

value  
village

BURGER  
KING

CIBC



FIREHOUSE  
SUBS

POPEYES

PIZZA 73

SleepCountry



Bell



MELT'WICH  
food co.



# For Sale

## Saskatchewan Retail Portfolio

Three Fully Leased Retail Properties in  
Regina & Saskatoon

**Michael Golightly**

Vice President & Partner, Calgary  
+1 403 298 0400  
michael.golightly@colliers.com

**Graham Daniel**

Associate Vice President, Calgary  
+1 403 538 2509  
graham.daniel@colliers.com

**Carson O'Sullivan**

Investment Analyst, Calgary  
+1 403 538 2649  
carson.osullivan@colliers.com

**Jason Wionzek**

Senior Vice President, Saskatoon  
+1 306 664 1211  
jason.wionzek@colliers.com

**Marshall Young**

Vice President, Regina  
+1 306 347 2482  
marshall.young@colliers.com

Saskatoon

Regina

SHOPPERS  
DRUG MART



Park Plaza  
Medical  
Centre

SUBWAY



Colliers



# Portfolio Summary

The offering is for three retail strip centre properties located in Regina (Park Plaza comprising 37,497 SF) and Saskatoon (Circle Commons & Western Plaza comprising a total of 86,597 SF). The portfolio totals 124,094 SF of rentable area on nearly 10 acres, and each of the three properties are fully occupied (subject to one pending offer to lease). The properties feature a diverse mix of national covenant tenants, including essential needs retailers and quick-service restaurants such as Shoppers Drug Mart, CIBC, Value Village, Money Mart, Sleep Country, Dulux Paints, Starbucks, Dairy Queen, Popeyes Louisiana Kitchen, Subway, Pizza 73, Meltwhich Food Co. and Burger King.

Each of the three properties are situated in highly appealing retail locations, with strong visibility from main high traffic roads (Victoria Avenue in Regina and Circle Drive in Saskatoon) and feature strong retail appeal and recent leasing momentum. The investment offers stable and steadily growing income, with contractual rental steps in place (portfolio Income CAGR of 2.3% on a ten year investment holding period). Current rates are considered under-market, and the opportunity exists to increase value by way of rolling tenants into market rates.

Colliers is representing the Vendor on an exclusive basis. The three properties can be acquired either by way of a portfolio transaction or on an individual basis.

## Regina



## Saskatoon



### Municipal Addresses

2018 Park St, Regina, SK  
510 Circle Dr, Saskatoon, SK  
2115 Faithfull Ave, Saskatoon, SK

### Net Leasable Area

Park Plaza - 37,497 SF  
Circle Commons - 35,093 SF  
Western Plaza - 51,504 SF  
**Total - 124,094 SF**

### Occupancy

100% (Pending one offer to lease)

### Weighted Average Lease Term

Park Plaza - 2.82 Years  
Circle Commons - 5.75 Years  
Western Plaza - 5.23 Years  
**Total - 4.65 Years**

### Average Rent In-Place

Park Plaza - \$19.97 PSF  
Circle Commons - \$21.81 PSF  
Western Plaza - \$17.22 PSF  
**\$19.35 PSF (Overall)**

### Year Built / Renovated

1970 - 1980

### Key Tenants

Shoppers, CIBC, Value Village,  
Money Mart, Sleep Country,  
Starbucks, Dairy Queen, Subway,  
Burger King

### Price

Unpriced

# Investment Highlights



## Strategic Locations

Each Property is **highly visible and strategically located**, situated along **main high traffic roads** - Circle Drive in Saskatoon and Victoria Avenue in Regina.



## Strong Investment Metrics

The portfolio is **100% occupied\***, featuring **strong and stable income** and **WALT of 4.7 years**. Potential to **assume existing mortgages at attractive rates**.



## Essential Services Tenant Mix

The Properties comprise a mix of **daily-needs, service oriented, and quick service restaurants**, with financial, medical, drug, and numerous restaurants.



## Exceptional Tenant Covenants

**Strong tenant covenants**, key tenants include Shoppers Drug Mart, CIBC, Bell, Value Village, Money Mart, Sleep Country, Starbucks, Dairy Queen, Popeye's Louisiana Kitchen, Subway, Burger King, Dulux Paints, Meltwhich Food Co. and Pizza 73.



## Strong Demographics

**Strong population growth** is expected within a 2km radius from each property over the coming years. Additionally, the surrounding trade areas display **strong household income figures**.



