



LEASING OPPORTUNITIES

2223 VICTORIA AVENUE EAST, REGINA SK S4N 6E4



HIGHLIGHTS

- PARKING SPACE 1,355
- FOOD COURT RESTAURANT
- FREE GUEST WIFI
- ON-SITE PROPERTY MANAGEMENT

More attractions are coming. Now is the time to lease.

Celebrating 40 years in the business, Victoria Square Shopping Centre is an enclosed community shopping mall in the Arcola East neighborhood, the largest neighborhood in Regina by area and population.

It offers a tenant mix that caters to all age groups, and currently targets young families with high disposable income as new attractions come into the mall this year - an indoor playground and an arcade center.

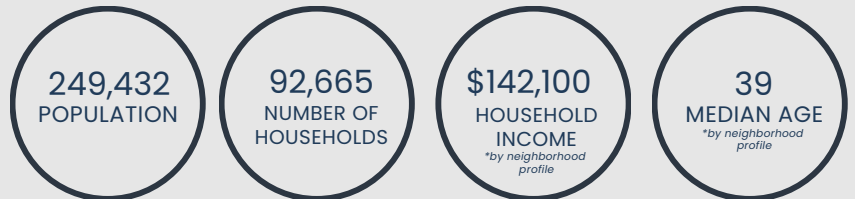
Located close to Trans Canada Highway with major intersections Victoria Avenue East and University Park Drive, the property enjoys high visibility with up to 60,000 daily traffic.

It is in the heart of Regina's east retail sector with flagship retailers - Safeway, Shoppers Drug Mart, Sportchek, Mark's, JYSK, and Goodlife Fitness.



MARKET INFORMATION

BASED ON 2023 CENSUS



BING WANG
EXECUTIVE VICE PRESIDENT



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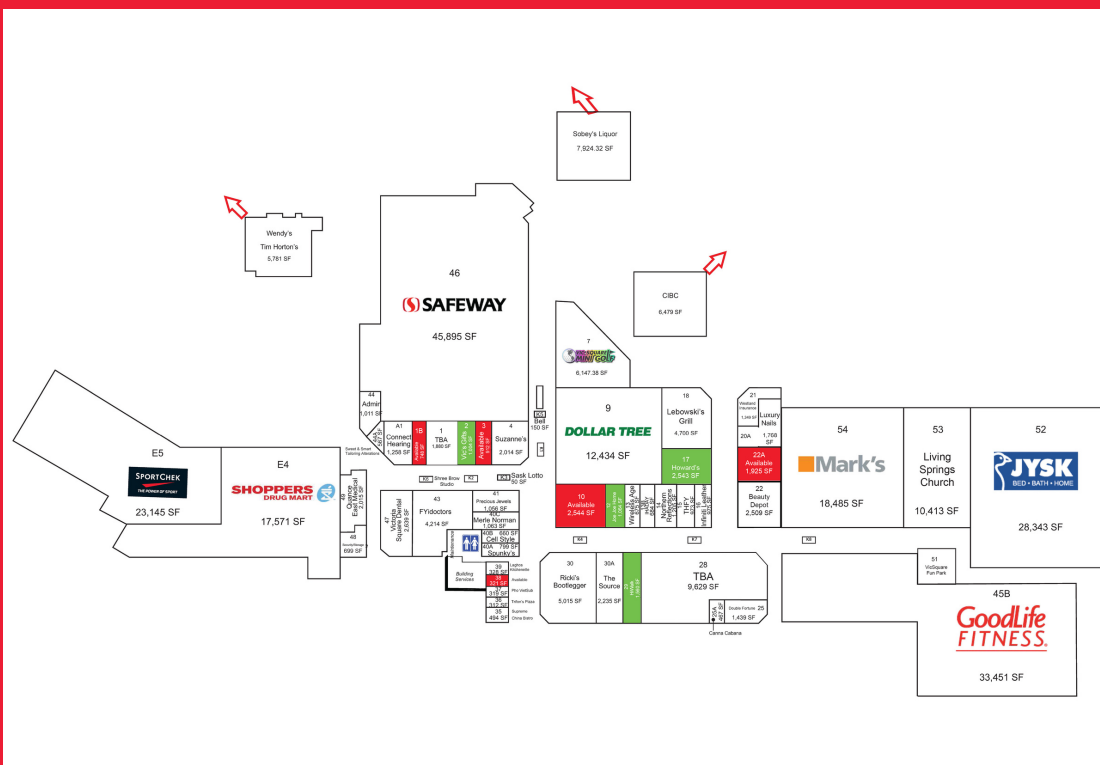


PROPERTY INFORMATION

TOTAL GLA: 284,660 SF
RENOVATION/REDEVELOPMENT: 1993, 1998, 2010, 2015
MAJOR TENANTS:
 Safeway – 45,895 SF
 Goodlife Fitness – 33,451 SF
 JYSK – 28,343 SF
 Sportchek – 23,145 SF
 Mark's – 18,485 SF
 Shopper's Drug Mart – 17,571 SF

Lease Rate – In Line	Market Rates
Lease Rate – Food Court	Market Rates
Operating Costs – Retail	\$15.69 PSF*
Operating Costs – Food	\$51.86 PSF*
Property Taxes	\$4.95 PSF
Promotion Fund	\$1.75 PSF
Possession	Arranged

**exclude utilities*



AVAILABLE SPACES

Kiosk	up to 200 SF
Unit 38	321 SF
Unit 18	748 SF
Unit 2	1,004 SF
Unit 12	1,064 SF
Unit 28	1,560 SF
Unit 22A	1,925 SF
Unit 17	2,543 SF
Unit 10	2,544 SF

WITH FULL FLOOR, BASE BUILDING SHELL, LED LIGHTING