



SALOMONS
COMMERCIAL

Independent
Your Independent Choice



SHOPPERS
DRUG MART



TD Canada Trust

30TH AVENUE

67TH STREET

RED DEER DEMOGRAPHICS



20,000+
Vehicles Daily



101,002
Population



\$95,630
Median Household
Income

FOR LEASE

CLEARVIEW MARKET SQUARE, RED DEER, AB



SALOMONS
COMMERCIAL

#103, 4315 - 55 Avenue, Red Deer, AB T4N 4N7
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MELCOR | REIT

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IMMEDIATE POSSESSION

RETAIL & OFFICE VACANCIES AVAILABLE

PROPERTY DETAILS

Clearview Market Square offers a variation of unit sizes available to suit any office or retail use. Strategically located at the high traffic intersection on 67th Street and 30th Avenue with exposure to 20,000+ vehicles daily. This shopping centre has multiple access points and is pre-leasing Phase II.

Great mix of neighbouring businesses that include: Shopper's Drug Mart, Independent Grocers, Brown's Social House, RBC Bank, Servus Credit Union, Orange Theory Fitness, McDonald's and Subway.



LOCATION

Clearview Market Square



LEASE RATE

Flexible Rates



ZONING

DC (27) District



POSSESSION

Immediately/Pre-Leasing



CAM & TAXES

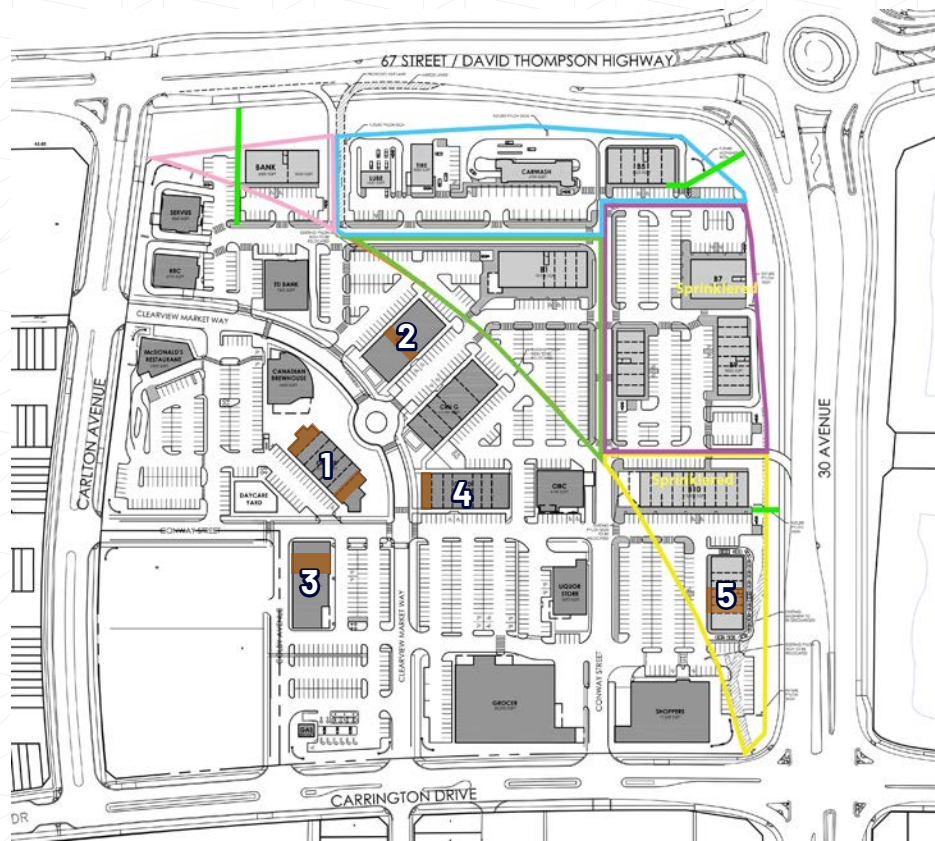
\$14.00 PSF



UNIT SIZES

1,245 SF - 13,000 SF

EXISTING UNITS



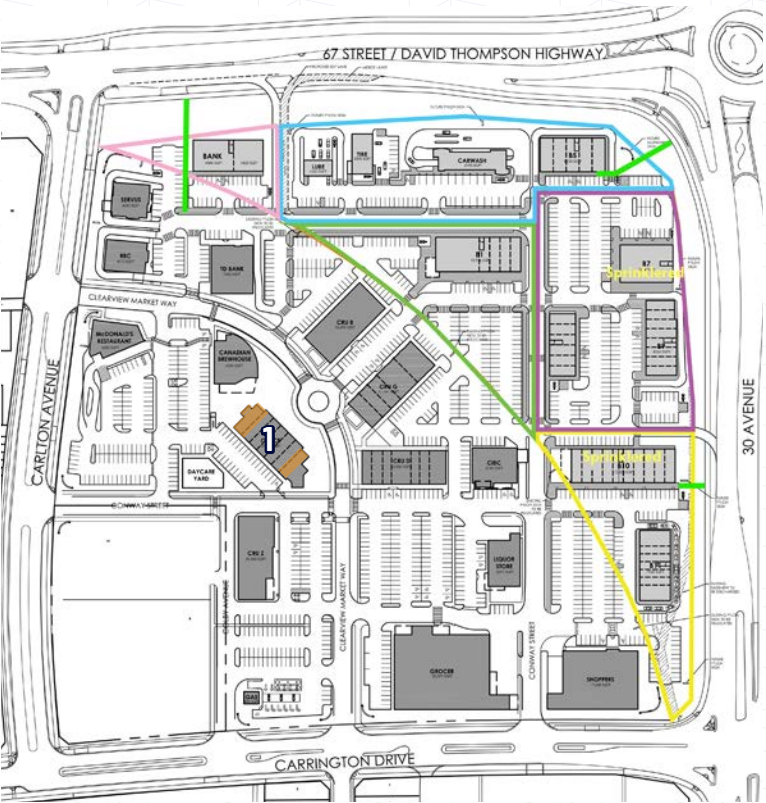
Building No.	Address	Unit No.	Size Available (SF)	Use	Lease Rate	CAM & Taxes
1	8 Conway Street	110	LEASED	Retail	-	-
1	8 Conway Street	120	1,425	Retail	Market	\$14.00 PSF
1	8 Conway Street	170	1,357	Retail	Market	\$14.00 PSF
1	8 Conway Street	205	1,263	Office	Market	\$13.50 PSF
1	8 Conway Street	210	2,032	Office	Market	\$13.50 PSF
2	47 Clearview Market Way	115	1,774	Retail	Market	\$14.00 PSF
2	47 Clearview Market Way	125	2,284	Office	Market	\$14.00 PSF
3	6 Clearview Market Way	125	1,431	Retail	Market	\$14.00 PSF
4	27 Clearview Market Way	135	1,480	Retail	Market	\$14.00 PSF
5	7 Chambers Avenue	120	LEASED	Retail	-	-
5	7 Chambers Avenue	130	LEASED	Retail	-	-
5	7 Chambers Avenue	140	1,245	Retail	Market	\$14.00 PSF



