

PRIME RETAIL FOR LEASE

# 438 PAUL STREET

— DIEPPE, NEW BRUNSWICK —



CBRE

MLS  
MULTIPLE LISTING SERVICE®

# THE OPPORTUNITY OVERVIEW

438 Paul Street, Dieppe, NB



438 Paul Street provides an unmatched opportunity for small or larger tenants in a centrally located retail strip mall. Moores Clothing For Men, Cazza Petite, Quesada, Norms Pizza and First Choice Haircutters chose this outstanding location for their Dieppe stores.

Property has pylon signage along Paul Street and great visibility from both Regis Street and Champlain Street due to its configuration close to the street. There is easy ingress and egress off both from Paul, Ste-Thérèse and Olivier Streets.

[Click to Visit 438 Paul Street Demographic](#)



Building is strategically located in a prime retail node across from a dominant shopping centre, CF Champlain, which counts approximately 140 retailers. The mall is known to be the one of the largest shopping centre in Eastern Canada. The surrounding retailers includes McDonald's, Starbucks Coffee, Cineplex Theatre, Chapters Bookstore and Bass Pro Shop. The property is easily accessible from Highway 15, Champlain Street and Paul Street. The area has seen a numbers of new projects including Place Horizon, a 162-unit luxury apartment complex, and TD Bank Corporate Finance Call Centre located only few steps away from the property.

Address	438 Paul Street, Dieppe, NB
PID	70398235
Property Type	Retail Strip Center
Gross Leasable Area (GLA)	29,781 SF
Site Area	1.77 AC
Parking	90 Spaces (3 per 1,000 SF)
Year Built	1975-1990
Signage	Pylon and back-lit signage
Zoning	Commercial Highway Zone (CR)

**This property offers the three critical factors to make a business successful: great demographics, high traffic counts along with a synergistic mix of food, service and retail co-tenancy.**



**RETAIL**  
Destination Node



**90**  
Parking Spaces



**±3,354 SQ. FT.**  
Unit Size



**Condition**  
Improvements in-place

# THE DISTRICT SNAPSHOT

438 Paul Street, Dieppe, NB



One of the best retail shopping environment in Atlantic Canada.

## HIGHLIGHTS

- **Foundation:** Poured concrete perimeter extending below the frost line with concrete slab floor finished with a thin coat of cement covered with an epoxy finish
- **Structure:** Steel framed
- **Roof System:** Open web steel truss system with a Soprafix 2-ply modified bitumen cover (approx. 12 yr old)
- **Exterior walls:** White coloured metal siding and "Sto" textured concrete product. This product consists of thick Styrofoam insulation covered with a fibreglass type mesh and
- **Fire Protection:** Fully Sprinklered
- **Electrical:** All rental spaces are metered separately
- **HVAC:** Roof mounted heat pumps with electric backups supply heating and air conditioning to the building

