



# For Lease

## **Saskatoon West Shopping Centre**

225 Betts Ave, Saskatoon, SK S7M 1L2

- Rare opportunity to locate in a well-positioned Walmart and Lowe's anchored Centre with good national retailer presence
- Convenient access at Highway 14 and 22nd Street W interchange
- Other nearby retailers include Save-On-Foods, Shoppers Drug Mart, Co-op Liquor Store and Gas Bar, and many others

# Site Plan



## Property Highlights

Available Space	4,488 SF & 4,490 SF (can be combined)
Lease Rate	Market
Additional Rent (2026)	<b>\$13.16 PSF</b>
Zoning	DCD6



**POPULATION**

1 km: 8,284  
3 km: 37,791  
5 km: 70,352



**DAYTIME POPULATION**

1 km: 5,208  
3 km: 25,510  
5 km: 53,921



**TOTAL HOUSEHOLDS**

1 km: 2,816  
3 km: 13,193  
5 km: 24,807



**AVERAGE HOUSEHOLD INCOME**

1 km: \$105,556  
3 km: \$107,823  
5 km: \$107,420



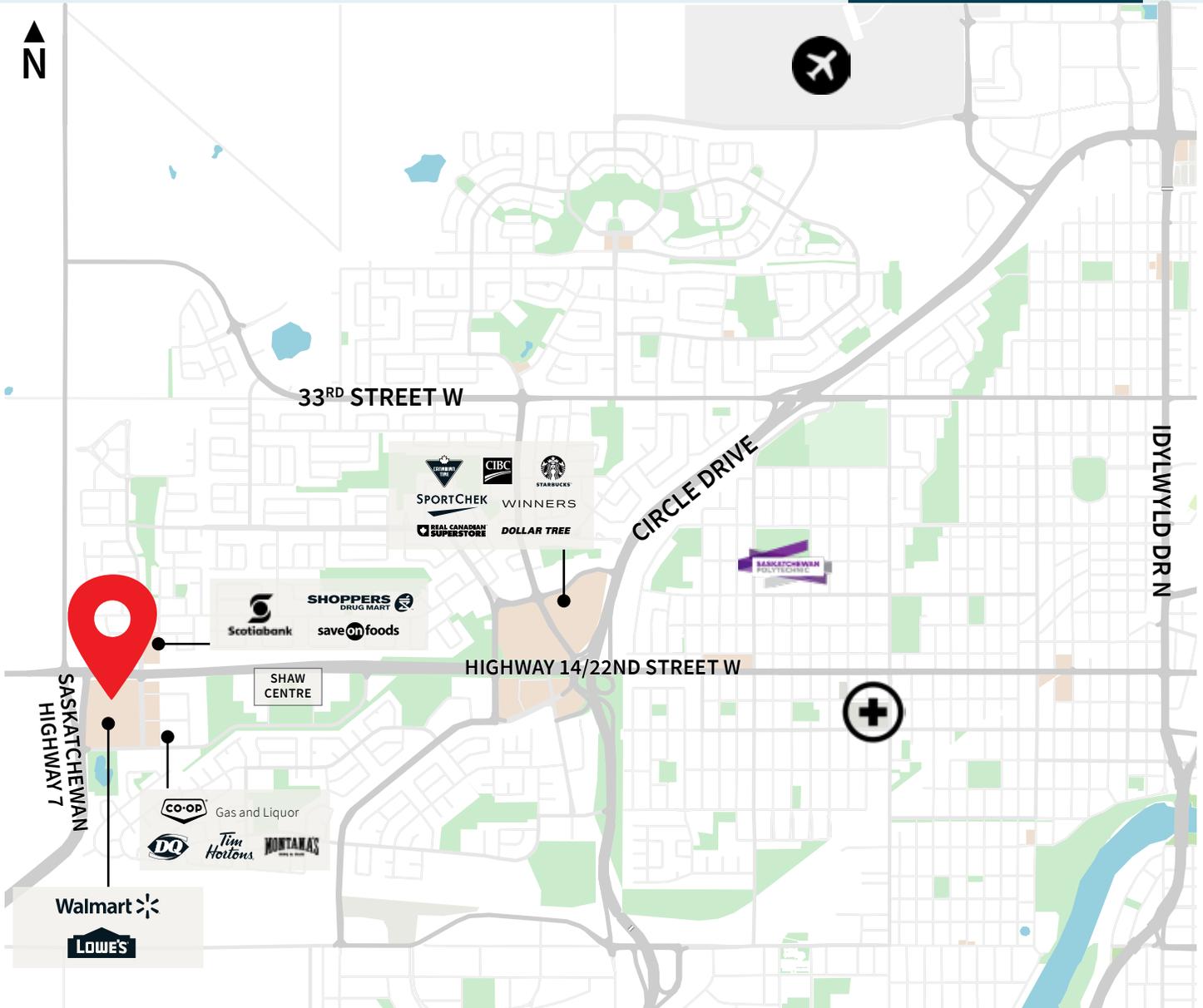
**MEDIAN AGE**

1 km: 33.3  
3 km: 35.5  
5 km: 36.1



**AVERAGE HOUSEHOLD EXPENDITURE**

1 km: **\$122,028**  
3 km: **\$123,561**  
5 km: **\$122,300**



## Photo Gallery



## Contact for more information:

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