

Citylife Crossing

Saskatoon's Premier North-End Retail Centre
10,000 SF Remaining for Lease



Citylife Crossing

44,000 Square-Foot Retail Centre

Located on the corner of **Marquis Drive** and **Thatcher Avenue**, Citylife Crossing is a retail development poised to serve big-box retailers in Saskatoon. The site is shadow-anchored by **Costco Wholesale** and benefits from exceptional visibility and the high traffic volumes of Marquis Drive. Further to this, the site is visible from one of Saskatoon's busiest intersections: **Idylwyld Drive North** and **Marquis Drive**.

This intersection serves to connect Saskatoon to Warman/Prince Albert via Highway 11 and Martensville/North Battleford via Highway 12. The site is currently **86% occupied** with Saskatoon's first **La-Z-Boy** and **Bath Depot** locations on each end-cap. Currently, there are **10,000 square feet** of gross leasable area remaining in the 44,000 square-foot development.

In 1991, Costco built its first location in Saskatoon across the street from Citylife Crossing. With the success of that location over the following decades, Saskatoon's Costco justified opening a second location to service the city's south side in 2016. The success of the north-end location is no surprise given that retail availability in Saskatoon's north is historically hard to come by, as well as the rapid population growth of Warman and Martensville.



Current Availability

Citylife Crossing

Current tenants include La-Z-Boy, Dollar Tree, and Bath Depot with one retail unit remaining for lease. Ample on-site parking is available.



10,000
SF REMAINING



44,000
TOTAL BUILDING SF



159
PARKING SPACES



\$24.00

Asking Rent PSF

\$6.50

Operating Costs PSF (2025 est.)





