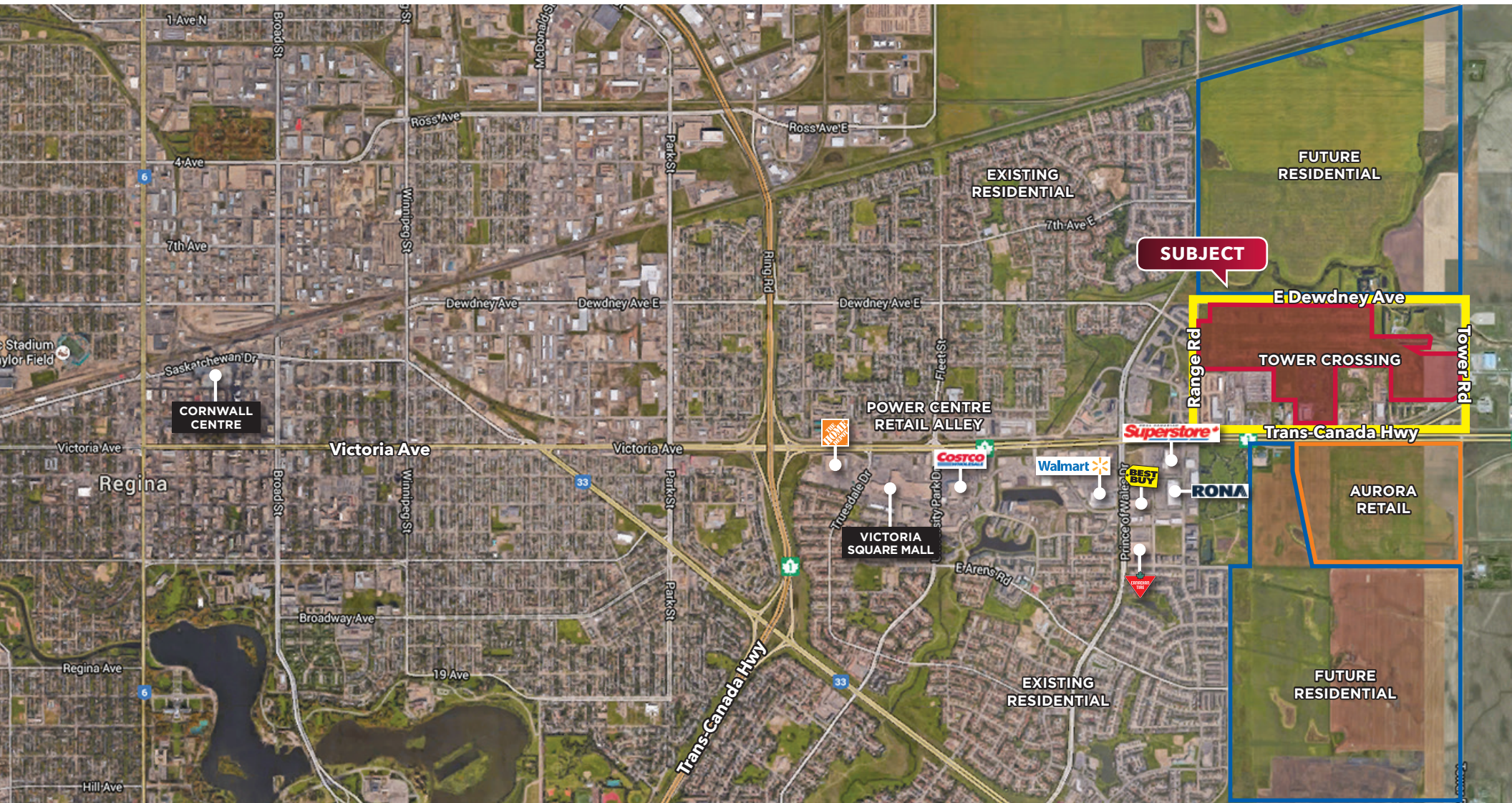


FOR SALE | 180 ACRE RETAIL DEVELOPMENT SITE
TOWER CROSSING
REGINA, SK



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The Opportunity

To acquire and develop a 180 acre (subdividable) brown field site along Trans-Canada Highway in East Regina, Saskatchewan. Regina’s most affluent trade area is prime for this landmark 1.2 million square feet mixed-use project.

Investment Highlights

- ▶ Proposed Plan of Subdivision approved by the City of Regina.
- ▶ Traditional design is highly coveted by these blue chip retailers:
 - ▶ Large format, wholesale retailer wants to grow their Regina presence on 17 acres; their purchase to include a gas bar with improved customer eight lane site access (five in-lanes coupled with three out-lanes);
 - ▶ National fashion and home furnishings retailer interested in 85,000 square feet;
 - ▶ Top-tier national entertainment company interested in new 60,000 square foot location;
 - ▶ National grocery retailer interested in purchasing eight acres;
 - ▶ Small format retailers and fast food outlets have been submitting offers to ensure they are a part of this opportunity.
- ▶ A retail study conducted by a leading analyst concluded that based on population and income growth forecasts for areas surrounding the Tower Crossing site, the trade area will grow to 50,000 by 2024, generating an estimated \$982.6 million in retail spending. This equates to an estimated growth in retail floorspace demand of over 1.93 million square feet over the next eight years. Phase I of Tower Crossing is already approved for up to 1.1 million square feet to accommodate this demand.



Location Highlights

Located in East Regina along the Trans-Canada Highway (HWY 1), which connects Regina’s 237,758 residents (2014 Statistics Canada), both to the east and west with the rest of Saskatchewan’s 1.14 million residents. Commercial real estate experts acknowledge this East Victoria Avenue retail area (2.8 million square feet), as a key Regional location, known as “ground zero” for retail in the Province of Saskatchewan.

