



## EASTVIEW CENTRE

3825 40 AVENUE  
RED DEER, ALBERTA



### HIGHLIGHTS

- Grocery/pharmacy-anchored shopping centre, located in Red Deer's developing east end
- 97% leased to strong mix of tenants including IGA and 7-Eleven
- Low vacancy only 1 unit remaining
- High exposure site at the intersection of 40th Avenue and 39th Street
- Access to over 7,300 people within a 1km radius

### DEMOGRAPHICS

Red Deer



#### Population

128,750 (2020 est.)



#### Median Age

34



#### Household Income

\$117,654

### PROPERTY DESCRIPTION

#### Lease Rate:

Market

#### Op Costs:

\$14.42 psf

#### Size:

3825: 2,606 sq. ft.

#### Available:

Immediately

#### Parking:

Ample, shared

**HEAD OFFICE**  
Suite 300, 1324 – 11 Avenue SW  
Calgary, Alberta T3C 0M6  
**Toll Free** 1.800.750.6766  
[AvenueCommercial.com](http://AvenueCommercial.com)

**AVENUE** | Commercial  
Real Estate Solutions

# SITE PLAN

3825 40 Avenue, Red Deer, Alberta



**AVENUE** | Commercial  
Real Estate Solutions

#### HEAD OFFICE

Suite 300, 1324 – 11 Avenue SW  
Calgary, Alberta T3C 0M6

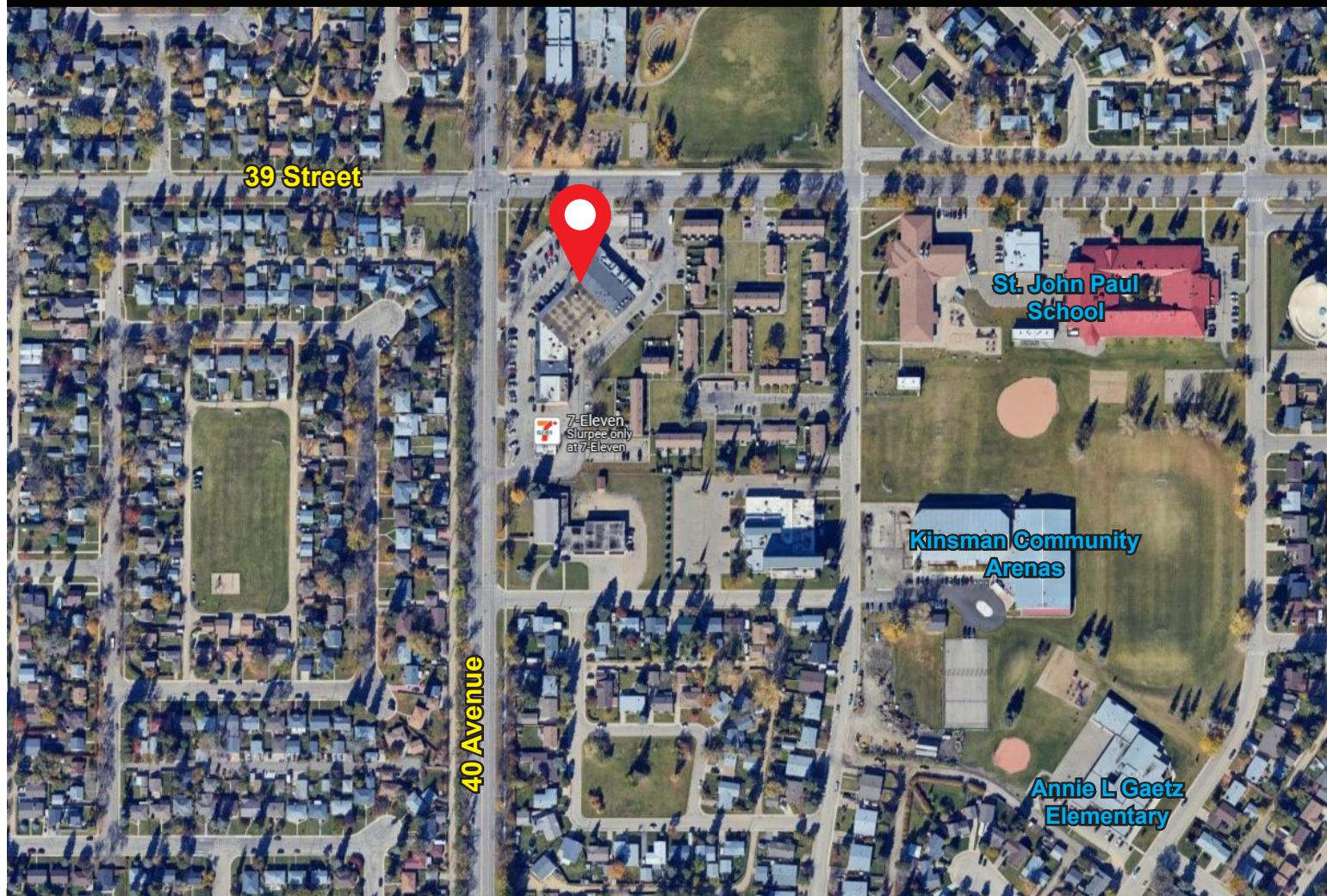
**Main** 403.802.6766  
**Toll Free** 800.750.6766

[AvenueCommercial.com](http://AvenueCommercial.com)



# LOCATION

3825 40 Avenue, Red Deer, Alberta



## CHOOSE YOUR AVENUE

Commercial / Residential / Financing / Property Management / Investments

### Lorrie Prosser

Associate

**403.619.8255**

[lprosser@avenuecommercial.ca](mailto:lprosser@avenuecommercial.ca)

### Steven Butt

President

**403.802.6766**

[sbutt@avenuecommercial.com](mailto:sbutt@avenuecommercial.com)

This brochure is intended for information purposes only and should not be relied upon for accurate factual information by the recipients hereof. The information contained herein is based on information which Avenue Commercial deems reliable. The information contained herein is subject to change without notice.

**AVENUE** | Commercial  
Real Estate Solutions

### HEAD OFFICE

Suite 300, 1324 – 11 Avenue SW

Calgary, Alberta T3C 0M6

**Main** 403.802.6766

**Toll Free** 800.750.6766

[AvenueCommercial.com](http://AvenueCommercial.com)

