



# CUMBERLAND SQUARE OFFICE/RETAIL/RESTAURANT DEVELOPMENT

1507 8th Street East  
Saskatoon, SK



- 38,126 Total Building SF
- Main Floor Retail/Office/Restaurant
- Second/Third Floor Office
- Underground Parking
- 8th Street Frontage
- On-Site Parking for 400
- 50,000+ Car Count Per Day

**CONCORDE**  
PROPERTIES

306 668 3004  
cgcproperties.com

300-1507 8th Street East  
Saskatoon SK S7H 0T2

# OVERVIEW

## Cumberland Square Redevelopment

1507 8th Street East, Saskatoon, SK



Cumberland Square is a 6.78 acre site located on the corner of 8th Street and Cumberland Avenue. Our 8th Street access allows direct routes not only to affluent residential neighbourhoods, but also to the downtown, Circle Drive and the University of Saskatchewan. A total of five access points at a controlled intersection allow vehicles from all directions to access the site.

The redevelopment of Cumberland Square started in 2015 with the construction of a 13,360 square foot commercial building anchored by a Boston Pizza Restaurant. The second building constructed features a Save On Foods, Starbucks and Urban Cellars liquor store.

This development features vanilla shell spaces, ready for customization, an elevator and views of 8th Street, Cumberland Avenue and Cumberland Park.

### POSSESSION

- Immediate

### TYPE

- Main Floor Retail/Office/Restaurant
- 2nd/3rd Floor Office

### ZONING

- B4

### NET LEASE RATE

- \$28.00-\$32.00

### OCC COSTS

- \$14.00 PSF (Estimate)

### AVAILABLE AREA

- 2nd Floor Office - 14,592 SF

### PARKING

- Underground stalls-\$150/month
- One (1) underground stall for every 585 SF
- Ample on-site

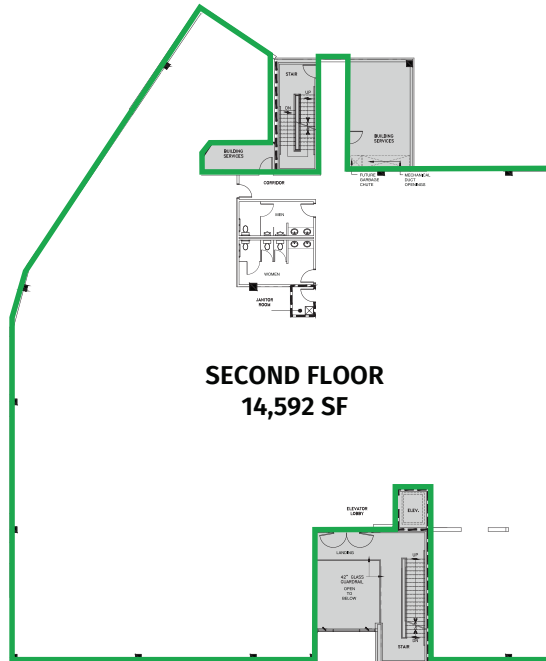
# FLOOR PLANS

## Cumberland Square Redevelopment

1507 8th Street East, Saskatoon, SK

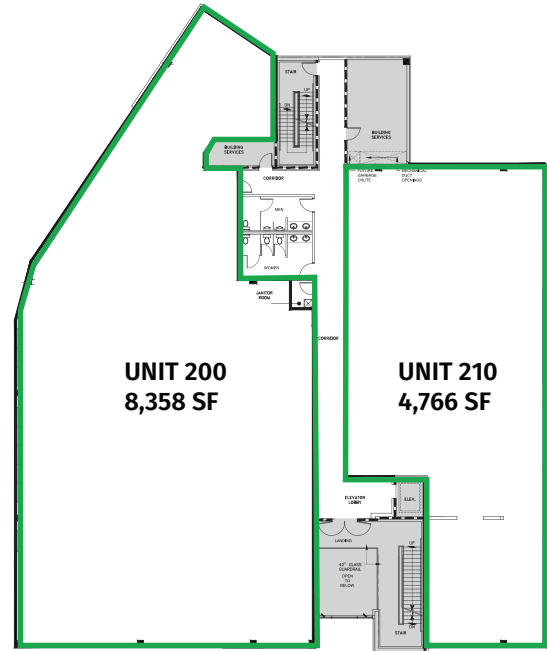
### SECOND FLOOR OFFICE (SINGLE TENANT)

