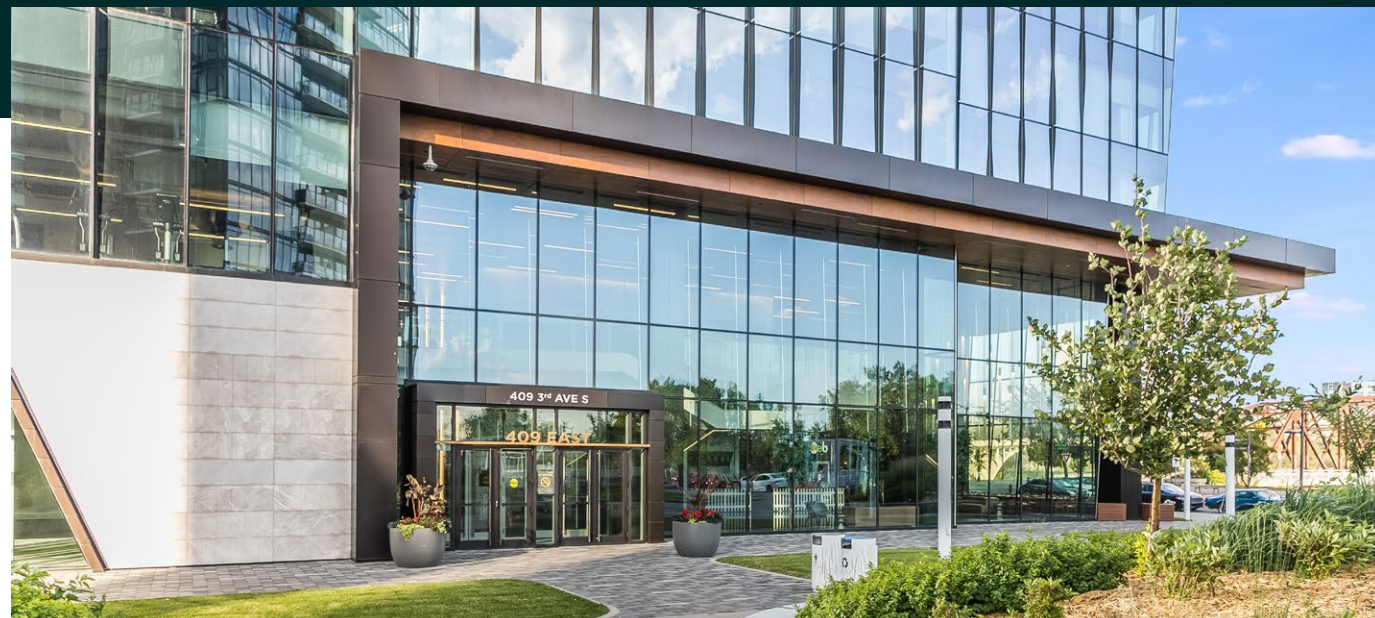


Saskatoon, SK
www.cbre.com/saskatchewan

Retail for Lease in Saskatoon's Most Prominent New Development



River Landing Office Towers



The Opportunity

Two Ground-Floor Retail Units Available

These suites, located on the main floor at 409 3rd Avenue South and 211 19th Street East, are established along the South Saskatchewan River at the epicentre of downtown Saskatoon. This area benefits from being on the ground floor of River Landing, home to over 405,000 SF of office space and surrounded by dining, shopping, boutiques, entertainment, outdoor plazas, and cultural attractions. Building occupants have access to in-house conference centres and fitness facilities, a public plaza, and green spaces including walking trails along the South Saskatchewan River.