11,600

DAILY TRAFFIC COUNT AT
MARQUIS DR & IDYLWYLD DR



65M

DISTANCE TO
COSTCO WHOLESALE



2 MINS.

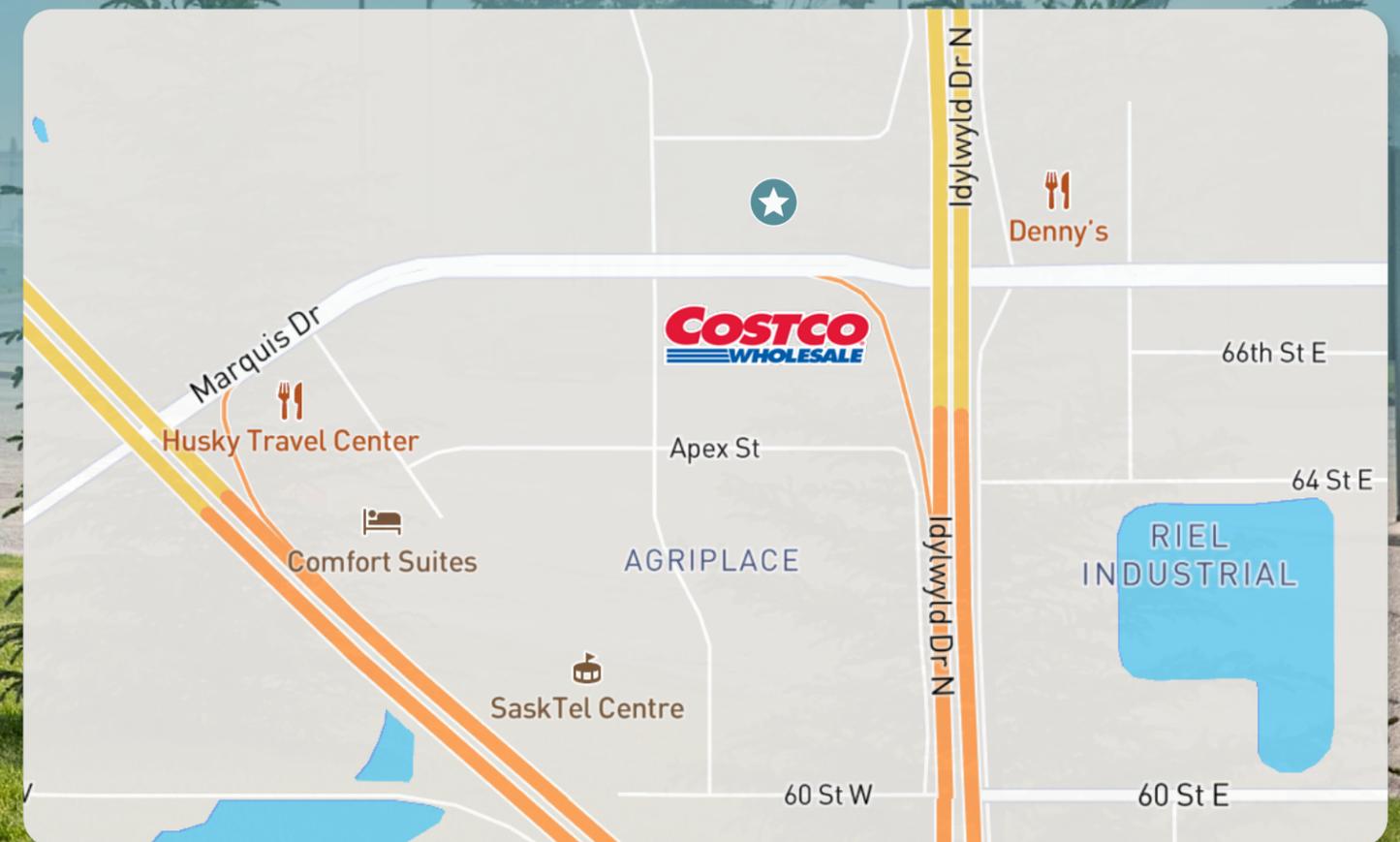
ACCESS TO HIGHWAY 11/
IDYLWYLD DR

Location Description

Shadow-Anchored by Costco Wholesale

Citylife Crossing is located near the major intersection of **Idylwyld Drive** and **Marquis Drive** with an average daily traffic count of nearly **12,000**. Marquis Drive flows off Highway 11/Idylwyld Drive, providing a direct link to and from Saskatoon's **Circle Drive freeway** and to the nearby cities of **Martensville** and **Warman** (10-15 minute drive).

The site resides directly across from Saskatoon's very successful **north Costco Wholesale location**, attracting plenty of clientele to the area. Various hotel brands are established along Marquis Drive, effectively serving the **Saskatoon International Airport area**, creating additional demand for nearby retail. **SaskTel Centre** is just a 2-minute drive away, hosting Saskatoon's biggest concerts, theatrical performances, trade shows, and other high-value events year-round. Overall, Citylife Market is well-established in a highly accessible location.



Neighbourhood Overview



34,300+

EST. POPULATION WITHIN
5KM OF SITE (2024)



215,000+

EST. POPULATION WITHIN
10KM OF SITE (2024)



308,400+

SASKATOON EST. TOTAL
POPULATION (2024)



Property Overview

While Citylife Crossing is less than 100 metres from **Costco Wholesale**, it also boasts three major tenants of its own: **La-Z-Boy**, **Bath Depot** (both of which are Saskatoon's first locations), and **Dollar Tree**.

The remaining **10,000 square feet** leaves the perfect opportunity for a new tenant to enter a solidly established retail centre with existing demand and plenty of traffic.

ADDITIONAL DETAILS

+ Address

- 116 Marquis Drive, Saskatoon, SK

+ Structure

- Steel frame building; single slope roof; stucco/brick/glazing with build-outs all around

+ Building Size

- 44,000 SF (approx.)

+ Remaining Availability

- 10,000 SF (approx.)

+ Asking Rent

- \$24.00 PSF

+ Operating Costs

- \$6.50 PSF

+ Parking

- 159 on-site stalls

+ Clear Height

- Front 22'6"

- Rear 20'6"



Citylife Crossing

116 Marquis Drive, Saskatoon, SK

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