

FOR LEASE LEWVAN CROSSING



4400 4TH AVENUE AT LEWVAN DRIVE REGINA, SK



PROPERTY PROFILE

AVAILABLE FOR LEASE

- ±65,000 SF
- Big Box
- CRU'S
- ±35,000 SF Leased

CURRENTLY AVAILABLE

±1,400 SF - ±4,200 SF

LAND SIZE

10.36 AC

LEASE RATES

Market

OCCUPANCY COSTS

\$14.49 PSF estimate (2024 Budget)

OVERVIEW

- First redevelopment on the Lewvan & Pasqua corridor between the south and north end in recent memory
- 10.36 AC site located at a fully lit intersection
- Traffic count of 52,000 vehicles/day
- Higher traffic count than any location on Albert street (City of Regina 2017-2018 traffic counts)
- 1,000 SF - 50,000 SF Tenants
- Over 100,000 SF of mixed retail planned
- Midpoint in 10km retail gap on Regina's second busiest street

TRUST US TO PUT YOU ON THE MAP

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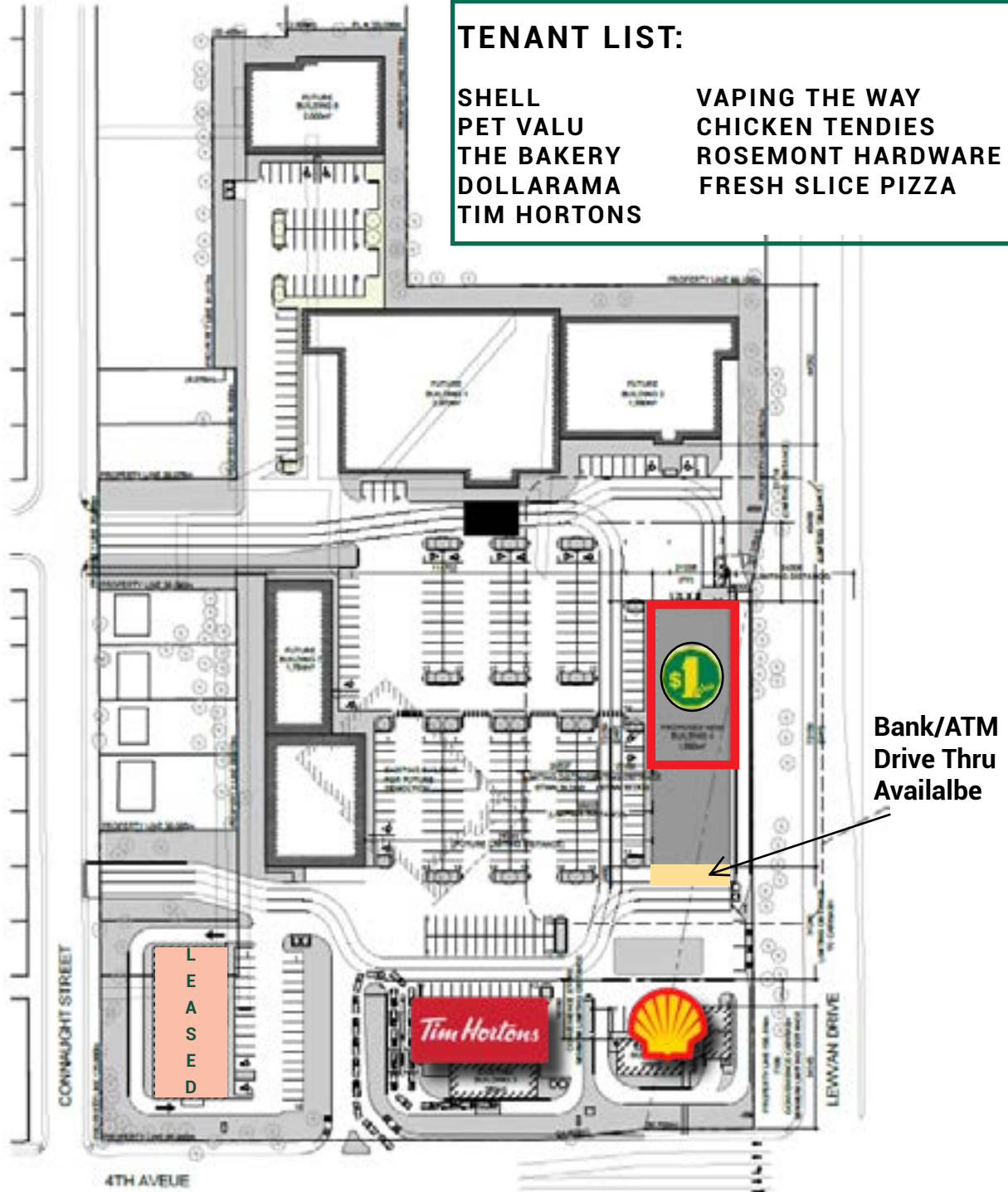
4400 4TH AVE. AT LEWVAN DR