## TRAFFIC COUNTS

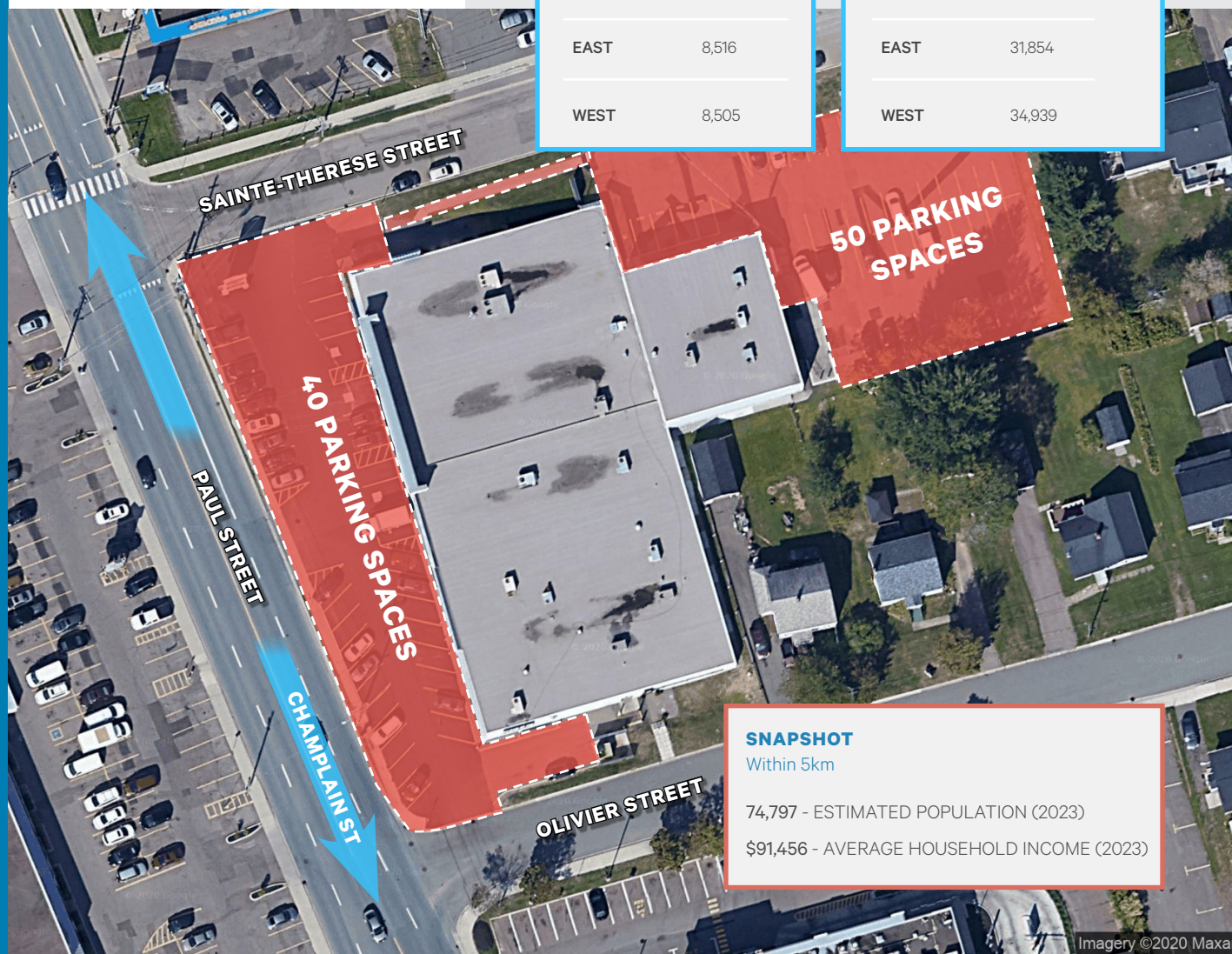
Paul St / Regis St

NORTH	15,647
SOUTH	12,636
EAST	8,516
WEST	8,505

## TRAFFIC COUNTS

Champlain St / Mall Entrance

NORTH	6,002
SOUTH	4,207
EAST	31,854
WEST	34,939



## SNAPSHOT

Within 5km

74,797 - ESTIMATED POPULATION (2023)

\$91,456 - AVERAGE HOUSEHOLD INCOME (2023)

# THE LOCATION

438 Paul Street, Dieppe, NB



## STRONG DEMOGRAPHICS AND EMPLOYMENT

438 Paul Street Plaza serves a dense population of 74,797 people with an average household income of \$91,456 within a 5-km trade area. The site is also located within a large base of employers (±3,352).



## EXCELLENT TRACK RECORD OF TENANTS & WELL MAINTAINED PROPERTY

The property has been built and managed by one local owner since 1976. The center has historically retained occupancy at or near 100% and with a combination of long-term tenancy.



