

PRIME RETAIL SPACE FOR LEASE

438 PAUL STREET

DIEPPE, NEW BRUNSWICK



CBRE

MLS
MULTIPLE LISTING SERVICE®

THE OPPORTUNITY OVERVIEW

438 Paul Street, Dieppe, NB



438 Paul Street provides an unmatched opportunity for small or larger tenants in a centrally located retail strip mall. Moores Clothing For Men, Cazza Petite, Quesada, Norms Pizza, Shop Sante, Great Canadian Bagel, Optical Warehouse and First Choice Haircutters have all chosen this outstanding location for their Dieppe stores.

Property has pylon signage along Paul Street and great visibility from both Regis Street and Champlain Street due to its configuration close to the street. There is easy ingress and egress off both from Paul, Ste-Thérèse and Olivier Streets.

This property offers the three critical factors to make a business successful; great demographics, high traffic counts along with a synergistic mix of food, service and retail co-tenancy.

Address	438 Paul Street, Dieppe, NB
PID	70398235
Property Type	Retail Strip Center
Gross Leasable Area (GLA)	29,781 SF
Site Area	1.77 AC
Parking	90 Spaces (3 per 1,000 SF)
Year Built	1975-1990
Signage	Pylon and back-lit signage
Zoning	Commercial Highway Zone (CR)

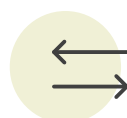
The building is strategically located in a prime retail node across from a dominant shopping centre, Place Champlain, which counts approximately 140 retailers. The mall is known to be the one of the largest shopping centre in Eastern Canada.

The surrounding retailers includes McDonald's, Cineplex Theatre, Chapters Bookstore and Bass Pro Shop. The property is easily accessible from Highway 15, Champlain Street and Paul Street. The area has seen a numbers of new projects including Place Horizon, a 162-unit luxury apartment complex, and TD Bank Corporate Finance Call Centre located only few steps away from the property.

[Click to Visit 438 Paul Street Demographic](#)



RETAIL
Destination Node



±2,464 SQ. FT.
Unit Size



90
Parking Spaces



Condition
Improvements In-Place

THE DISTRICT SNAPSHOT

438 Paul Street, Dieppe, NB

HIGHLIGHTS

- **Foundation:** Poured concrete perimeter extending below the frost line with concrete slab floor
- **Structure:** Steel framed
- **Roof System:** Open web steel truss system with a Soprafix 2-ply modified bitumen cover (approx. 12 yr old)
- **Exterior walls:** White coloured metal siding and "Sto" textured concrete product. This product consists of thick Styrofoam insulation covered with a fibreglass mesh and finished with a thin coat of cement covered with an epoxy finish
- **Fire Protection:** Fully Sprinklered
- **Electrical:** All rental spaces are metered separately
- **HVAC:** Roof mounted heat pumps with electric backups supply heating and air conditioning to the building