Circle Commons



Park Plaza

\*Pending one offer to lease at Circle Commons



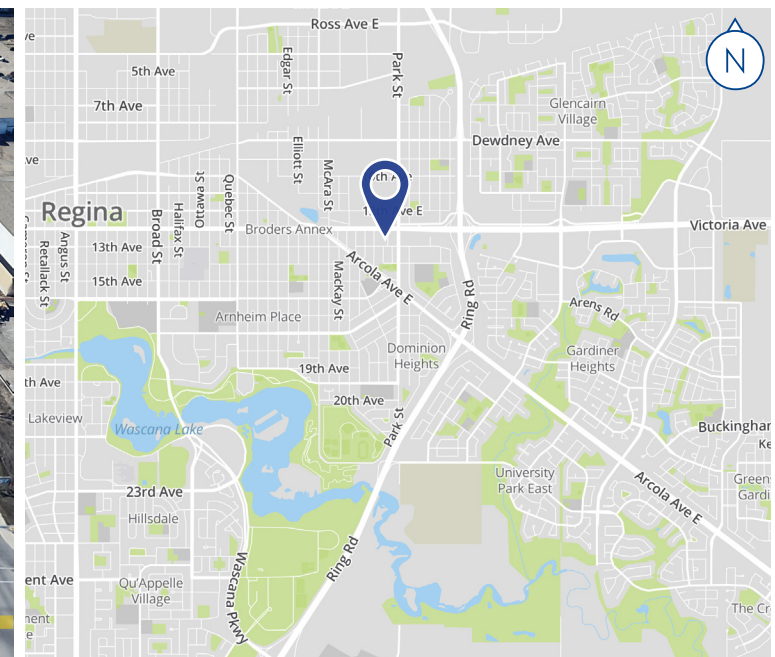
# Park Plaza

2018 Park Street, Regina, SK

Fully Leased 37,497 SF Retail Plaza at  
Victoria Avenue & Park Street, Regina, SK

- Net leasable area of 37,497 SF;
- Fully occupied to diverse mix of 11 tenants including Shoppers Drug Mart, Park Plaza Medical Centre, Dairy Queen, Subway and Dulux Paints;
- Highly accessible location intersecting Victoria Avenue and Park Street;
- Directly adjacent to residential neighbourhoods;
- Potential opportunity to develop pad site on south east corner of property.

Property	Leasable Area (SF)	Current Occupancy (%)	Parking Stalls	Site Area (Acres)	Year Built	Operating Costs	Land Use Designation	Weighted Average Lease Term (Years)	Average In Place Rent (\$ PSF)
Park Plaza SC 2018 - Park Street, Regina, SK	37,497 SF	100%	175 Stalls	3.14 Acres	1970	\$7.80 PSF	Neighborhood Shopping C	2.82 Years	\$19.97 PSF



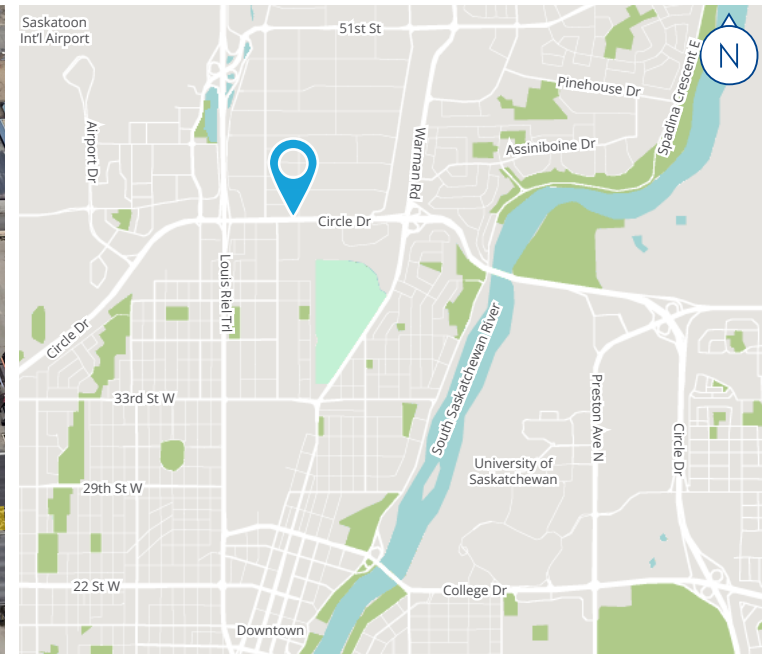
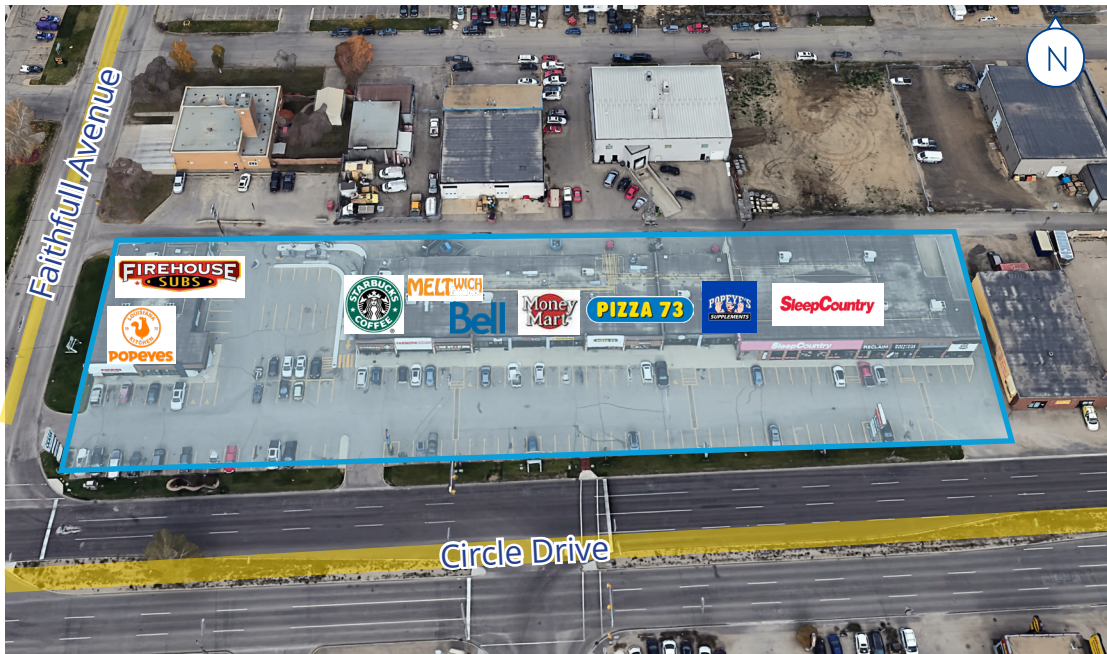
# Circle Commons