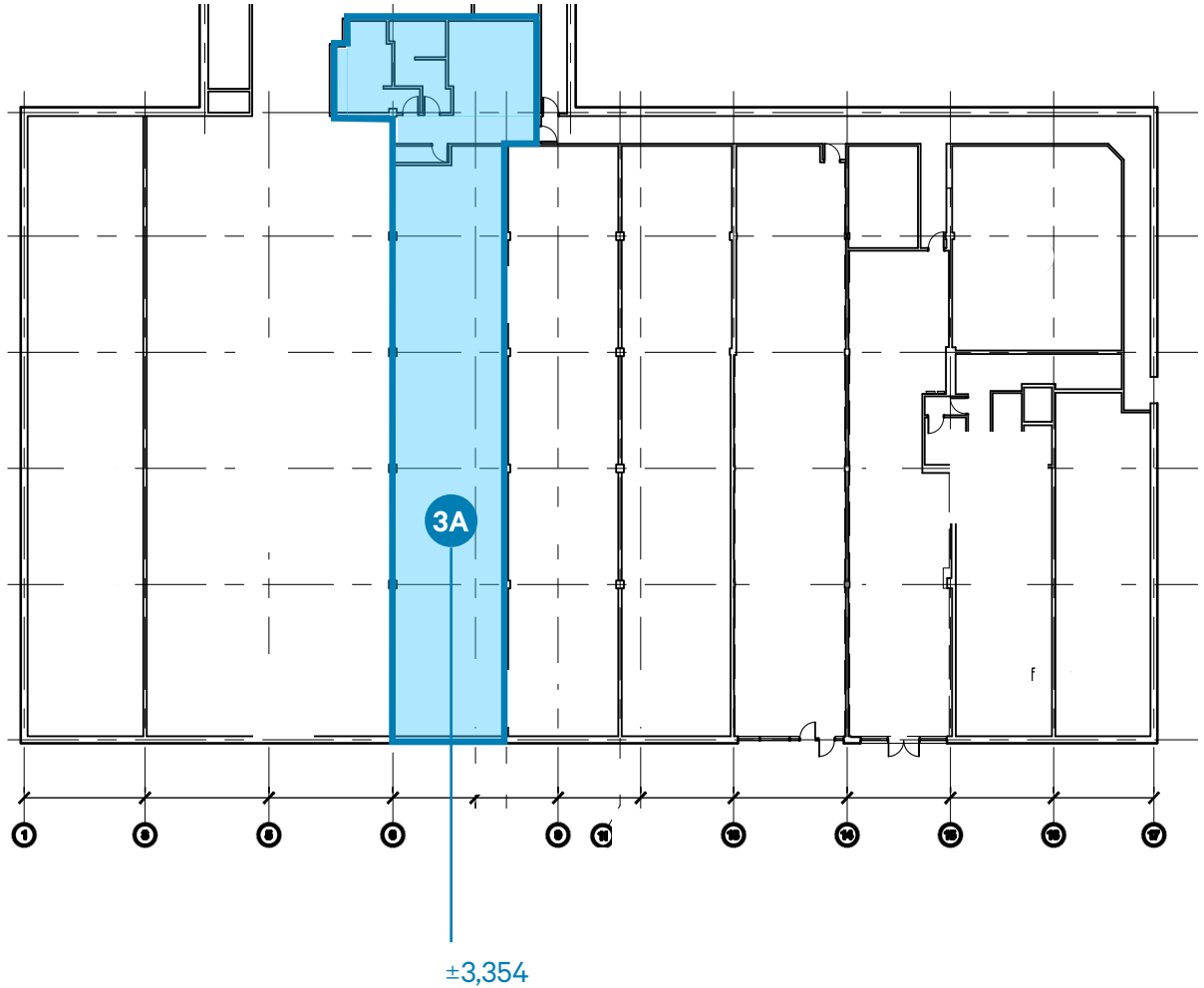
# THE PHOTOS

438 Paul Street, Dieppe, NB



# THE FLOOR PLAN

438 Paul Street, Dieppe, NB



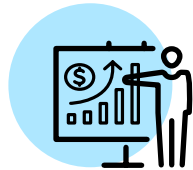
UNIT	AVAILABILITY	RENTABLE AREA	FRONTAGE	CLEAR HEIGHT	DETAILS
3A	Please Contact	±3,354 sq. ft.	±22'	9'4" - 11'6"	The space is divided between ±2,431 sq. ft. of open retail space with ±923 sq. ft. of back store including utility room, storage, wheelchair accessible bathrooms and access to a conveyor belt.