TRAFFIC COUNTS

Paul St / Regis St

NORTH	15,647
SOUTH	12,636
EAST	8,516
WEST	8,505

TRAFFIC COUNTS

Paul St / Bass Pro Dr / Kennedy St

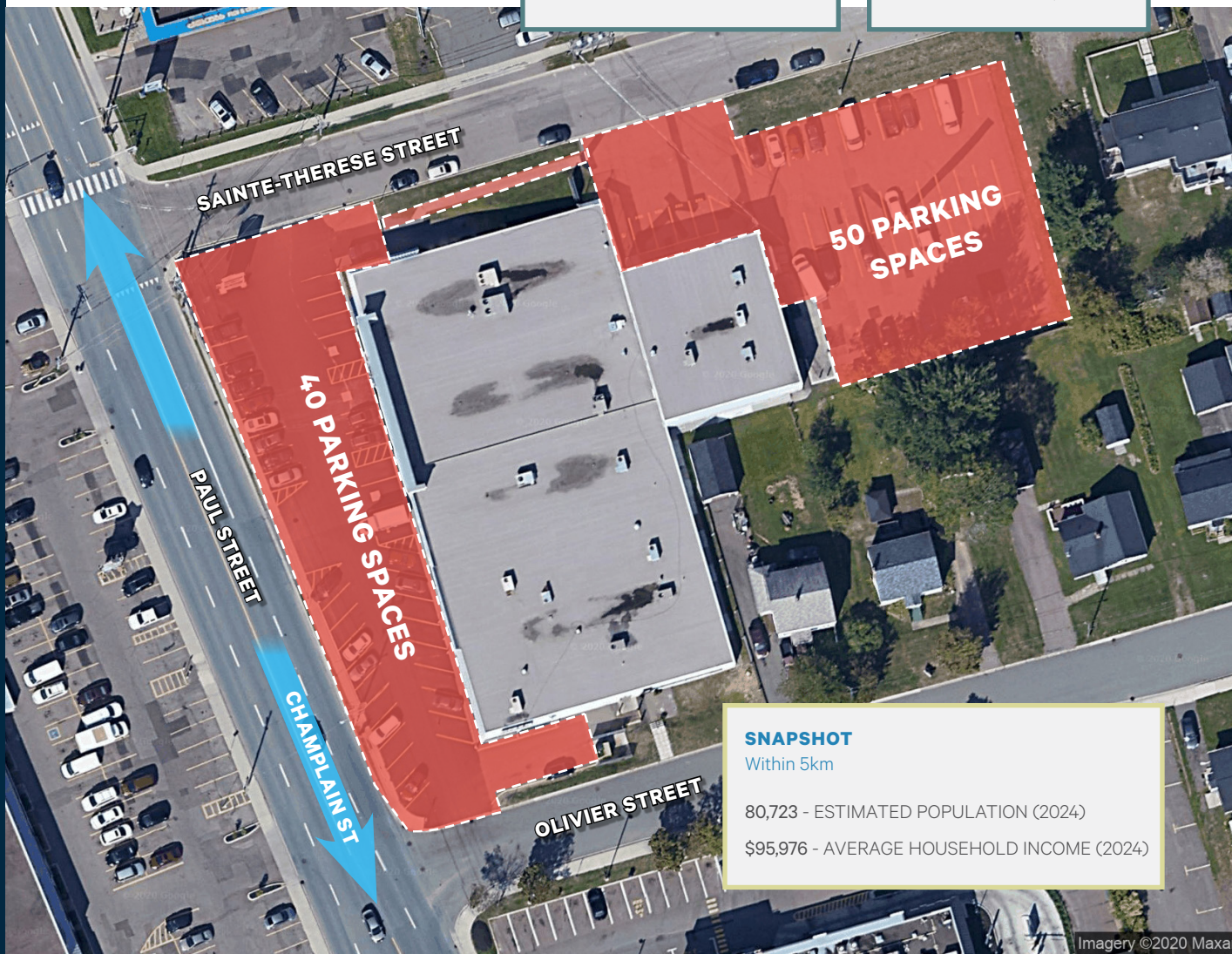
NORTH	31,142
SOUTH	17,193
EAST	11,148
WEST	6,878

TRAFFIC COUNTS

Champlain St / Mall Entrance

NORTH	6,002
SOUTH	4,207
EAST	31,854
WEST	34,939

One of the best retail shopping environment in Atlantic Canada.



SNAPSHOT

Within 5km

80,723 - ESTIMATED POPULATION (2024)

\$95,976 - AVERAGE HOUSEHOLD INCOME (2024)

THE LOCATION

438 Paul Street, Dieppe, NB



STRONG DEMOGRAPHICS AND EMPLOYMENT

438 Paul Street Plaza serves a dense population of 80,723 people with an average household income of \$91,456 within a 5-km trade area. The site is also located within a large base of employers ($\pm 3,352$).



EXCELLENT TRACK RECORD OF TENANTS & WELL MAINTAINED PROPERTY

The property has been built and managed by one local owner since 1976. The center has historically retained occupancy at or near 100% and with a combination of long-term tenancy.



