

Circle 8 Centre

78,437 SF Neighbourhood Shopping Centre

3120 8th Street East
Saskatoon, SK

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Opportunity to Lease High-Visibility Retail Space





35,460

Average Daily Traffic Count

5.64

Site Area (Acres)

78,437

Total SF

Location Overview

8th Street East is known as one of Saskatoon's busiest arterial roadways, lined with a plethora of retail businesses from beloved local shops to internationally recognised brands. Circle Drive draws in traffic from across Saskatoon and its surrounding communities, providing fast and easy access to centres like Circle 8 and the other adjacent shopping hubs such as Centre Mall, Circle Centre Mall, and Bedford Square. The area is well-established as a convenient destination for shopping, food, and recreation for the whole city and numerous nearby towns.

The Offering

Circle 8 Centre: 78,437 SF Retail Hub

Located on the corner of 8th Street East and Circle Drive, **Circle 8 Centre** offers an exceptional opportunity to lease high-visibility retail space in a historically successful **5.64-acre** neighbourhood shopping centre. The site currently has a dynamic blend of retail to meet a variety of needs, from clothing stores and spas to restaurants and professional services. Major tenants include **CIBC Bank, Saskatchewan Liquor & Gaming Authority, McNally Robinson Booksellers, Penningtons, and Moxie's Restaurant & Grill**. The site is convenient and accessible, drawing in a steady flow of both vehicular and pedestrian traffic from the neighbouring residential areas.



Site Plan

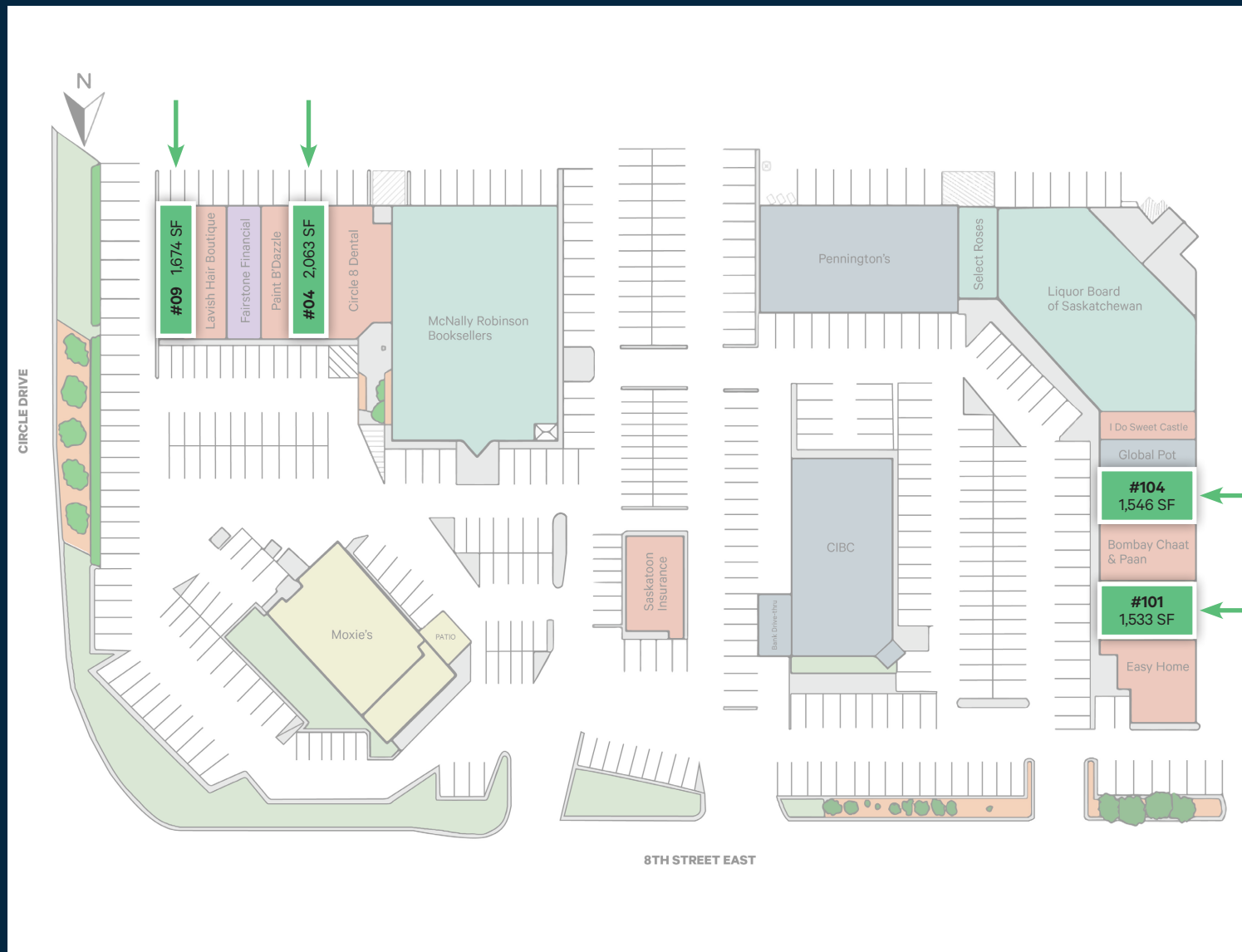
Four units are available for lease, ranging from 1,533 to 2,063 SF.

\$30.00

Net Rent PSF

\$14.79

Additional Rent PSF



Interior Photos



Property Summary

With its convenient location and highly accessible design, Circle 8 Centre is an ideal opportunity for retail users to enter into an established network of successful businesses. This high-traffic centre offers plenty of parking for staff and patrons along with an extensive spread of nearby amenities.

- + Address
 - 3120 8th Street East, Saskatoon, SK
- + Total SF
 - 78,437
- + Site Size
 - 5.64 Acres
- + Net Rent
 - \$30.00 PSF
- + Additional Rent
 - \$14.79 PSF
- + Available Units
 - #04: 2,063 SF
 - #09: 1,674 SF
 - #101: 1,533 SF
 - #104: 1,546 SF
- + Parking
 - 416 stalls
- + Zoning
 - B4 - Arterial & Suburban



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