

# RESTAURANT SPACE FOR LEASE

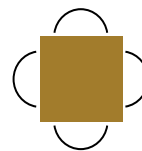
1700 BROAD STREET

REGINA, SK



## Len Goudy

Broker of Record  
Goudy Real Estate Corp.  
Real Estate Brokerage  
**(416) 830-0880**



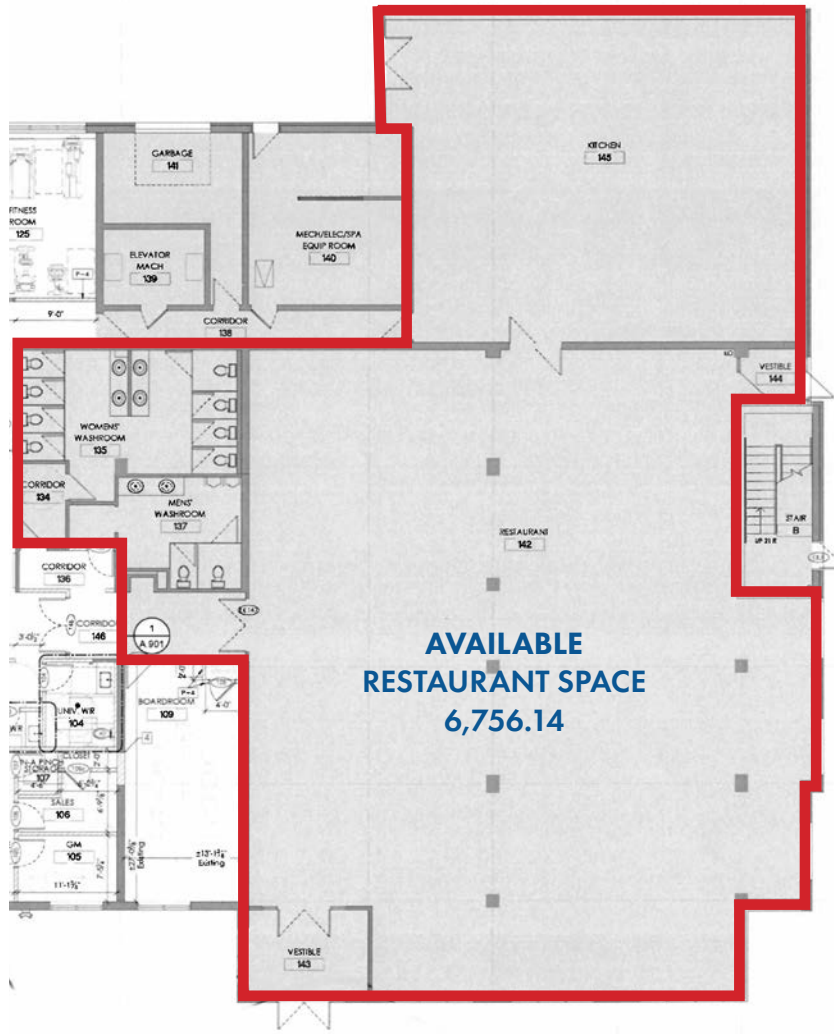
**Goudy Real Estate Corp.**  
Real Estate Brokerage  
Commercial Real Estate Sales & Leasing