Opportunity to service
River Landing office tenants



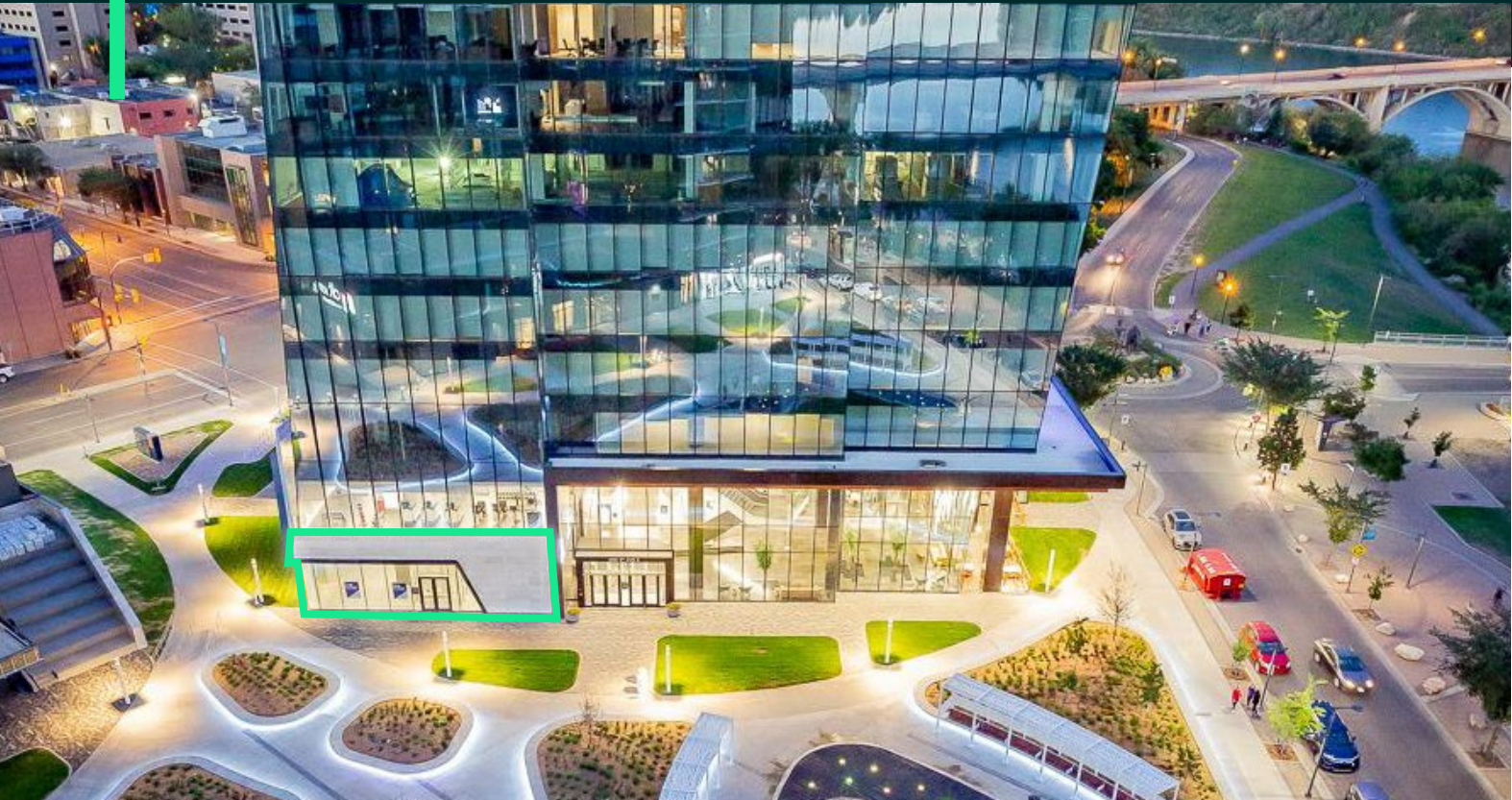
Located in Downtown
Epicentre



Outdoor Plaza and
Walkways

Suite 100

409 3rd Ave. S | 3,489 SF



- + Available: 2,114 SF
- + Zoning: DCD1
- + Architectural Control: AC
- + Total SF of Offices: ±405,000 SF
- + Parcel: 203275515
- + Net Asking Rate: Negotiable
- + Additional Rent: \$21.25 (est.)