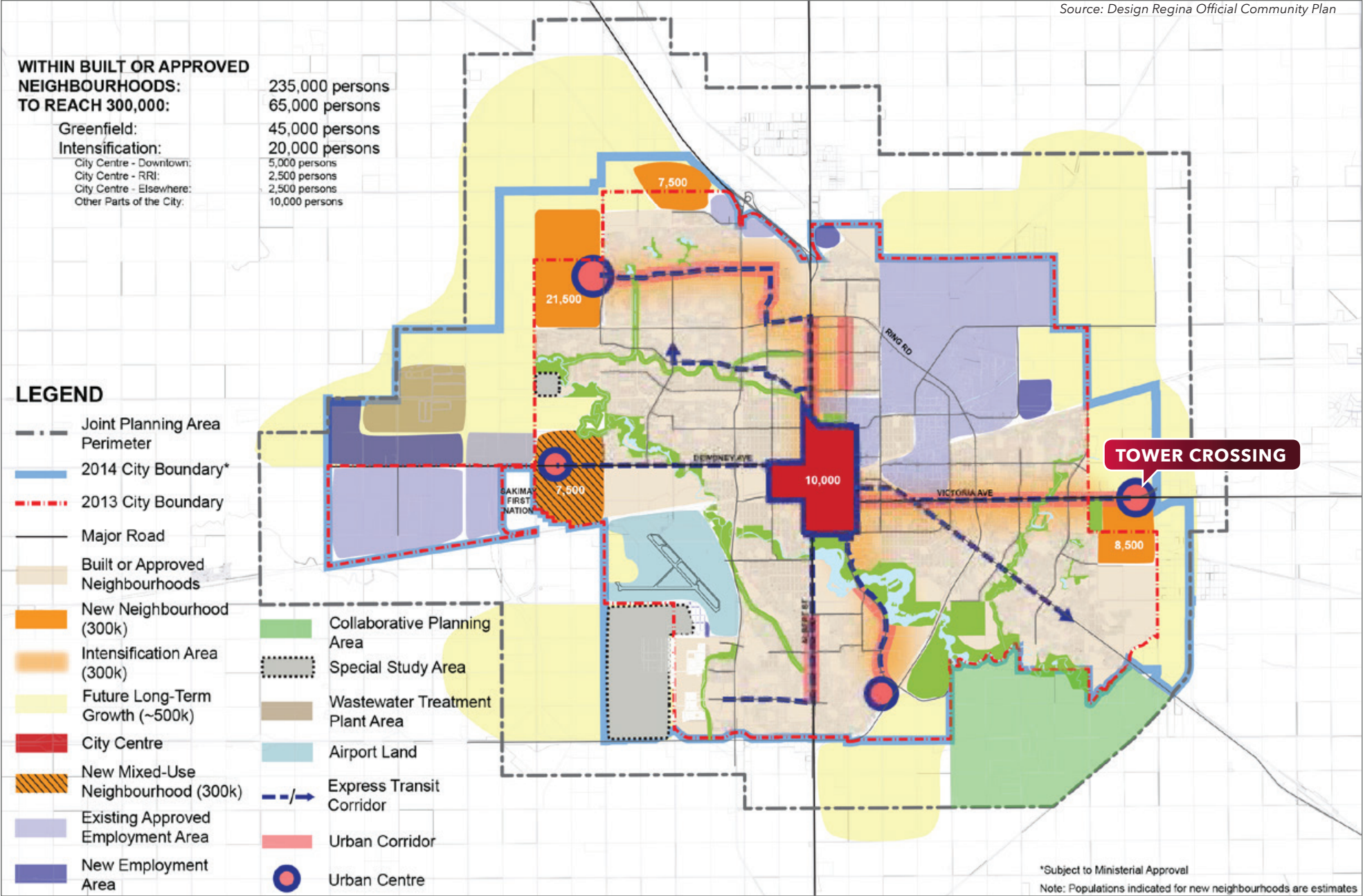
Zoning Information

Tower Crossing is a significant 155 acre commercial development with a combination of Major Arterial Commercial, Flex and Mixed Use zoning. The Master Land Use Plan boasts complete flexibility in zoning. Approved uses include retail, office, multi-family residential, as well as light-industrial. Therefore, the site is destined to become a key regional draw combining large format retail with open air entertainment shopping, office, multi-family and light industrial. Strategic tenant selection will harmonize all uses for maximum synergy. By mixing asset classes around major arterial traffic corridors and transit stops, this development will succeed with smart growth.

SALIENT DETAILS	
Location	Lands between: Tower Road to east, Trans-Canada Highway 1 to south, Range Road to west and East Dewdney Avenue to north
Municipality	City of Regina, Saskatchewan
Legal Description	To be provided
Zoning	Major Arterial Commercial, Flex and Mixed Use
Property Type	Regional Mixed Use Shopping Centre
Site Size	180 acres available
Gross Taxes	\$1,103.75 (2015), based on agricultural value
Assessed Values	\$291,900.00 (2015), based on agricultural value

City of Regina Growth Plan

Source: Design Regina Official Community Plan



Tower Crossing Concept Plan Options



Asking Price

\$29,000,000 (\$161,111 per acre)

Offering Process

Prospective purchasers are invited to submit offers for Tower Crossing through Lee & Associates for consideration by the Vendor.

For more information or a copy of the Confidential Information Memorandum (CIM), please submit a Confidentiality Agreement (CA) to Andrea Fletcher or Neil McAllister.

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