

# Office/Retail **FOR LEASE**



#103, 4315 - 55 Avenue  
Red Deer, AB T4N 4N7  
[www.salomonscommercial.com](http://www.salomonscommercial.com)

**Brett Salomons**  
Associate Broker  
403.314.6187  
[brett@salomonscommercial.com](mailto:brett@salomonscommercial.com)



The image shows the exterior of a building with a large, octagonal wooden structure above the entrance. The structure features three square panels, each containing a silhouette of a horse in a running pose. Below these panels, the word "BOWER" is written in large, white, three-dimensional letters, and "PLACE" is written in smaller, orange letters below it. The building has a stone facade and large glass windows. The sky is a clear blue.

SOUTH ENTRANCE

SHOPPING HOURS  
MONDAY - SATURDAY 9:30 AM - 5:30 PM  
SUNDAY & HOLIDAYS 11:00 AM - 4:00 PM



## About the Property

Bower Place is Red Deer's go-to shopping destination, home to a variety of national and local businesses. Conveniently located on South Gaetz, a major transportation route, Bower Place is at the centre of Red Deer's retail hub.

The mall has undergone extensive redevelopment on the North and East wing. Renovations on the north east side of the mall have been completed, and is now home to Marshall's and Sunterra Market. The new Motion Fitness will be opening in the north wing in 2023.

Currently, Bower Place has a variety of office and retail leasing opportunities available along the second floor with ranging square footage and full floor options available to best fit businesses needs.

Join these national retailers:



### LEGAL DESCRIPTION

Plan 0423742, Block 6, Lot 1

### UNIT SIZES

1,500 SF - 24,831 SF

### LOCATION

South Gaetz

### ZONING

C2A - Commercial (Regional Shopping Centre) District

### ANNUAL CENTRE SALES

\$665 PSF

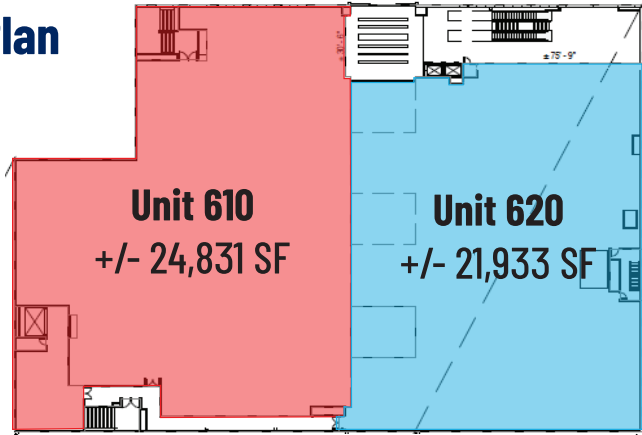
### TOTAL NUMBER OF TENANTS

130

### TOTAL NUMBER OF VISITORS ANNUALLY

3.6 Million

Site Plan



Second Level



Second Level



**KIOSKS**

K1	Koodo	194 sf
K6	Mobile Snap	166 sf
K9	Mr. Prezell	119 sf
K12	Kurves	113 sf

**FOOD COURT**

201	ABW	423 sf
202	Manchu Wok	409 sf
203	New York Fries	360 sf
204	Edo Japan	391 sf
205	La Fe Dim Sum	411 sf
206	Subway	492 sf
207	Taco Time	466 sf
208	Thai Express	471 sf
209	OPK Souvriak	455 sf
210	Orange Julius	471 sf
211	Chachi's	455 sf
212	Starbucks	1,274 sf
215	Available	301 sf
216	Uni Sushi	368 sf
217	Croque Delicious	301 sf
222	Koryo Japan BBQ	252 sf
245	Jugo Juice	263 sf

## Financials



### LEASE RATE

Market



### CAM & TAXES

TBV

## Demographics



### POPULATION

100,844 (2021)



### HOUSEHOLD INCOME

\$91,000 (2021)



### LOCATION

Third largest city in Alberta



### TRANSIT HUB

Over 200,000 drop offs and pick ups happen every year



### TRAFFIC COUNT

Exposure to +29,000 vehicles daily along Gaetz Avenue



Bower Place





# Central Alberta's Ambassador for Commercial Real Estate



**SALOMONS**  
COMMERCIAL

#103, 4315 - 55 Avenue Red Deer, AB T4N 4N7  
www.salomonscommercial.com

**Brett Salomons**  
Listing Agent  
403.314.6187  
brett@salomonscommercial.com

**Davin Kemshead**  
Associate  
403.314.6190  
davin@salomonscommercial.com

**Kelly Babcock**  
Partner/Broker  
403.314.6188  
kelly@salomonscommercial.com

**Max Field**  
Associate  
403.314.6186  
max@salomonscommercial.com

**Mike Williamson**  
Associate  
403.314.6189  
mike@salomonscommercial.com

**Jordan Krulicki**  
Associate  
403.314.6185  
jordan@salomonscommercial.com