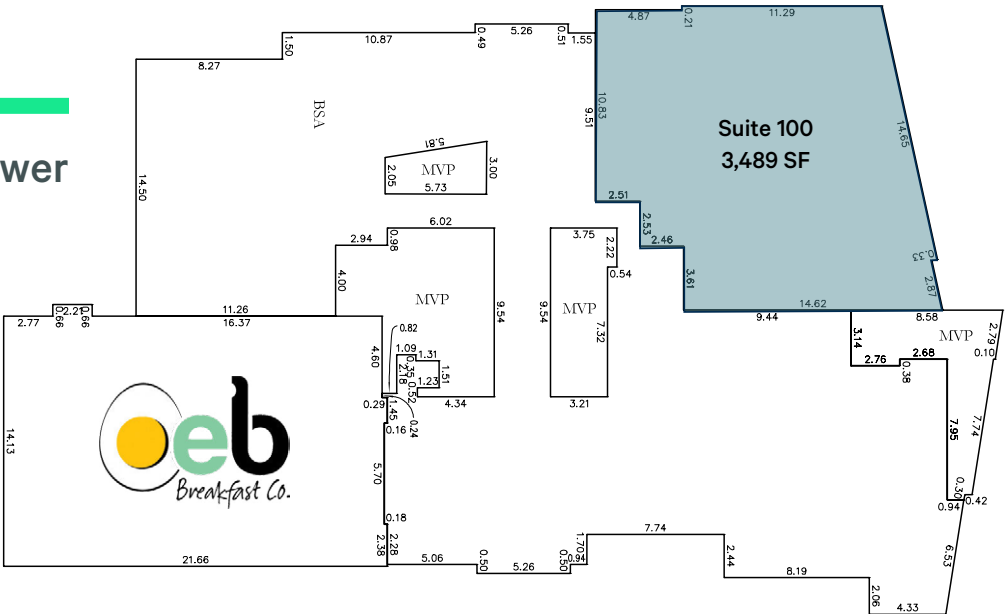
Suite 103

211 19th St. E | 2,114 SF

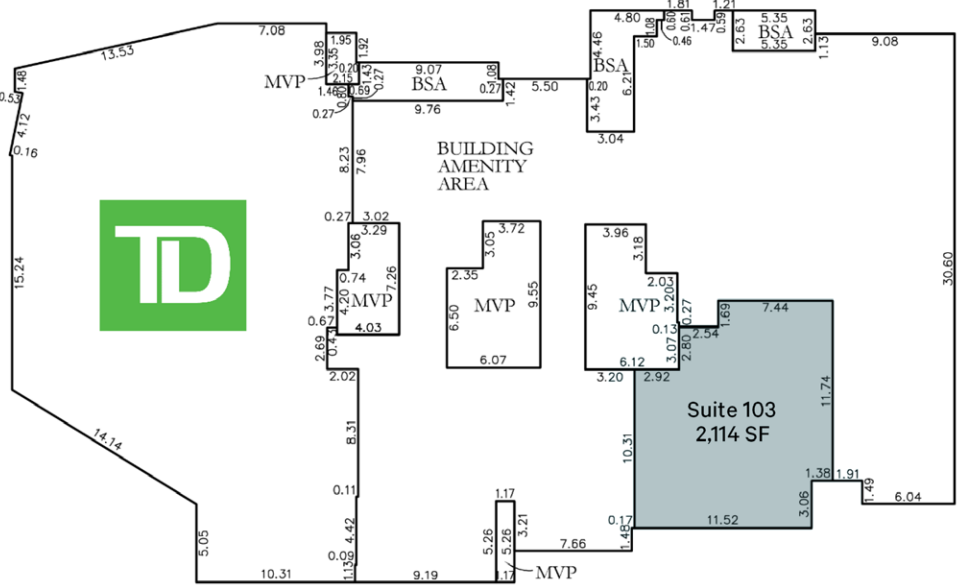
Floor Plans

East Tower

- + Available: 3,489 SF
- + Zoning: DCD1
- + Architectural Control: AC
- + Total SF of Offices: ±405,000 SF
- + Parcel: 203275515
- + Net Asking Rate: Negotiable
- + Additional Rent: \$21.25 (est.)



North Tower





Demographic Overview

Saskatoon’s Vibrant Urban Destination

River Landing’s new developments are the beating heart of Saskatoon’s downtown business district, with various unique restaurants & cafes, established businesses, and local attractions enriching the city’s culture with beautiful river views just steps away.

As of 2024, the population within 3km consists of approximately 64,571 people with a total of 30,145 households and a median age of 37.4 years. The average household income stands at \$106,246. The River Landing area also experiences a daily traffic count of 10,913 with over 117,000 visitors drawn in by the Remai Modern art gallery in a year.