**\*All measurements are approximate and to be confirmed by Landlord**

## GREATER MONCTON SNAPSHOT

With a population of 157,717, Greater Moncton is the largest metropolitan area in New Brunswick and the second largest CMA in the Maritime Provinces (after Halifax). The Greater Moncton Area includes Moncton as well as the city of Dieppe and town of Riverview. In 2022, Moncton was the second fastest growing Census Metropolitan Area (CMA) in Atlantic Canada with population growth of 4.7%. This growth has been largely driven by international migration and a rural-urban shift in New Brunswick, as employment growth in urban centres has outpaced rural communities.

Greater Moncton's central location in Atlantic Canada has created a strong base for transportation, distribution, retailing, and commercial industries. In addition, as a major urban centre, the city boasts strong educational, health care, and insurance sectors. The strength of Moncton's economy has received national recognition. In 2014, KPMG ranked Moncton as the lowest cost location for business in Canada. In December 2022, there were 4,012 active businesses in the census metropolitan area of Moncton, up 1.2% from a year earlier. Moncton is also one of the regions in New Brunswick that has their population growth the strongest (+4.7% in 2022)



### **STRONG EMPLOYMENT OPPORTUNITY**

In 2022, Moncton has the largest decrease in EI benefit claims (-56.7%) in NB.



### **"HUB CITY"**

Geographic centre of the Maritime provinces becoming a leading distribution, logistic and retail centre for NB.



### **POPULATION GROWTH**

The highest total housing starts at 2,028 - an increase of 16.2% in 2022. Being the largest metropolitan area in NB.

**“Located in the center of the Atlantic provinces, Dieppe is at the heart of more than 2,000,000 consumers, within a radius of 300 km.”**

**“75% of the population of the Maritimes is located within 3-hour drive of Dieppe.”**



# THE STATS

438 Paul Street, Dieppe, NB

## AREA DEMOGRAPHICS

	3-KM RADIUS	5-KM RADIUS	10-KM RADIUS
2023 POPULATION ESTIMATED	36,203	74,797	137,137
2028 POPULATION PROJECTED	40,145	83,337	153,682
% POP. CHANGE (2018-2023)	10.5%	10.7%	10.5%
% POP. CHANGE (2023-2028)	10.9%	11.4%	12.1%
TOTAL BUSINESSES	2,019	3,352	4,761
TOTAL HOUSEHOLDS (2023)	16,815	33,301	58,565
2023 AVERAGE HOUSEHOLD INCOME	\$86,910	\$91,456	\$97,833

## AVERAGE ANNUAL HOUSEHOLD SPENDING



**CLOTHING** | \$2,873



**FOOD PURCHASED FROM RESTAURANTS** | \$3,747



**RECREATION** | \$4,668



**PERSONAL CARE** | \$2,056



**HOUSEHOLDS FURNISHINGS AND EQUIPMENT** | \$4,689

**74,797**

Population (within 5km)

**33,301**

Total Households (within 5km)

CF Champlain, also known as Champlain Mall is the largest single-building shopping centre in Atlantic Canada (by floor space). CF Champlain attracts a wide variety of customer with 110 stores including Walmart, Sobey's, Sport Check and the new TD Service Centre.





# 438 PAUL STREET

DIEPPE, NEW BRUNSWICK

**FOR MORE INFORMATION,  
PLEASE CONTACT:**

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