BUILDING 1

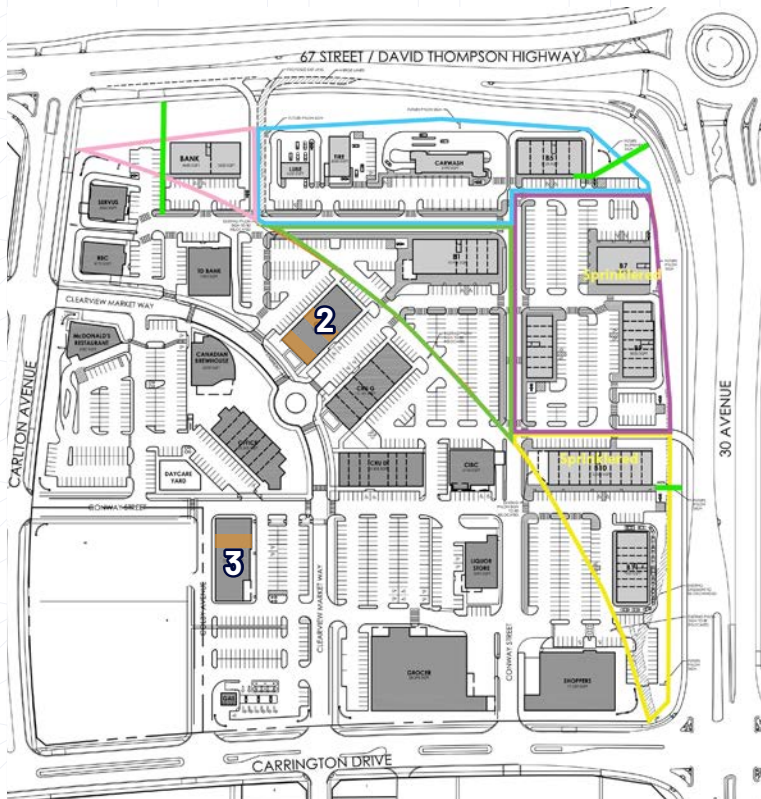
1,263 SF - 3,295 SF

Unit No.	Unit Size (SF)	Condition
110	LEASED	-
120	1,425	Built-Out
170	1,357	Shell
201	1,263	Shell
202	2,032	Built-out



BUILDING 2

Unit No.	Unit Size (SF)	Condition
115	1,774	Shell
125	2,284	Built-Out



BUILDING 3

Unit No.	Unit Size (SF)	Condition
115	1,431	Shell



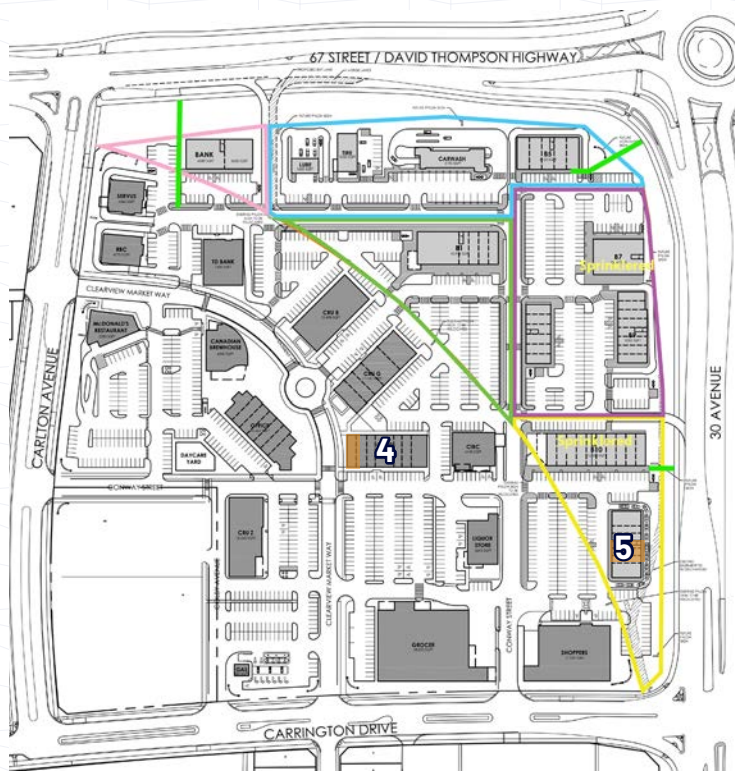
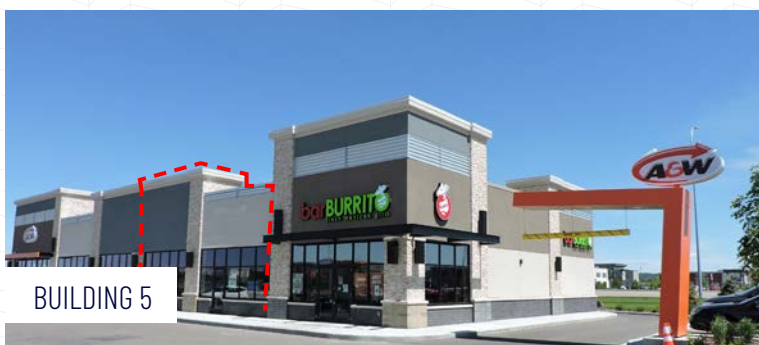
BUILDING 4