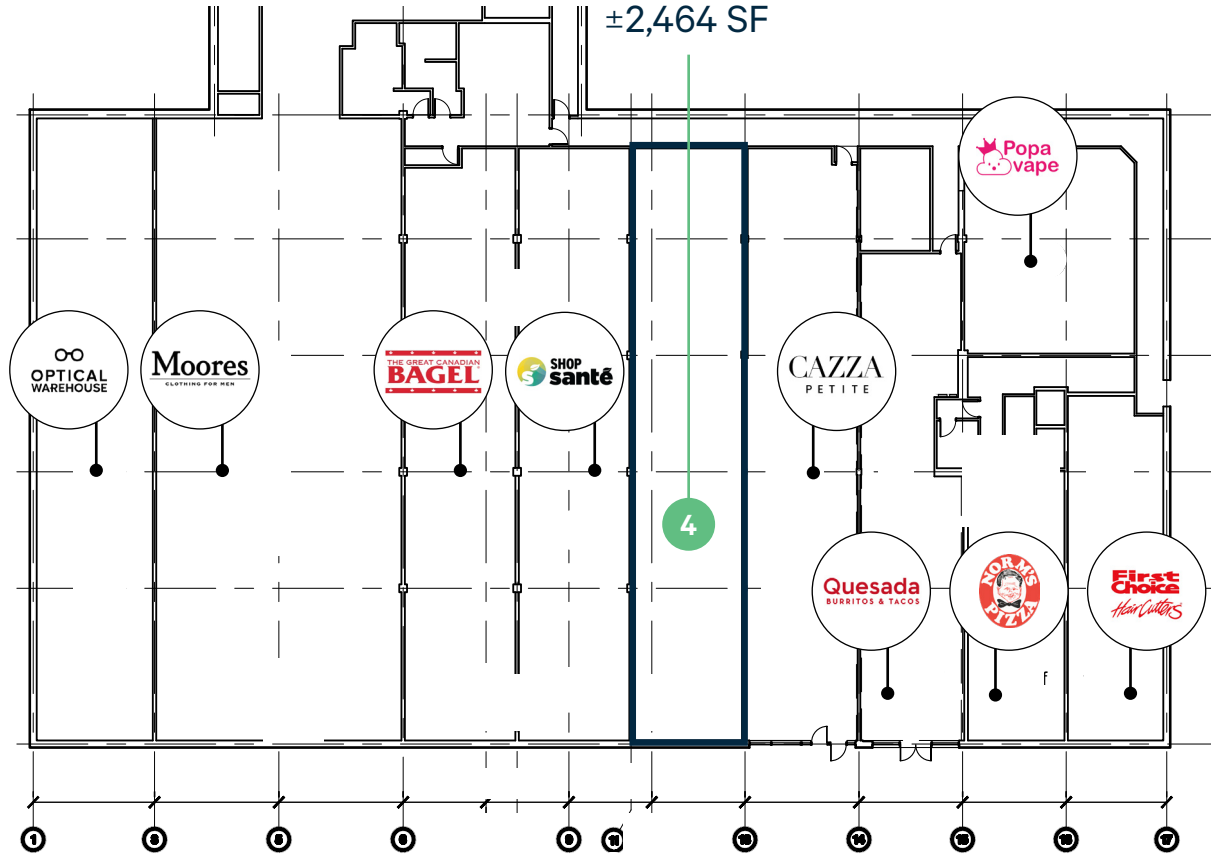
THE PHOTOS

438 Paul Street, Dieppe, NB



THE FLOOR PLAN

438 Paul Street, Dieppe, NB



UNIT	AVAILABILITY	RENTABLE AREA	FRONTAGE	CLEAR HEIGHT	DETAILS
4	Please Contact	±2,464 sq. ft.	±22'	9'4" - 11'6"	Space was recently renovated and is serviced with a new all-electric 6.0 Ton York HVAC system for tenant's exclusive use (installed May 2024).

*All measurements are approximate and to be confirmed by Landlord

LOADING

The building is serviced with a loading zone on Olivier Street, accessible to all tenants via the common area dedicated back hallway. There is a platform for dock height loading also available.



