

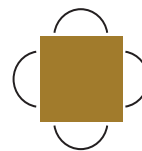
RETAIL SPACE FOR LEASE

90 22 STREET EAST
SASKATOON, SK



Len Goudy

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



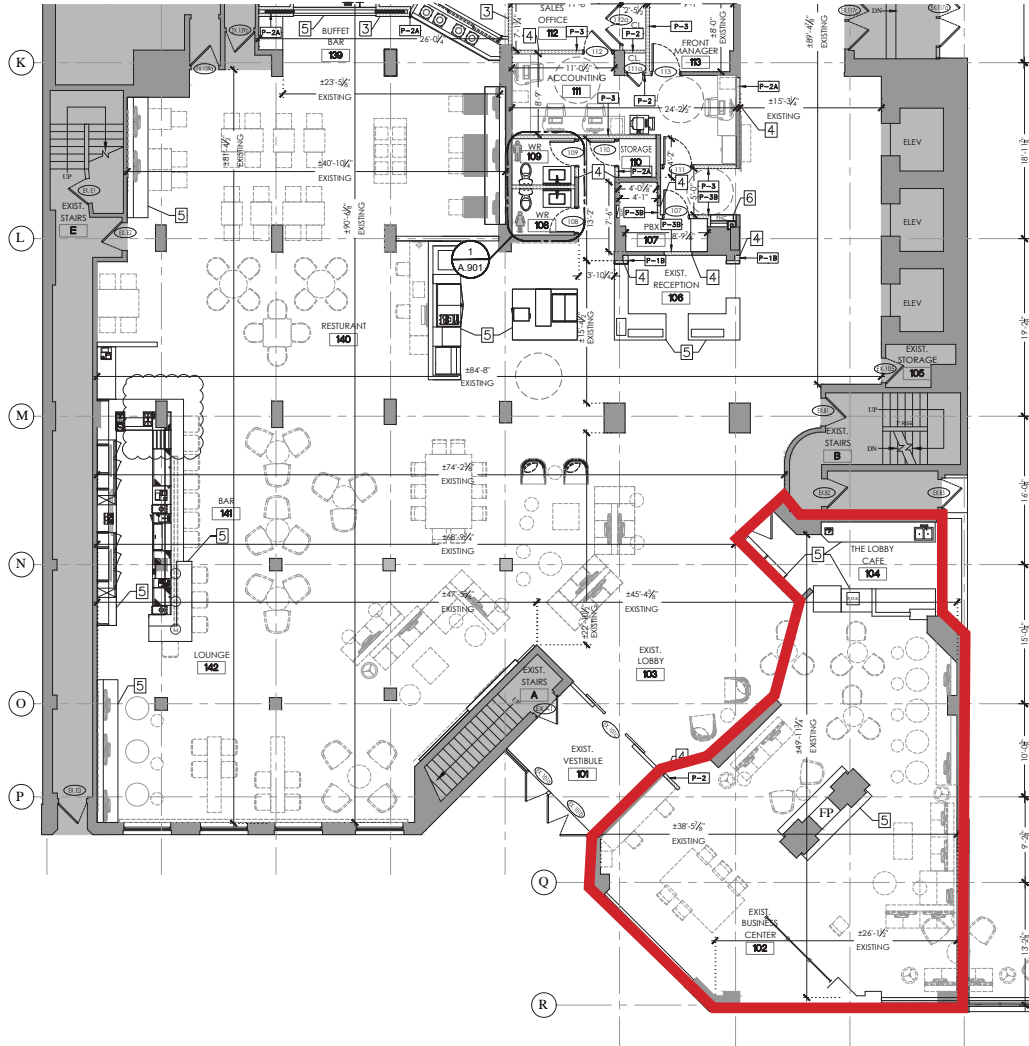
Goudy Real Estate Corp.
Real Estate Brokerage
Commercial Real Estate Sales & Leasing