505 Hood Rd., Unit 20, Markham, ON L3R 5V6 | **(905) 477-3000**

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# AREA DETAILS

## 1700 BROAD STREET



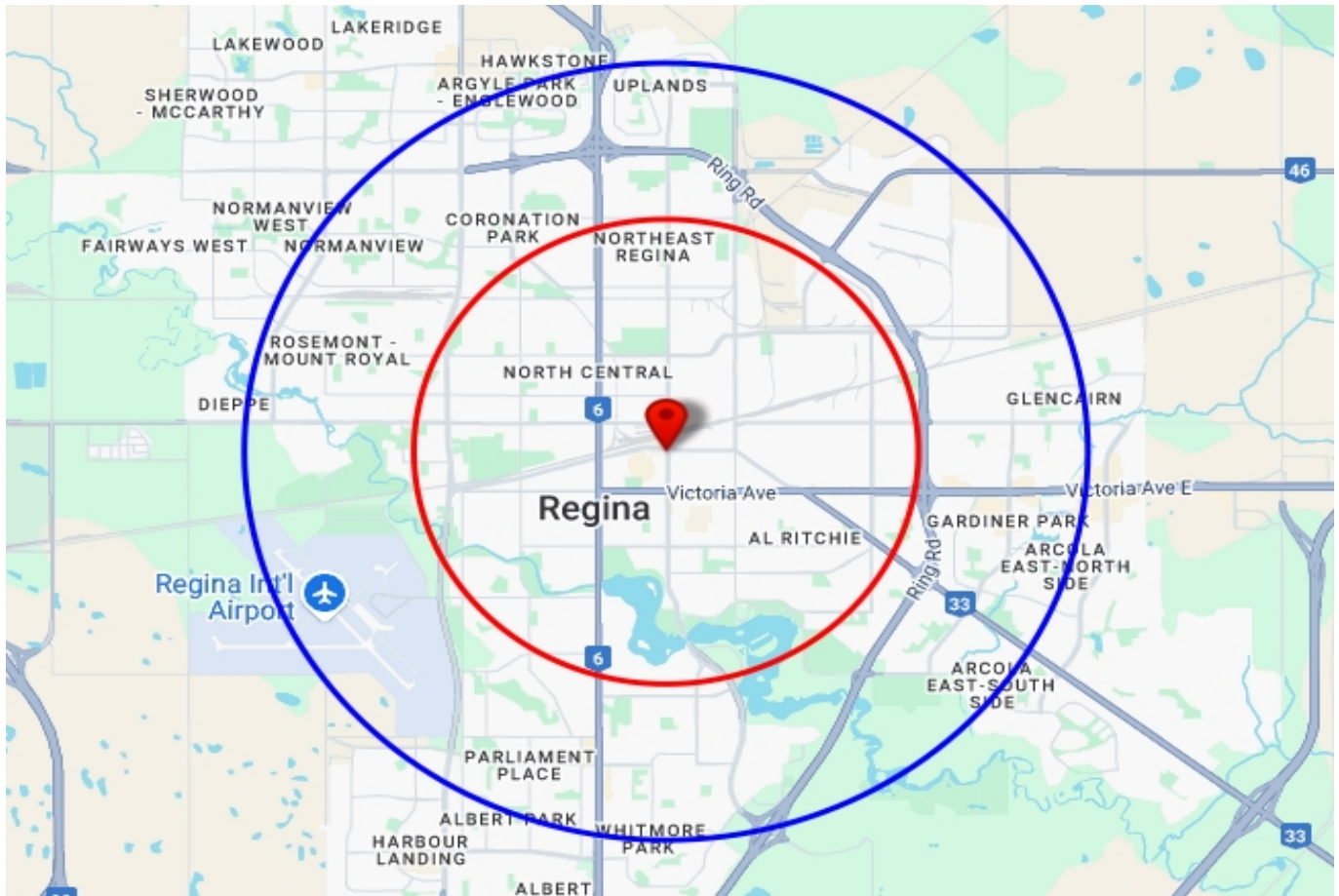
### DETAILS

This high-visibility restaurant space is strategically positioned for maximum volume, located directly across from Casino Regina and alongside the Wingate by Wyndham Hotel. Guaranteeing a constant flow of tourists, entertainment seekers, and business travelers, the location is further boosted by a strong daytime population of over 110,000 within 3km. Utilize the existing commercial kitchen to launch your restaurant immediately in the heart of Regina's hospitality sector.

<b>AVAILABLE UNIT</b>	6,756.14 SF Approximately
RENT	\$35 PSF
TMI	\$10 PSF

# DEMOGRAPHICS

## 1700 BROAD STREET



2025 Daytime Population	1700 Broad St, Regina, SK S4P 1X4 0 - 3 km		1700 Broad St, Regina, SK S4P 1X4 0 - 5 km	
		%		%
<b>Total Estimated Population</b>	<b>59,800</b>		<b>141,066</b>	
<b>Total Daytime Population</b>	<b>110,169</b>		<b>179,641</b>	
Daytime Population at Home	29,487	26.8%	67,931	37.8%
0 to 14 years	9,689	8.8%	23,442	13.0%
15 to 64 years	12,885	11.7%	26,644	14.8%
65 years and over	6,914	6.3%	17,844	9.9%
Daytime Population at Work	81,253	73.8%	112,527	62.6%
Work At Usual Place	64,390	58.4%	85,921	47.8%
Work Mobile	13,292	12.1%	17,781	9.9%
Work At Home	3,571	3.2%	8,825	4.9%