Unit No.	Unit Size (SF)	Condition
135	1,480	Built-out

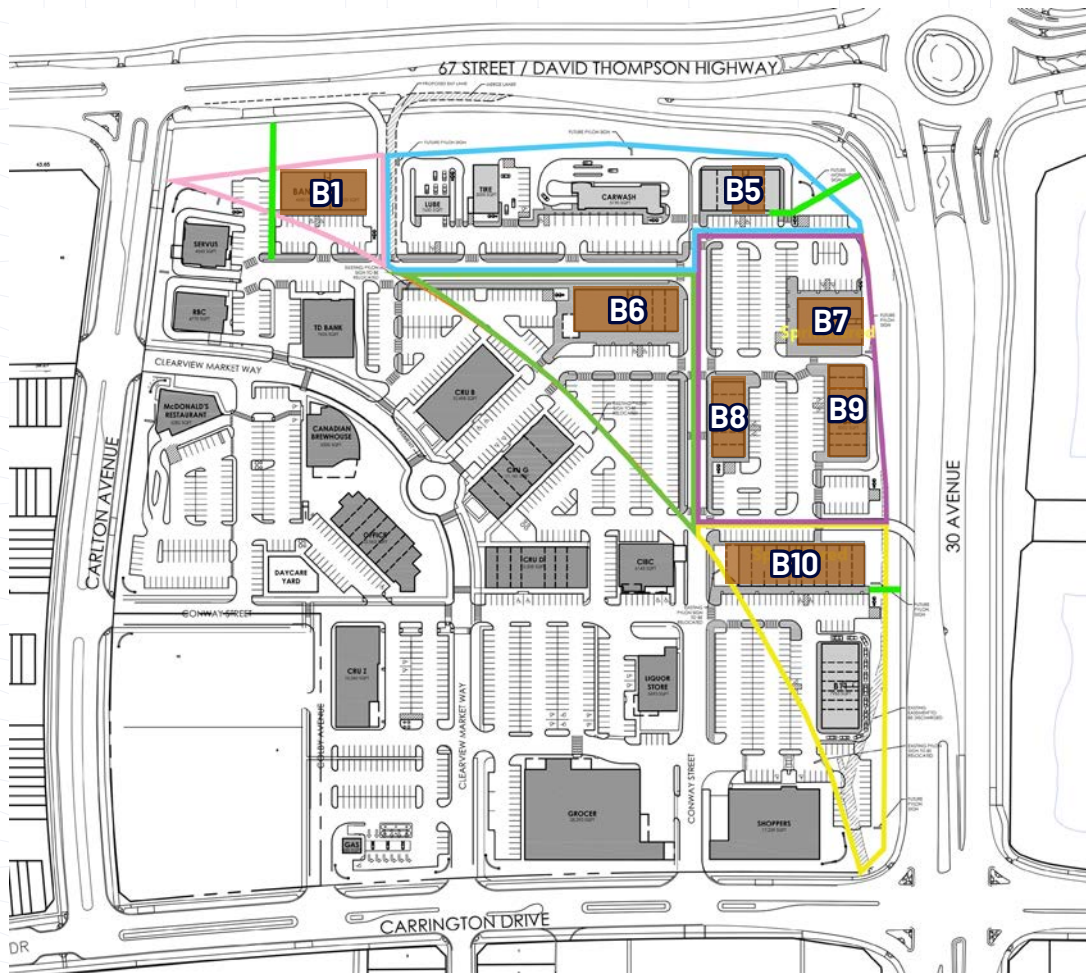


BUILDING 5

Unit No.	Unit Size (SF)	Condition
120	LEASED	-
130	LEASED	-
140	1,245	Shell



PRE-LEASING UNITS



Building No.	Building Size (SF)	Lease Rate	CAM & Taxes
B1	2,750	Market	\$14.00 PSF
B5	4,500	Market	\$14.00 PSF
B6	10,916	Market	\$14.00 PSF
B7	7,344	Market	\$14.00 PSF
B8	6,000	Market	\$14.00 PSF
B9	8,352	Market	\$14.00 PSF
B10	13,000	Market	\$14.00 PSF



Central Alberta's Ambassador for Commercial Real Estate



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