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

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AREA DETAILS

90 22 STREET EAST



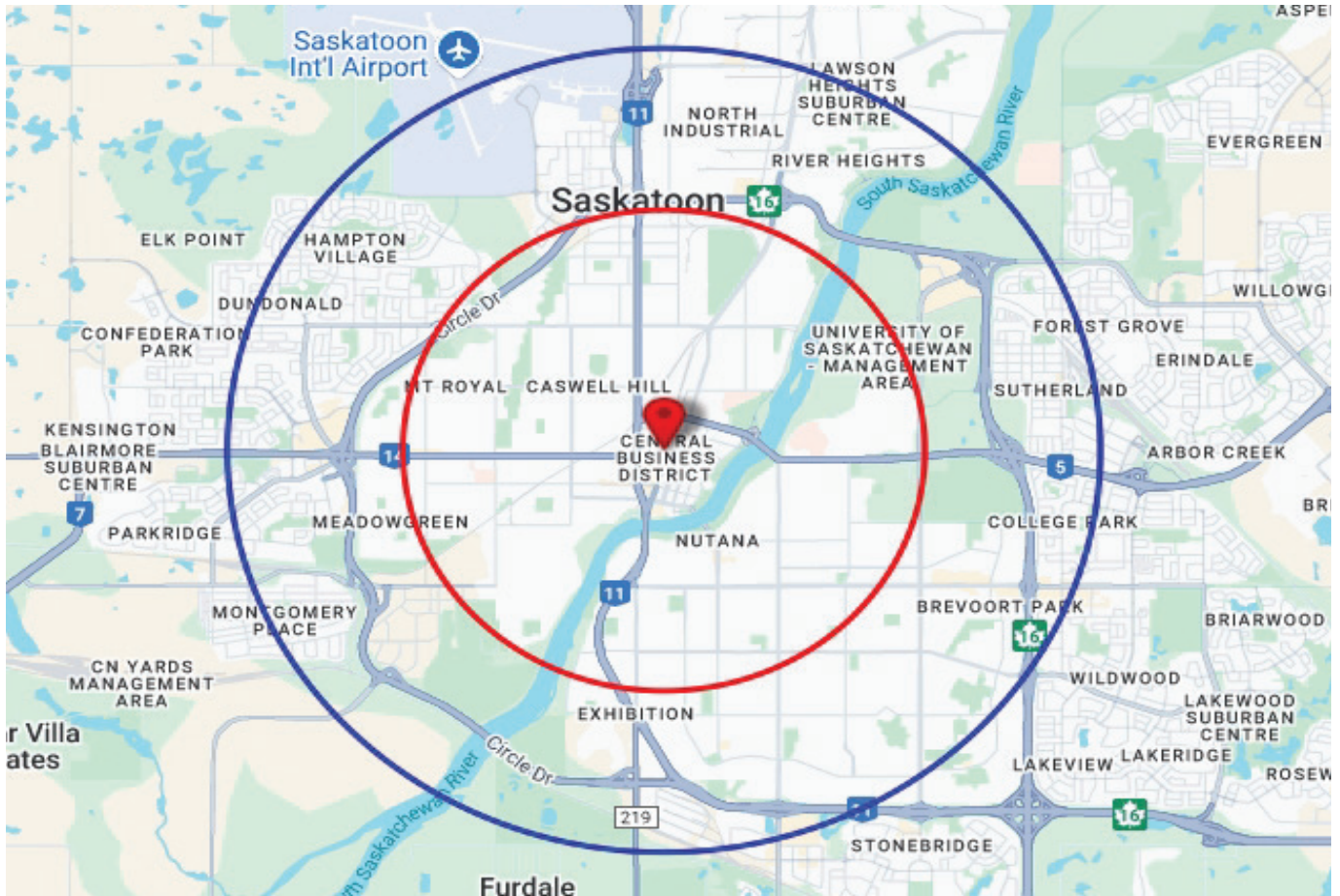
DETAILS

This prime retail space is available for lease within the Hilton Garden Inn Saskatoon Downtown. The location provides an exceptional business advantage with built-in traffic from the hotel's 180+ business and leisure guests. It is strategically located directly across the street from TCU Place (Saskatoon's Arts and Convention Centre) and adjacent to Midtown Plaza (Saskatchewan's largest shopping center), ensuring high, constant foot traffic from conference attendees, shoppers, and downtown workers.

AVAILABLE UNIT	1,380 SF Approximately
RENT	\$60 PSF
TMI	\$15 PSF

DEMOGRAPHICS

90 22 STREET EAST



2025 Daytime Population	90 22 St E, Saskatoon, SK S7K 3X6 0 - 3 km		90 22 St E, Saskatoon, SK S7K 3X6 0 - 5 km	
		%		%
Total Estimated Population	64,945		142,441	
Total Daytime Population	95,034		185,712	
Daytime Population at Home	28,477	30.0%	63,718	34.3%
0 to 14 years	8,584	9.0%	22,070	11.9%
15 to 64 years	12,359	13.0%	24,838	13.4%
65 years and over	7,534	7.9%	16,811	9.1%
Daytime Population at Work	67,134	70.6%	121,523	65.4%
Work At Usual Place	54,073	56.9%	95,730	51.5%
Work Mobile	8,693	9.1%	16,183	8.7%
Work At Home	4,367	4.6%	9,610	5.2%