THE MARKET OVERVIEW

438 Paul Street, Dieppe, NB

DIEPPE SNAPSHOT

Located along the Petitcodiac River, Dieppe is New Brunswick's fourth largest city. Its population grew from 25,384 in 2016 to over 34,000 by 2024 (Statistics Canada). With its proximity to the Greater Moncton Romeo LeBlanc International Airport, Dieppe offers a strategic advantage as a distribution hub, enabling efficient air freight and supply chain operations.

Dieppe features a youthful, bilingual workforce—over 75% fluent in English and French—with an average age of 39.5, well below the provincial average. The city combines modern infrastructure with over 70 kilometers of trails, parks, and green spaces, attracting families seeking safety, vibrancy, and quality of life.

MONCTON SNAPSHOT

For the third consecutive year, Moncton CMA has emerged as one of the fastest-growing census metropolitan areas in Canada, boasting an impressive estimated growth rate of 5.1%, with the population rising from 178,599 in 2023 to 188,036 in 2024 (Statistics Canada.) This remarkable growth positions Moncton as an economic powerhouse, driving both economic and population expansion across New Brunswick through its diverse sectors.

The region benefits from a bilingual workforce, with nearly half the population fluent in both French and English, enhancing customer service capabilities. Additionally, Moncton offers a low-cost business environment

Residents have access to excellent health care, including local clinics and two major hospitals. Education options include eight French and English elementary and high schools, the Dieppe campus of Collège Communautaire du Nouveau-Brunswick, and nearby postsecondary institutions like Université de Moncton and Crandall University.

Cultural life thrives at the Dieppe Arts and Culture Centre, while sports facilities include arenas, an aquatic centre, and year-round recreational spaces. Despite rapid growth, Dieppe retains a strong sense of community, making it an ideal place to live, work, invest, and play.

characterized by affordable real estate, competitive labor costs, and advanced technology. Its real estate market was recognized as the best place to buy in Canada by MoneySense Magazine in 2022. The city also serves as a financial services hub, attracting major institutions due to its strategic location and low business costs.

Moncton's thriving ICT sector excels in gaming technologies, financial tech, and cybersecurity, supported by strong infrastructure. Furthermore, it boasts one of the lowest-cost environments in North America and Europe for business process outsourcing and is home to major insurance companies that cater to diverse sector needs.

GDP Growth (FORECASTED)	8.6B
Population Growth (2023)	5.1%
Labour Force	154K
Average Home Price	359K
Bilingual Labour Force	46.9%
Unemployment Rate	6.4%



THE STATS

438 Paul Street, Dieppe, NB

AREA DEMOGRAPHICS

	3-KM RADIUS	5-KM RADIUS	10-KM RADIUS
2024 POPULATION ESTIMATED	39,079	80,723	146,972
2029 POPULATION PROJECTED	43,160	88,893	161,831
% POP. CHANGE (2019-2024)	15.4%	15.6%	14.9%
% POP. CHANGE (2024-2029)	10.4%	10.1%	10.1%
TOTAL BUSINESSES	2,019	3,352	4,761
TOTAL HOUSEHOLDS (2023)	17,718	35,056	61,401
2023 AVERAGE HOUSEHOLD INCOME	\$89,362	\$95,976	\$101,483

AVERAGE ANNUAL HOUSEHOLD SPENDING



CLOTHING | \$2,873



FOOD PURCHASED FROM RESTAURANTS | \$3,747



RECREATION | \$4,668



PERSONAL CARE | \$2,056



HOUSEHOLDS FURNISHINGS AND EQUIPMENT | \$4,689

80,723

Population (within 5km)

35,056

Total Households (within 5km)

Place Champlain, also known as Champlain Mall is the largest single-building shopping centre in Atlantic Canada (by floor space). Place Champlain attracts a wide variety of customer with 110 stores including Walmart, Sobey's, Sport Check and the new TD Service Centre.



438 PAUL STREET

DIEPPE, NEW BRUNSWICK



**FOR MORE INFORMATION,
PLEASE CONTACT:**

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