

EASTVIEW CENTRE

3803-3903 40 AVENUE
RED DEER, ALBERTA



HIGHLIGHTS

- Grocery/pharmacy-anchored shopping centre, located in Red Deer's developing east end
- 97% leased to strong mix of tenants including IGA and 7-Eleven
- Low vacancy only 2 units remaining
- High exposure site at the intersection of 40th Avenue and 39th Street
- Access to over 7,300 people within a 1km radius

DEMOGRAPHICS

Red Deer



Population

128,750 (2020 est.)



Median Age

34



Household
Income
\$117,654

PROPERTY DESCRIPTION

| | |
|--------------------|---|
| Lease Rate: | Market |
| Op Costs: | \$10.00 psf TBV |
| Size: | Main Floor: 2,606 sq. ft. 2nd Floor: 967 sq. ft. |
| Available: | Main: March 2024 2nd Floor: Immediately |
| Parking: | Ample, shared |

HEAD OFFICE
Suite 300, 1324 – 11 Avenue SW
Calgary, Alberta T3C 0M6
Toll Free 1.800.750.6766
AvenueCommercial.com

AVENUE | Commercial
Real Estate Solutions

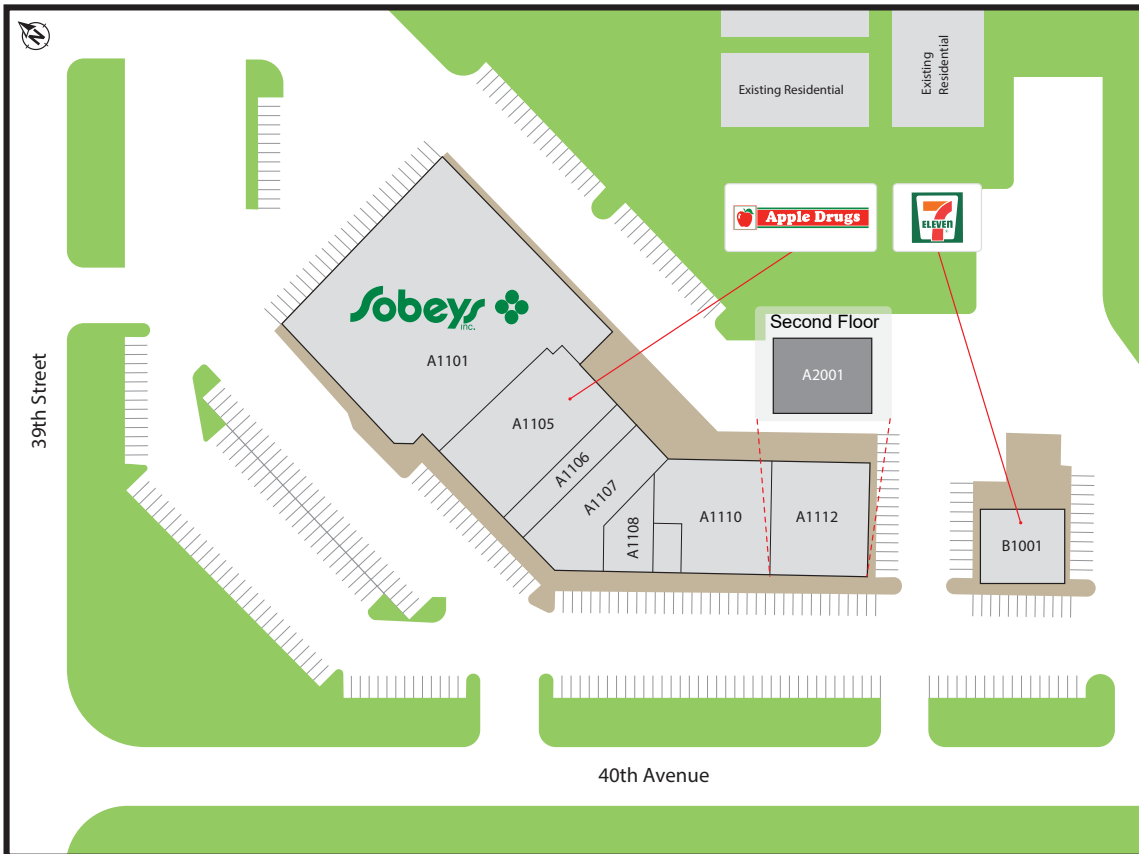
MAIN FLOOR

3803 - 3903 40 Avenue, Red Deer, Alberta



EASTVIEW CENTRE

3803 - 3903 40TH AVENUE, Red Deer, AB



STRATHALLEN

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SECOND FLOOR OFFICE SPACE

3803 - 3903 40 Avenue, Red Deer, Alberta



LOCATION

3803 - 3903 40 Avenue, Red Deer, Alberta



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