TENANT LIST:

SHELL
PET VALU
THE BAKERY
DOLLARAMA
TIM HORTONS

VAPING THE WAY
CHICKEN TENDIES
ROSEMONT HARDWARE
FRESH SLICE PIZZA

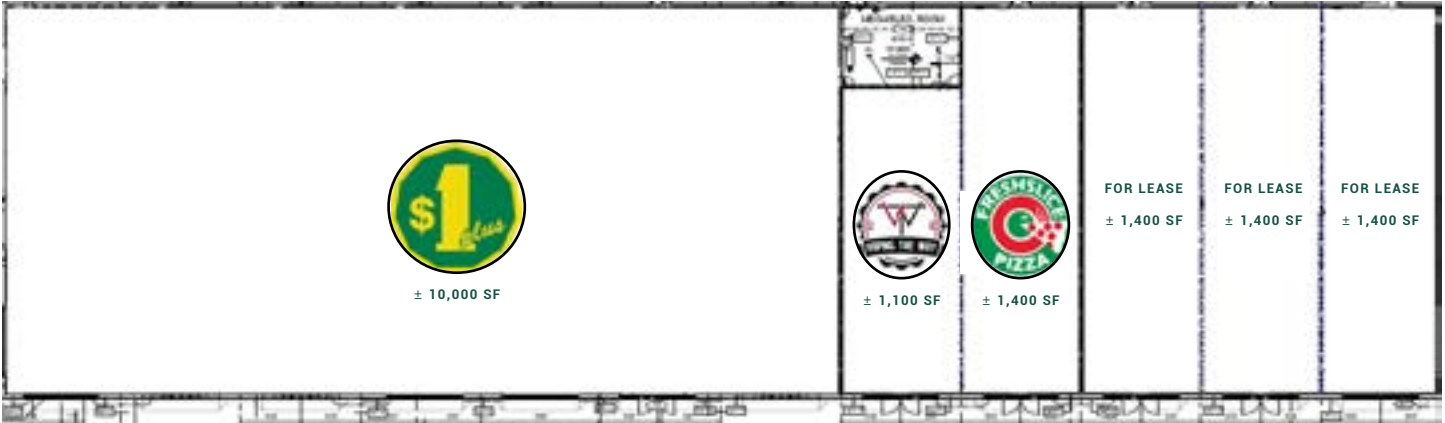


*SITE PLAN SUBJECT TO CHANGE

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MIKE BARBER | PARTNER
ICR COMMERCIAL REAL ESTATE
200-1055 PARK STREET
REGINA, SK S4N 5H4
P: 306.721.6116
D: 306.527.2713
MIKE.BARBER@ICRCOMMERCIAL.COM

EVAN TANGEDAL | SALES ASSOCIATE
ICR COMMERCIAL REAL ESTATE
200-1055 PARK STREET
REGINA, SK S4N 5H4
P: 306.721.6116
D: 306.550.2195
EVAN.TANGEDAL@ICRCOMMERCIAL.COM

SALES & LEASING
DOWNTOWN
275 1ST AVENUE N
SASKATOON SK S7K 1X2
P: 306.664.6116
F: 306.664.1940

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