



EASTVIEW CENTRE

3803-3903 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 3 units 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. 3831: 4,393 sq. ft. 2nd Floor: 967 sq. ft.
Available:	Immediately
Parking:	Ample, shared

HEAD OFFICE
Suite 300, 1324 – 11 Avenue SW
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SITE PLAN

3803 - 3903 40 Avenue, Red Deer, Alberta



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SECOND FLOOR OFFICE SPACE

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LOCATION

3803 - 3903 40 Avenue, Red Deer, Alberta



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