

FOR LEASE

6712 Golden West Avenue, Red Deer, Alberta

D201, 5212 - 48 Street
Red Deer | AB | T4N 7C3
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GOLDEN WEST PLAZA

Building Highlights

- New Multi-Tenant buildings and pad site development
- Current tenants include: Mac's, Subway, Tommy Guns Barbershop, Jiffy Lube, Fatburger & Ricky's All Day Grill.
- Easy access & high exposure from 67th Street & Johnstone Drive.
- Located in North Red Deer, just off Highway 11 at the junction of 67th Street and Johnstone Drive.
- Individual CRU spaces available plus Build To Suit options.
- Pylon signage available.

Hopewell
DEVELOPMENT



Updated August 29, 2016

Floorplan And Features



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Site Details

Address:	6712 Golden West Avenue, Red Deer, AB
Market Area:	Golden West
Legal Description:	Plan 1521887, Block 1, Lot 1
Site Size:	8.18 Acres
Available Space :	1,200 to 9,600 sf units
Lease Rate:	Market
Additional Rent:	\$9.00 per sf
Utilities:	Separately metered
Zoning:	C4 - Commercial District (Major Arterial)
Permitted Uses:	Retail sales Restaurant Commercial Recreation Commercial Service

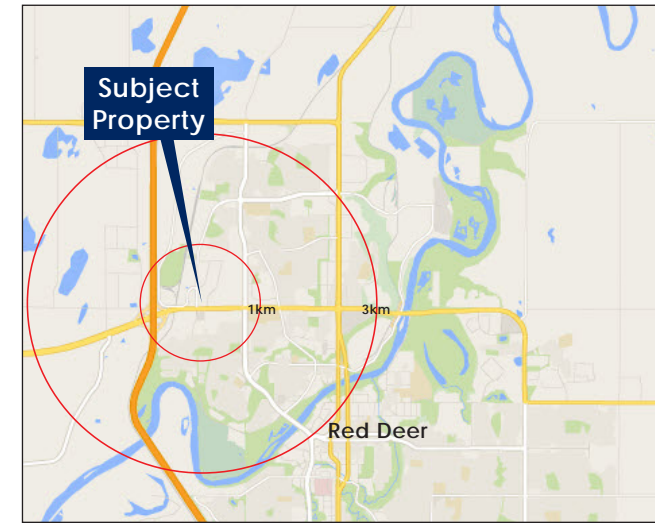


Demographics

0-3 KM from site location

Category	# People	%
0-4	2,345	7.05
5-9	2,106	6.33
10-14	1,770	5.32
15-19	1,911	5.74
20-24	2,792	8.39
25-29	3,098	9.31
30-34	3,122	9.38
35-39	2,638	7.93
40-44	2,198	6.61
45-49	1,880	5.65
50-54	2,236	6.72
55-59	2,200	6.61
60-64	1,682	5.03
65-69	1,179	3.54
70-74	770	2.31
75-79	614	1.85
80-84	400	1.2
85+	339	1.02
Male	17,175	51.62
Female	16,095	48.38
Total	33,270	100
Households	13,690	
Avg Income	\$93,243	

Red Deer - is located in Central Alberta, midway between Edmonton and Calgary. Alberta's third largest city with a population of 100,807 (2015), averaging 2.8% population growth over the past 15 years.



Location



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