MEADOWS MARKET

FOR LEASE

PROJECT DESCRIPTION

Located in southeast Saskatoon, Meadows Market is the commercial anchor to one of the fastest growing neighbourhoods in the City of Saskatoon.

In addition to the anchors already opened in Meadows Market including Costco, Marshalls, Pet Smart, Dollar Tree, Co-op Liquor and Visions, Arbutus Properties is now leasing a variety of box run and CRU spaces. Meadows Market is an integral part of a masterplanned, award winning community, The Meadows.

PROJECT STATUS

With Costco open, Arbutus Properties built and opened Phase 2 of Meadows Market in the Fall of 2018 which included 80,000 sq.ft. of pre-leased space. Arbutus is now leasing 35,000 sq.ft. of built space located in the main box run and in 3 CRU buildings. All these spaces are built, undemised and serviced to allow for maximum configuration and size options for interested tenants.

MEADOWS
MARKET

AVAILABLE IMMEDIATELY

Building B:	UP TO	7,270 SF
Building C:		5,898 SF
Building G:	UP TO	9,520 SF
Building H:		2,826 SF
Building J:	UP TO	4,132 SF

TO BE CONSTRUCTED

Building K:	UP TO	6,436 SF
Building L:	UP TO	11,817 SF
Building M:		4,870 SF
Building N:	UP TO	7,103 SF
Building O:		5,021 SF
Building Q:	UP TO	9,977 SF

MEADOWS PARKWAY

ZIMMERMAN ROAD

MARKET DRIVE

McDonald's

Q
9,977 SF

O
5,021 SF

Visions
ELECTRONICS

N
7,103 SF

M
4,870 SF

B
7,270 SF

WINE · SPIRITS · BEER
CO·OP

K
6,436 SF

L
11,817 SF

TOTAL PARKING
= 709 STALLS

C
5,898 SF

Under Offer

J
4132 SF

DOLLAR TREE

Scotiabank

PETSMART

H
2,826 SF

Tim Hortons
ALWAYS FRESH

G
9,520 SF

knightarcher

Marshalls

![MEADOWS MARKET logo]

THE MEADOWS
A MASTERPLANNED COMMUNITY

The Meadows is a 420 acre masterplanned community located within Rosewood in southeastern Saskatoon. When completed, The Meadows will include more than 2,200 new homes, ranging from townhouses to duplexes to detached single family homes and rental units.

At the centre of The Meadows masterplanned community lies Meadows Market with Costco, big and small box stores and restaurants.

THE MEADOWS
- Current Households
- Future Homes 2020-2021
- Future Development
- Rosewood

Taylor St E

Meadows Blvd

Rosewood Gate N

Struthers Park

Meadows Blvd

Meadows Park

Greyeyes-Steele Way

Stilling St

Jeanneau Way

Rosewood Blvd E

Park

Olson Lane E

Park

Elementary Schools

Park

Park

Rosewood Drive E

Meadows Parkway

Taylor St E

600 Rental Apartments

Zimmerman Rd

MEADOWS MARKET PHASE 3

MEADOWS MARKET PHASE 2

MEADOWS MARKET PHASE 1 COSTCO

Meadows Parkway

Rosewood Blvd E

Market Drive

Zimmerman Rd

YELLOWHEAD HWY / HWY NO. 16

MEADOWS MARKET

HOUSEHOLD POPULATION WITHIN 3KM

	Current Households
Rosewood	2,186
The Meadows	964
Lakewood	1,166
Briarwood	1,687
Lakeridge	3,338
Brighton	1,222

2020 New Households in The Meadows

Arbutus Rental	220
Broadstreet Rental	186
Northridge Rental	96
Single Family	75
Total New Households in 2020	577
The Meadows 2020 Total Estimate Population	1541

