



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

Unit 200 - 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. Main floor retail/office/restaurant space and third floor office space are now fully leased, with second floor office space available for lease. Main floor is home to a Scotiabank and Blanco Cantina restaurant and patio.

POSSESSION

- Immediate

TYPE

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

ZONING

- B4

NET LEASE RATE

- \$30.00

OCC COSTS

- \$14.36 PSF (Estimate)

AVAILABLE AREA

- 2nd Floor Office - 8,363 SF

PARKING

- Underground stalls-\$150/month
- Approx. one (1) underground stall for every 650 SF
- Ample on-site

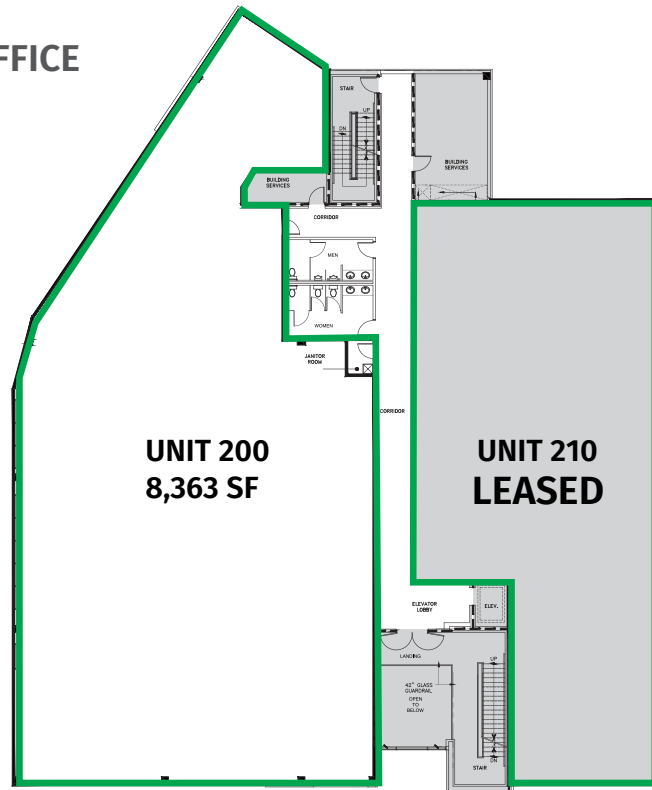
FLOOR PLANS

Cumberland Square Redevelopment

Unit 200 - 1507 8th Street East, Saskatoon, SK

SECOND FLOOR OFFICE

- 8,363 SF Available



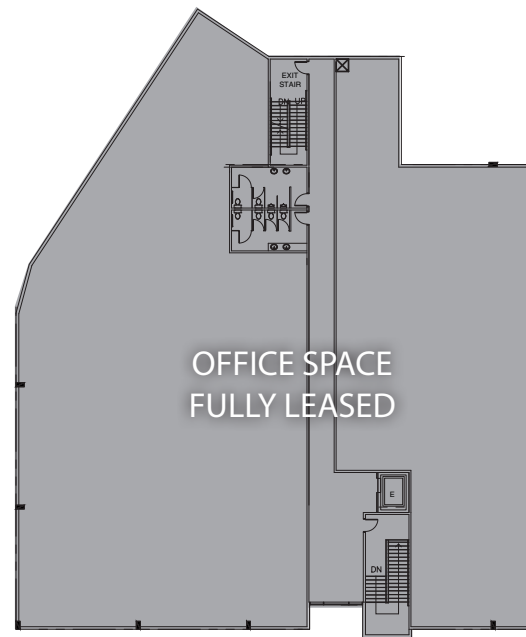
MAIN RETAIL/OFFICE/RESTAURANT

FULLY LEASED



THIRD FLOOR OFFICE

FULLY LEASED



SITE PLAN

Cumberland Square Redevelopment

Unit 200 - 1507 8th Street East, Saskatoon, SK



HIGH PROFILE AREA BUSINESS

- Scotiabank (on-site)
- Blanco Cantina (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)
- Sobeys
- Petro Canada
- McDonald's
- Tim Hortons
- Montana's BBQ & Bar
- Booster Juice
- Varsity Dental Group



SITE PHOTOS

Cumberland Square Redevelopment

Unit 200 - 1507 8th Street East, Saskatoon, SK

BUILDING A • Fully Leased



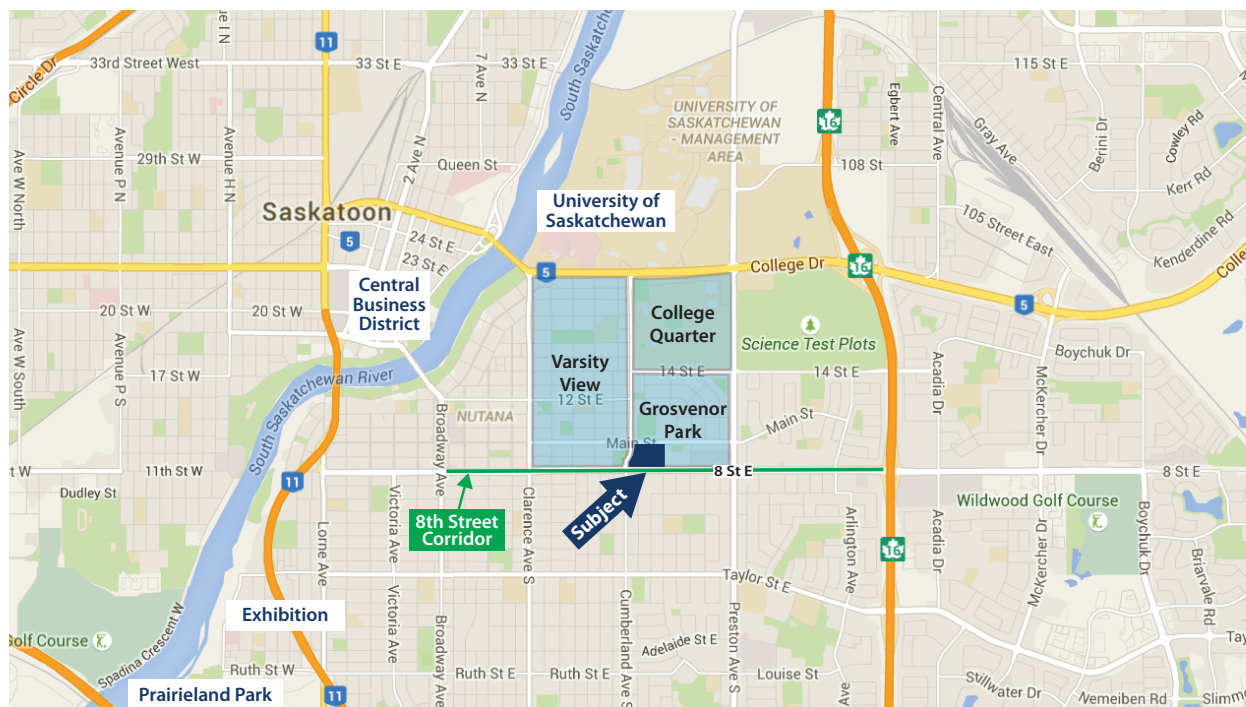
BUILDING C • Fully Leased



LOCATION SPECS

Cumberland Square Redevelopment

Unit 200 - 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.