64.6K

Population within 3km

30.2K

Households within 3km

37.4

Median age within 3km

\$106.3K

Avg. household income within 3km

10.9K

Daily traffic count in area

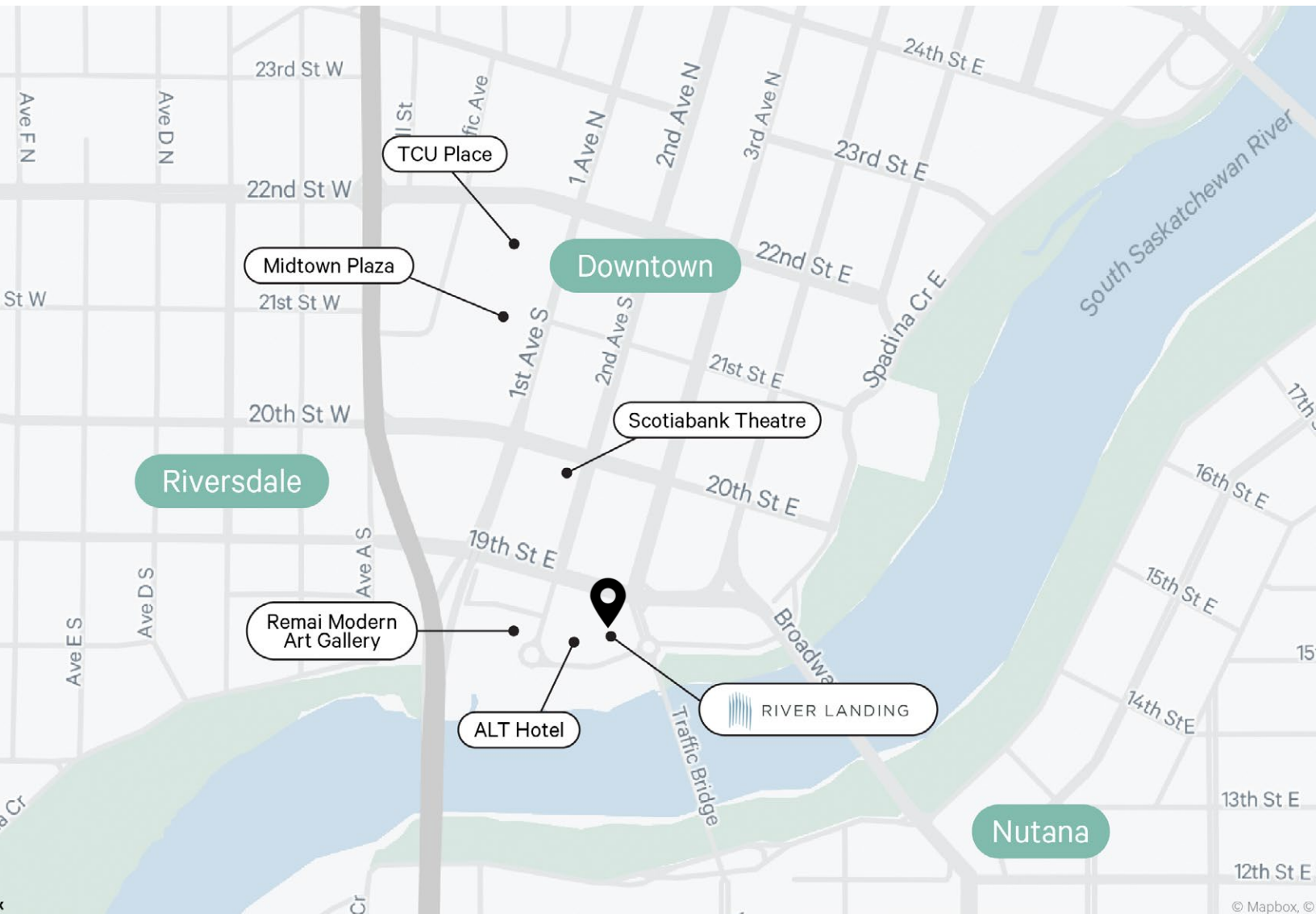
117K

Annual visitors to Remai Modern



Major Tenants:





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