- 14,592 SF Available



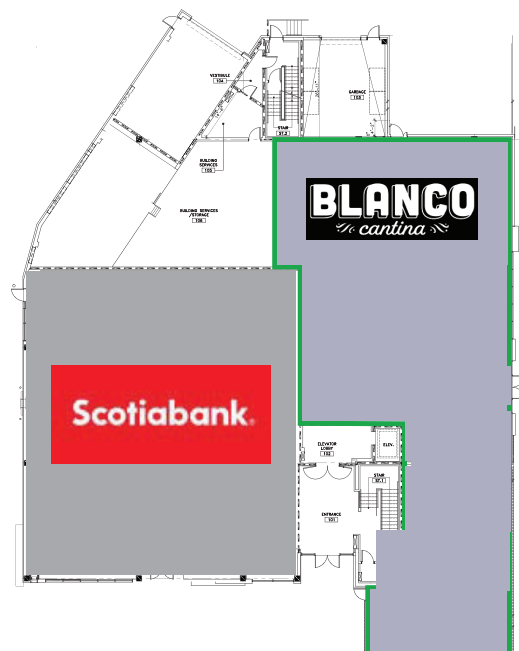
### SECOND FLOOR OFFICE (MULTI-TENANT)

- 13,124 SF Available



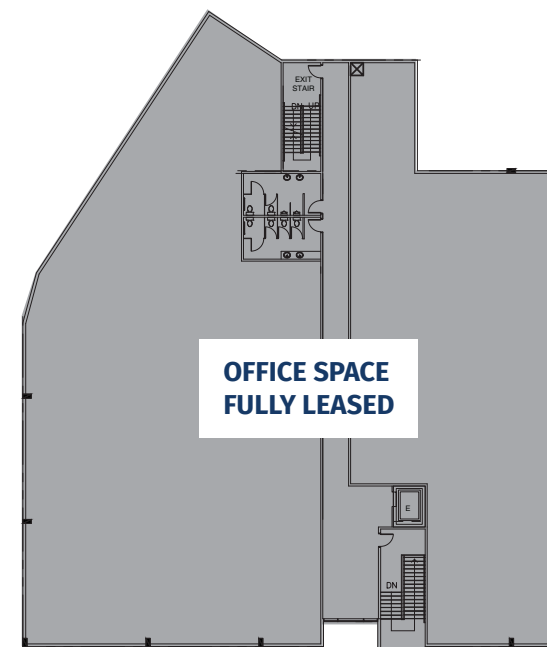
### MAIN RETAIL/OFFICE/RESTAURANT

- 4,687 SF - 5,437 SF Available Retail/Office OR
- 4,687 SF Available Restaurant + 1,466 SF Patio



### THIRD FLOOR OFFICE

- Fully Leased





# SITE PLAN

## Cumberland Square Redevelopment

1507 8th Street East, Saskatoon, SK



### HIGH PROFILE AREA BUSINESS

- Scotiabank (on-site)
- Boston Pizza (on-site)
- Pita Pit (on-site)
- Pet Planet (on-site)
- Edo Japan (on-site)
- Save On Foods (on-site)
- Starbucks (on-site)
- Sobey's
- Petro Canada
- McDonald's
- Tim Hortons
- Montana's BBQ & Bar
- Booster Juice
- Varsity Dental Group