# DEMOGRAPHICS

## 1700 BROAD STREET

2025 Demographic Snapshot	1700 Broad St, Regina, SK S4P 1X4 0 - 3 km		1700 Broad St, Regina, SK S4P 1X4 0 - 5 km	
		%		%
<b>Total Population</b>				
2020 estimated	55,009		132,903	
2025 estimated	59,800		141,066	
2030 Projected	64,166		151,596	
% Pop. Change (2020-2025)	8.7%		6.1%	
% Pop. Change (2025-2030)	7.3%		7.5%	
<b>2025 Total Population by Age</b>	<b>59,800</b>		<b>141,066</b>	
0 to 4 years	3,019	5.0%	7,113	5.0%
5 to 19 years	9,952	16.6%	24,638	17.5%
20 to 24 years	4,025	6.7%	10,304	7.3%
25 to 34 years	9,858	16.5%	22,100	15.7%
35 to 44 years	9,610	16.1%	21,882	15.5%
45 to 54 years	7,259	12.1%	16,489	11.7%
55 to 64 years	6,423	10.7%	14,686	10.4%
65 to 74 years	5,211	8.7%	13,124	9.3%
75 years & over	4,443	7%	10,730	8%
<b>Median Age</b>	38.0		37.8	
<b>2025 Total Census Families</b>	<b>12,727</b>		<b>33,070</b>	
Average Persons Per Family	3.0		3.0	
Total Couples	9,056	71.1%	25,419	76.9%
Without children at home	4,635	36.4%	12,501	37.8%
With children at home	4,421	34.7%	12,918	39.1%
Lone-parent families	3,672	28.9%	7,651	23.1%
Children Per Census Family	1.2		1.1	
<b>2025 Educational Attainment (15 years+)</b>	<b>47,991</b>		<b>114,490</b>	
Less than a bachelor degree	34,868	72.7%	82,355	71.9%
Bachelor degree & higher	13,123	27.3%	32,135	28.1%
<b>2025 Households</b>	<b>25,755</b>		<b>57,402</b>	
Persons per household	2.24		2.40	
Average household income	\$ 91,400		\$ 107,296	
<b>2025 Occupied Dwellings</b>	<b>25,755</b>		<b>57,402</b>	
Owned dwellings	12,611	49.0%	33,379	58.1%
Rented dwellings	13,144	51.0%	24,024	41.9%
Dominant building type	Houses		Houses	
Dominant period of construction	Before 1960		1961-1980	

# DEMOGRAPHICS

## 1700 BROAD STREET

2025 Estimates Visible Minority	1700 Broad St, Regina, SK S4P 1X4 0 - 3 km		1700 Broad St, Regina, SK S4P 1X4 0 - 5 km	
		%		%
<b>2025 Household Population by visible minority groups</b>	<b>57,599</b>	<b>%base</b>	<b>137,928</b>	<b>%base</b>
Total visible minority population	14,297	24.8%	37,649	27.3%
Chinese	697	1.2%	2,634	1.9%
South Asian	3,538	6.1%	12,438	9.0%
Black	2,336	4.1%	6,204	4.5%
Filipino	4,352	7.6%	9,488	6.9%
Latin American	634	1.1%	1,270	0.9%
Southeast Asian	1,632	2.8%	2,688	1.9%
Arab	310	0.5%	1,184	0.9%
West Asian	182	0.3%	517	0.4%
Korean	2	0.0%	61	0.0%
Japanese	71	0.1%	168	0.1%
Visible minority, n.i.e.	100	0.2%	197	0.1%
Multiple visible minorities	442	0.8%	802	0.6%
Not a visible minority	43,301	75.2%	100,278	72.7%

2028 Projections Visible Minority	1700 Broad St, Regina, SK S4P 1X4 0 - 3 km		1700 Broad St, Regina, SK S4P 1X4 0 - 5 km	
		%		%
<b>2028 Household Population by visible minority groups</b>	<b>60,088</b>	<b>%base</b>	<b>143,787</b>	<b>%base</b>
Total visible minority population	15,636	26.0%	41,223	28.7%
Chinese	747	1.2%	2,809	2.0%
South Asian	3,892	6.5%	13,925	9.7%
Black	2,548	4.2%	6,728	4.7%
Filipino	4,841	8.1%	10,434	7.3%
Latin American	675	1.1%	1,364	0.9%
Southeast Asian	1,767	2.9%	2,915	2.0%
Arab	346	0.6%	1,256	0.9%
West Asian	195	0.3%	555	0.4%
Korean	2	0.0%	60	0.0%
Japanese	74	0.1%	177	0.1%
Visible minority, n.i.e.	86	0.1%	174	0.1%
Multiple visible minorities	464	0.8%	826	0.6%
Not a visible minority	44,452	74.0%	102,564	71.3%