DEMOGRAPHICS

90 22 STREET EAST

2025 Demographic Snapshot	90 22 St E, Saskatoon, SK S7K 3X6 0 - 3 km		90 22 St E, Saskatoon, SK S7K 3X6 0 - 5 km	
		%		%
Total Population				
2020 estimated	58,361		132,050	
2025 estimated	64,945		142,441	
2030 Projected	69,263		153,840	
% Pop. Change (2020-2025)	11.3%		7.9%	
% Pop. Change (2025-2030)	6.6%		8.0%	
2025 Total Population by Age	64,945		142,441	
0 to 4 years	2,763	4.3%	6,642	4.7%
5 to 19 years	8,781	13.5%	23,208	16.3%
20 to 24 years	4,687	7.2%	10,235	7.2%
25 to 34 years	13,271	20.4%	25,228	17.7%
35 to 44 years	10,794	16.6%	22,742	16.0%
45 to 54 years	7,135	11.0%	15,973	11.2%
55 to 64 years	6,846	10.5%	14,798	10.4%
65 to 74 years	6,132	9.4%	12,982	9.1%
75 years & over	4,536	7%	10,633	7%
Median Age	37.5		37.4	
2025 Total Census Families	14,196		33,167	
Average Persons Per Family	2.8		3.0	
Total Couples	11,079	78.0%	26,176	78.9%
Without children at home	6,612	46.6%	13,519	40.8%
With children at home	4,467	31.5%	12,656	38.2%
Lone-parent families	3,117	22.0%	6,991	21.1%
Children Per Census Family	1.0		1.1	
2025 Educational Attainment (15 years+)	55,093		117,494	
Less than a bachelor degree	35,479	64.4%	80,629	68.6%
Bachelor degree & higher	19,614	35.6%	36,864	31.4%
2025 Households	29,525		59,269	
Persons per household	2.16		2.36	
Average household income	\$ 99,981		\$ 106,237	
2025 Occupied Dwellings	29,525		59,269	
Owned dwellings	14,532	49.2%	32,997	55.7%
Rented dwellings	14,992	50.8%	26,272	44.3%
Dominant building type	Houses		Houses	
Dominant period of construction	Before 1960		1961-1980	

DEMOGRAPHICS

90 22 STREET EAST

2025 Estimates Visible Minority	90 22 St E, Saskatoon, SK S7K 3X6 0 - 3 km		90 22 St E, Saskatoon, SK S7K 3X6 0 - 5 km	
		%		%
2025 Household Population by visible minority groups	63,768	%base	139,718	%base
Total visible minority population	12,300	19.3%	31,931	22.9%
Chinese	1,490	2.3%	2,875	2.1%
South Asian	3,079	4.8%	9,096	6.5%
Black	1,546	2.4%	4,094	2.9%
Filipino	2,895	4.5%	8,780	6.3%
Latin American	834	1.3%	1,789	1.3%
Southeast Asian	822	1.3%	2,230	1.6%
Arab	483	0.8%	1,058	0.8%
West Asian	309	0.5%	601	0.4%
Korean	163	0.3%	186	0.1%
Japanese	147	0.2%	169	0.1%
Visible minority, n.i.e.	104	0.2%	179	0.1%
Multiple visible minorities	429	0.7%	872	0.6%
Not a visible minority	51,468	80.7%	107,787	77.1%

2028 Projections Visible Minority	90 22 St E, Saskatoon, SK S7K 3X6 0 - 3 km		90 22 St E, Saskatoon, SK S7K 3X6 0 - 5 km	
		%		%
2028 Household Population by visible minority groups	66,119	%base	145,948	%base
Total visible minority population	13,174	19.9%	33,967	23.3%
Chinese	1,593	2.4%	3,051	2.1%
South Asian	3,328	5.0%	9,661	6.6%
Black	1,659	2.5%	4,398	3.0%
Filipino	3,062	4.6%	9,283	6.4%
Latin American	904	1.4%	1,927	1.3%
Southeast Asian	874	1.3%	2,399	1.6%
Arab	507	0.8%	1,096	0.8%
West Asian	370	0.6%	690	0.5%
Korean	180	0.3%	204	0.1%
Japanese	152	0.2%	178	0.1%
Visible minority, n.i.e.	107	0.2%	190	0.1%
Multiple visible minorities	437	0.7%	893	0.6%
Not a visible minority	52,945	80.1%	111,981	76.7%