# SITE PHOTOS

## Cumberland Square Redevelopment

1507 8th Street East, Saskatoon, SK

### BUILDING A • Fully Leased



### BUILDING C • Fully Leased

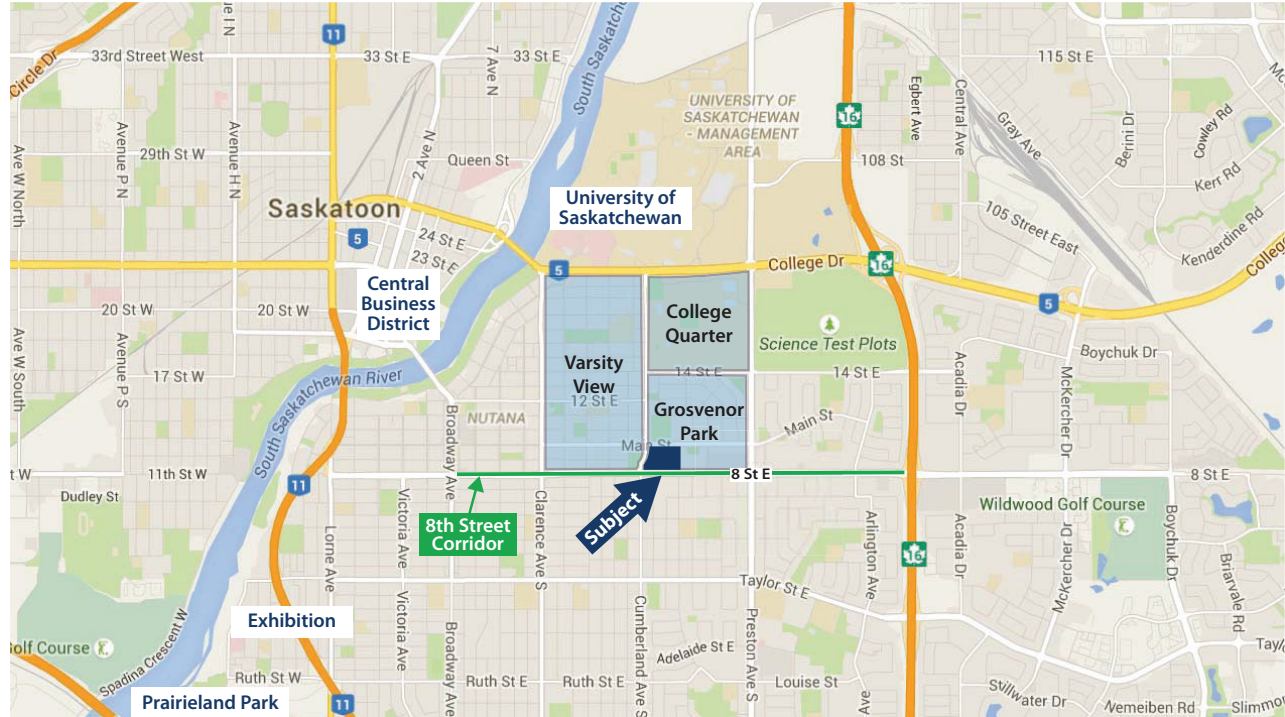




# LOCATION SPECS

## Cumberland Square Redevelopment

1507 8th Street East, Saskatoon, SK



Three dynamic neighbourhoods surround the Cumberland Square Mall. Each features a mix of high income earners & student rental housing. While many parks and schools grace the immediate area.

### COLLEGE QUARTER



This neighbourhood is the University's largest expansion in their history. This 145 acre pedestrian friendly mixed use development houses over 3,000 students along with academic, recreational and retail facilities.

### VARSITY VIEW



Neighbourhood population of approx. 3,600 and an average household income of \$79,421. Population continues to rise as this area has recently experienced significant infill development.

### GROSVENOR PARK



Neighbourhood population of approx. 1,600 and an average household income of \$99,730. It is considered a historic, upper income neighbourhood, because of the large number of single-family dwellings that on average sell for \$426,430.