510 Circle Drive, Saskatoon, SK

35,093 SF Retail Plaza centrally located  
on Circle Drive, Saskatoon

- Fully occupied (pending one offer to lease) - 15 tenants;
- Diverse tenant mix including, Starbucks, Sleep Country, Money Mart, Popeyes Louisiana Kitchen, Popeye's Supplements, Pizza 73 and Meltwhich Food Co.;
- Excellent retail exposure to Circle Drive, Saskatoon's ring road network (50,000 VPD);
- Adjacent to Western Plaza property.

Property	Leasable Area (SF)	Current Occupancy (%)	Parking Stalls	Site Area (Acres)	Year Built	Operating Costs	Land Use Designation	Weighted Average Lease Term (Years)	Average In Place Rent (\$ PSF)
Circle Commons 510 - Circle Drive East, Saskatoon, SK	35,093 SF	100%	134 Stalls	2.31 Acres	1980	\$13.10 PSF	North Industrial	5.75 Years	\$21.81 PSF





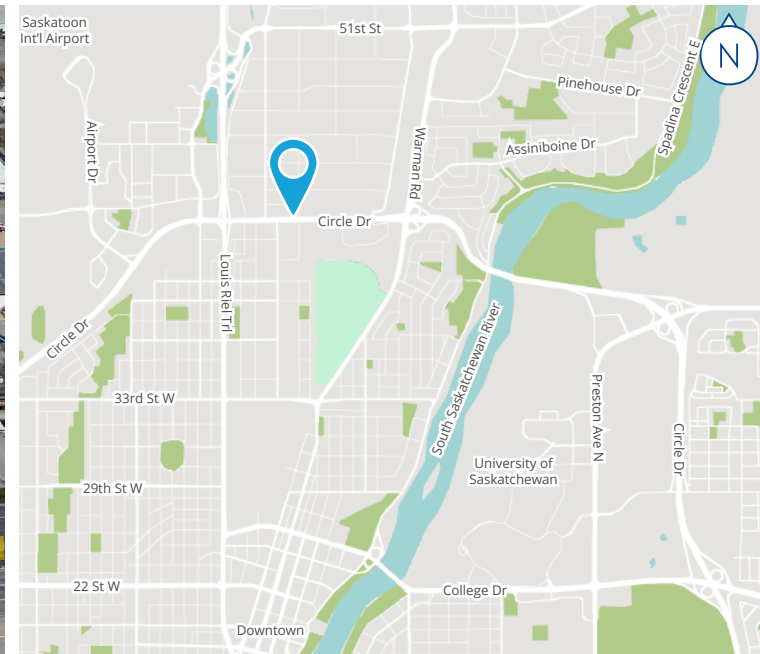
# Western Plaza

2115 Faithfull Avenue, Saskatoon, SK

Four Fully Leased Standalone Retail Buildings  
Adjacent to Circle Commons Plaza in Saskatoon

- Four buildings comprising 51,504 SF;
- Tenants include CIBC, Burger King, Value Village and a car wash;
- Excellent retail exposure to Circle Drive, Saskatoon's ring road network (over 50,000 VPD);
- Adjacent to Circle Commons property.

Property	Leasable Area (SF)	Current Occupancy (%)	Parking Stalls	Site Area (Acres)	Year Built	Operating Costs	Land Use Designation	Weighted Average Lease Term (Years)	Average In Place Rent (\$ PSF)
Western Plaza 2115 - Faithfull Avenue, Saskatoon, SK	51,504 SF	100%	292 Stalls	4.41 Acres	1980	\$7.88 PSF	North Industrial	5.23 Years	\$17.22 PSF



# Process

The Property is being offered for sale on an **unpriced basis** with a **Bid Date to be communicated**.

Interested parties are invited to submit an executed Confidentiality Agreement in order to receive further information and access to the online data room.

For further information on this offering, please contact the following:

## Michael Golightly

Vice President | Partner, Calgary  
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michael.golightly@colliers.com

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