

River Landing Retail

1 Ground-Floor Unit Remaining



Saskatoon, SK
www.cbre.com/saskatchewan

Retail for Lease in Saskatoon's Most Prominent New Development



River Landing Office Towers



The Opportunity

Ground-Floor Retail Unit Available

The remaining suite located on the main floor at 409 3rd Avenue South is established along the South Saskatchewan River, at the epicentre of downtown Saskatoon. This area benefits from being on the ground floor of River Landing, home to over 405,000 SF of office space and surrounded by dining, shopping, boutiques, entertainment, outdoor plazas, and cultural attractions. Building occupants have access to in-house conference centres and fitness facilities, a public plaza, and green spaces including walking trails along the South Saskatchewan River.



Opportunity to service
River Landing office tenants



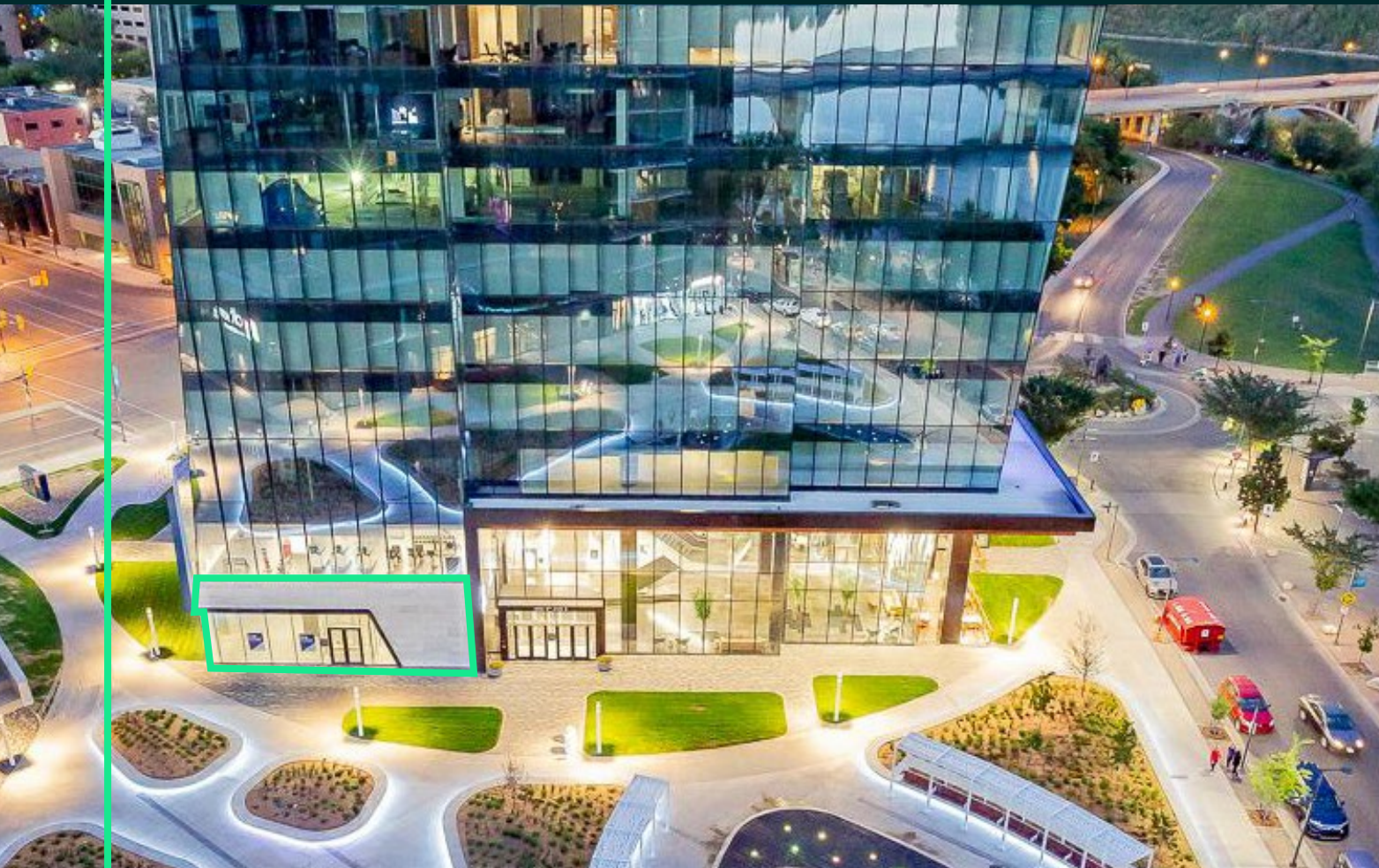
Located in Downtown
Epicentre



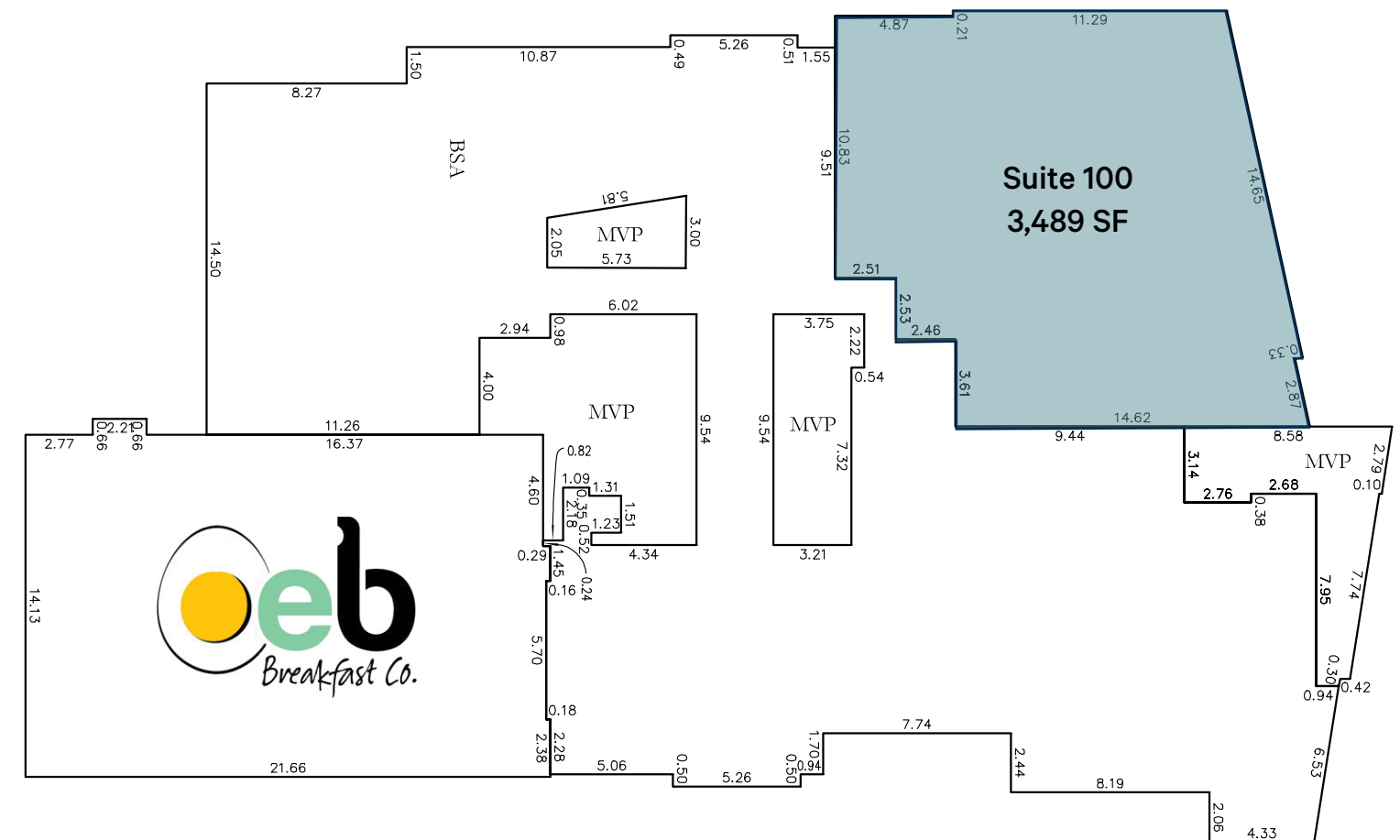
Outdoor Plaza and
Walkways

East Tower | Suite 100

409 3rd Ave. S | 3,489 SF



Floor Plan



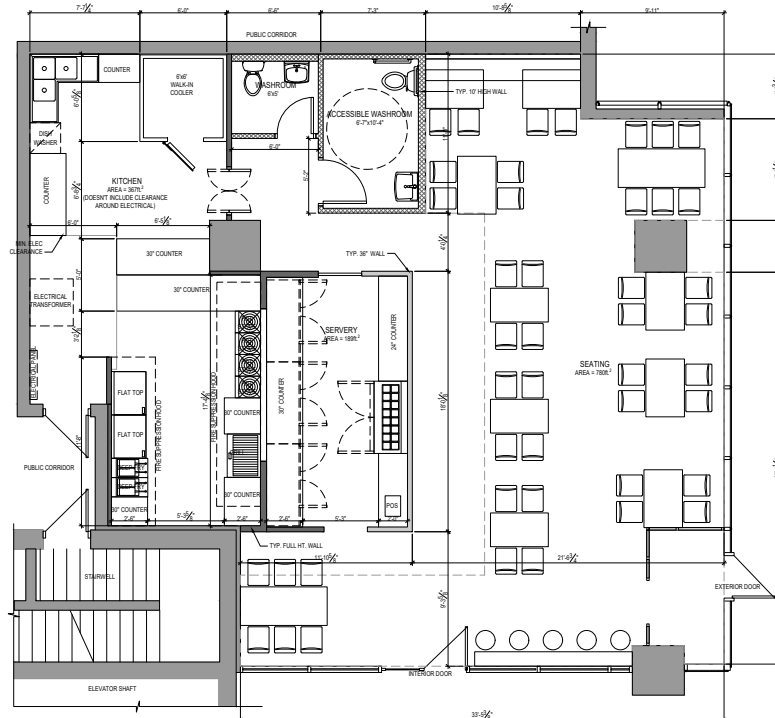
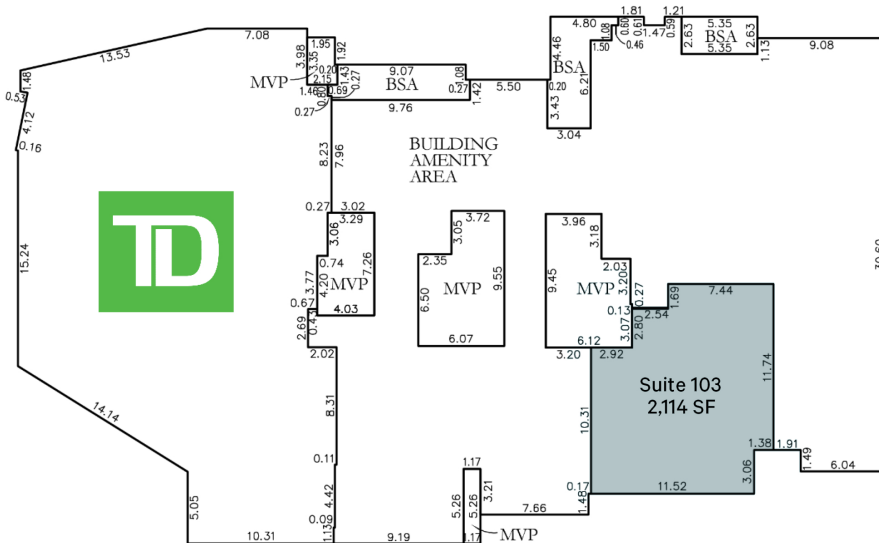
- + **Available**
3,489 SF
- + **Zoning**
DCD1
- + **Architectural Control**
AC
- + **Total SF of Offices**
±405,000 SF
- + **Parcel**
203275515
- + **Net Asking Rate**
Negotiable
- + **Additional Rent**
\$17.66 + mgmt. fee (2026 est.)

LEASED

North Tower | Suite 103

211 19th St. E | 2,114 SF

Floor Plans



Proposed Coffee Shop

*Subject to further review/approval.



+ **Area Leased**
2,114 SF

+ **Zoning**
DCD1

+ **Architectural Control**
AC

+ **Total SF of Offices**
±405,000 SF

+ **Parcel**
203275515

+ **Net Asking Rate**
Negotiable

+ **Additional Rent**
\$17.88 + mgmt. fee (2025 est.)



Demographic Overview

Saskatoon's Vibrant Urban Destination

River Landing's new developments are the beating heart of Saskatoon's downtown business district, with various unique restaurants & cafes, established businesses, and local attractions enriching the city's culture with beautiful river views just steps away.

As of 2024, the population within 3 km consists of an estimated 68,046 people and 31,000 households with a median age of 37.4 years. The average household income stands at \$101,133. The River Landing area also experiences a daily traffic count of 10,913 with over 117,000 visitors drawn in by the Rемаi Modern art gallery annually. Saskatoon's downtown continues to grow year by year, with new developments such as the upcoming entertainment district in the works.

