

FOR SALE



EASTVIEW CENTRE

Grocery/Pharmacy-Anchored Retail Centre

3803-3903 40th Avenue, Red Deer





PROPERTY DETAILS

Addresses: 3803 - 3903 40th Avenue, Red Deer, Alberta
 NRA: 35,211 SF
 Parking Stalls: 195 Surface Stalls (5.5 stalls per 1,000 SF)
 Site Size: 2.3 Acres
 Land Use Designation: C2B - Commercial (District Shopping Centre)
 Occupancy: 97.3%
 Average In-Place Rent: \$24.33 PSF
 WALT: 3.9 Years

HIGHLIGHTS

- Grocery/pharmacy-anchored shopping centre, located in Red Deer's developing east-end
- 97% leased to strong mix of tenants including IGA, Bank of Montreal and 7-Eleven
- Over 65% occupied by grocery, pharmacy and liquor tenancies
- High exposure site at the intersection of 40th Avenue and 39th Street
- Access to over 7,300 people within a 1km radius

TENANT DETAILS

IGA 14,734 SF
 Apple Drugs 4,393 SF
 Floral Expressions 1,480 SF
 Bank of Montreal 2,565 SF
 Addictions Hair Studio 1,020 SF
 East 40th Pub 4,032 SF
 Liquor Depot 4,020 SF
 7-Eleven 2,000 SF



KEY POINTS

- 10 MINUTE DRIVE TO RED DEER REGIONAL HOSPITAL
- MULTIPLE SCHOOLS WITHIN WALKING DISTANCE
- 7 MINUTE DRIVE TO QUEEN ELIZABETH II HIGHWAY
- 20 MINUTE DRIVE TO RED DEER AIRPORT

NEARBY AMENITIES

- 1 EASTVIEW MIDDLE SCHOOL
- 2 ST. THOMAS AQUINAS MIDDLE SCHOOL
- 3 ANNIE L. GAETZ ELEMENTARY SCHOOL
- 4 KINSMEN TWIN ARENAS

MORRISROE

MOUNTVIEW

EASTVIEW

GRANDVIEW

OFFERING PROCESS

Eastview Centre is being offered for sale without a list price. Following the execution of the Vendor's form of confidentiality agreement, CBRE will provide qualified prospective purchasers with access to detailed information on the property.



FOR MORE INFORMATION PLEASE CONTACT:

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