Map labels:
- College Park East 2,065
- Brighton 896
- Wildwood 3,900
- Briarwood 1,378
- Lakewood 1,166
- Lakeridge 3,338
- SE Development Area
- Rosewood/The Meadows 3,150
- Green Bryre Estates 1222
- 1 km
- 2 km
- 3 km
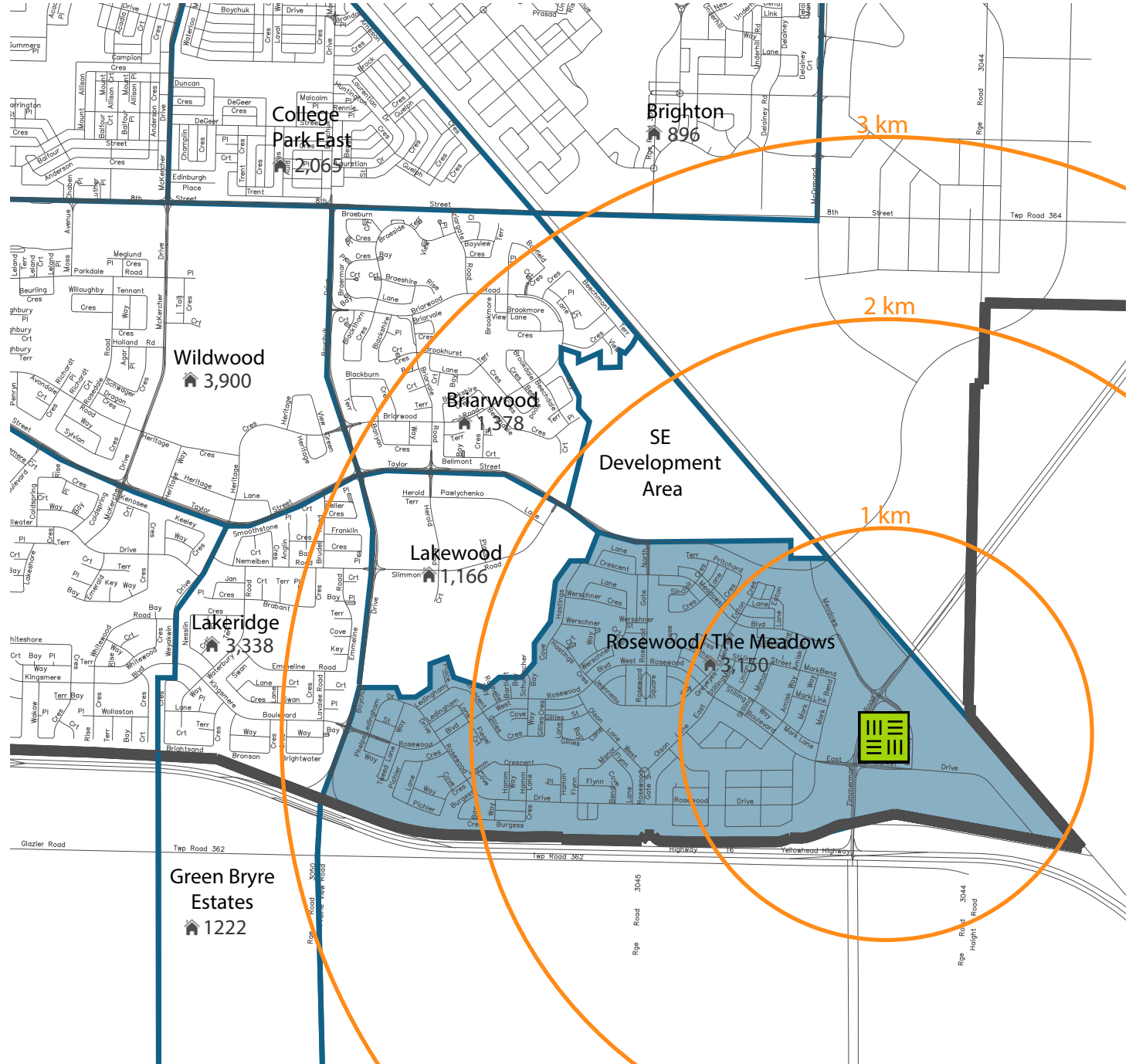
MARKET OVERVIEW & DAILY TRAFFIC COUNTS

COSTCO WHOLESALE — 17,500

The Mall at Lawson Heights
GLA: 311,023
Sales psf: $405
LONDON DRUGS · SAFEWAY · BMO · SOURCE · REGIS SALONS · Reitmans · RICKI'S · WAREHOUSE ONE

40,800 · 42,600

Preston Crossing
GLA: 710,000
Walmart · Sobeys · Canadian Tire · Mark's · Michaels · Cabela's · Home Outfitters · Pier 1 imports · Best Buy · PETSMART · THE SHOE COMPANY · BANANA REPUBLIC · OLD NAVY · GAP

76,900

CIRCLE DRIVE

Confederation Mall
GLA: 325,878
Sales psf: $300
Canadian Tire · SAFEWAY · WINNERS · Mark's · URBAN PLANET · BMO · SOURCE

19,200

COLLEGE DRIVE

Centre at Circle and Eighth
GLA: 529,283
Sales psf: $425
CO-OP · SHOPPERS DRUG MART · Atmosphere · SOURCE · Best Buy · DOLLARAMA · SPORTCHEK · SHOE WAREHOUSE · RICKI'S

Holmwood NW
GLA: 250,000
NEW DEVELOPMENT
save on foods (2020) · SHOPPERS DRUG MART

Westgate Plaza
GLA: 60,000
SHOPPERS DRUG MART · nofrills

34,200

22 STREET E — 36,400

39,000 · 26,700

49,694

8 STREET E — 41,150

SmartCentres Saskatoon West
GLA: 368,042
Walmart · bulk barn · Boston Pizza · DOLLARAMA · Penningtons · Reitmans · SleepCountry

Midtown Plaza
GLA: 662,000
Sales psf: $650
HUDSON'S BAY · Sears · SPORTCHEK · BOOTLEGGER · ADDITION ELLE · GAP · RICKI'S · URBAN PLANET · LE CHÂTEAU · MOTHERHOOD · ARDENE · town shoes

Herold Rd Centre
GLA: 45,000
Independent · Boston Pizza · SHOPPERS DRUG MART · RBC

CIRCLE DRIVE

CIRCLE DRIVE

Saskatoon South SmartCentres
GLA: 411,395
Walmart · The BRICK · GOLF TOWN · The Home Depot · HOMESENSE · Reitmans · Mark's

YELLOWHEAD HWY / HWY NO. 16 — 19,350

10,600

Meadows Market
NEW DEVELOPMENT
COSTCO WHOLESALE · Visions ELECTRONICS · Marshalls · PETSMART · McDonald's · Tim Hortons · CO-OP · Scotiabank · DOLLAR TREE

◆ **Enclosed Shopping Centre**