68K

Population within 3 km

\$101.1K

Avg. household income within 3 km

30.9K

Households within 3 km

10.9K

Daily traffic count in area

37.4

Median age within 3 km

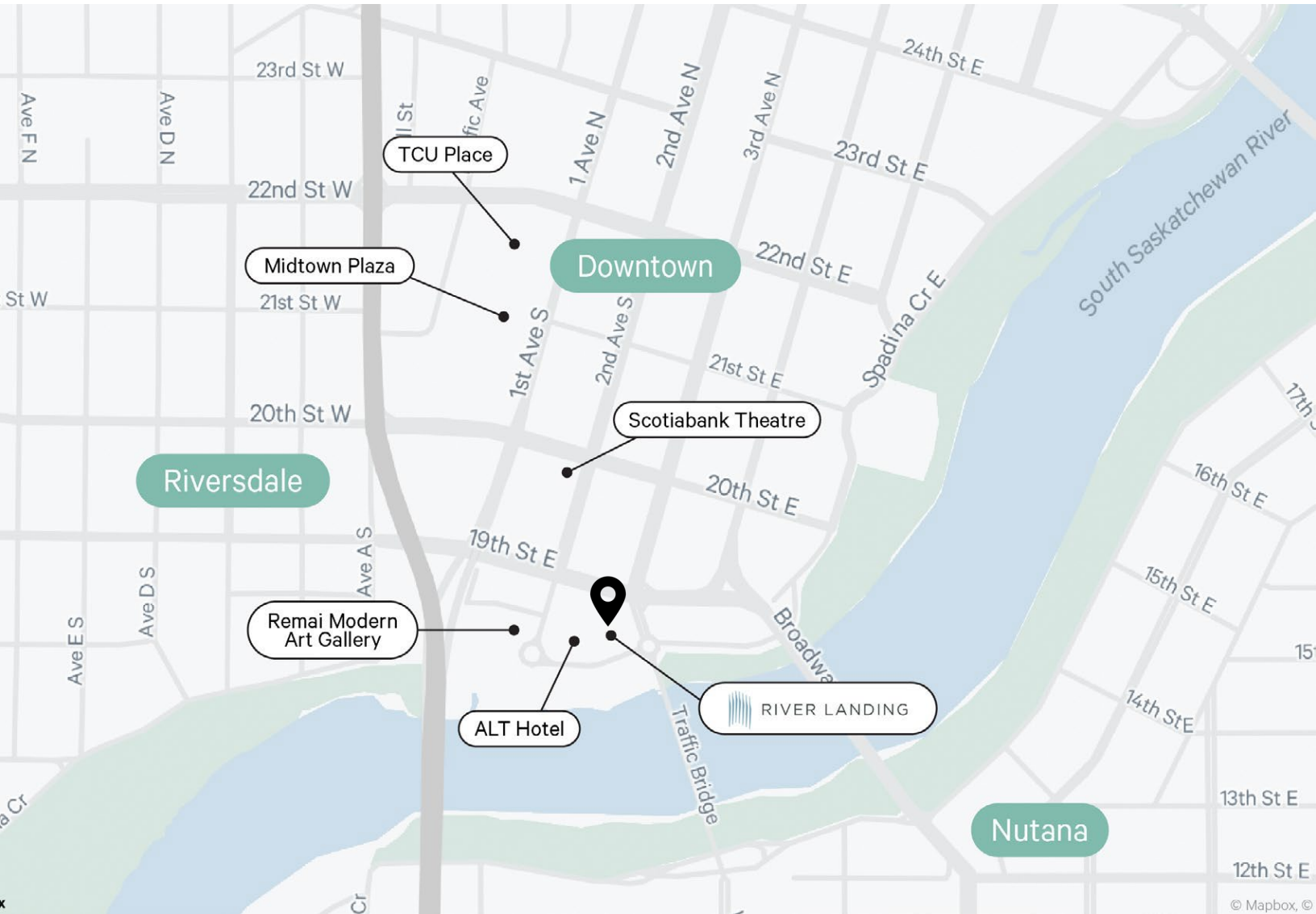
117K

Annual visitors to Rемаi Modern



Major Tenants:





Contact Us

Michael Bratvold

Senior Vice President
+1 306 803 5977
michael.bratvold@cbre.com

Ben Kelley

Vice President
+1 306 803 5979
ben.kelley@cbre.com

Dallon Kuprowski

Senior Financial Analyst
+1 306 803 5983
dallon.kuprowski@cbre.com

Shane Endicott

Senior Associate
+1 306 803 5977
shane.endicott@cbre.com

Luke Jansen

Sales Associate
+1 306 803 5981
luke.jansen@cbre.com

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