



**For Lease**

# EASTVIEW CENTRE

**3825 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 1 unit remaining
- High exposure site at the intersection of 40th Avenue and 39th Street
- Access to over 7,300 people within a 1km radius

## PROPERTY DESCRIPTION

<b>Lease Rate:</b>	Market
<b>Op Costs:</b>	\$14.42 psf
<b>Size:</b>	3825: 2,606 sq. ft.
<b>Available:</b>	Immediately
<b>Parking:</b>	Ample, shared

## DEMOGRAPHICS

Red Deer



**Population**

128,750 (2020 est.)



**Median Age**

34



**Household Income**  
\$117,654

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