

# River Landing Retail

Ground-Floor Retail Units Available

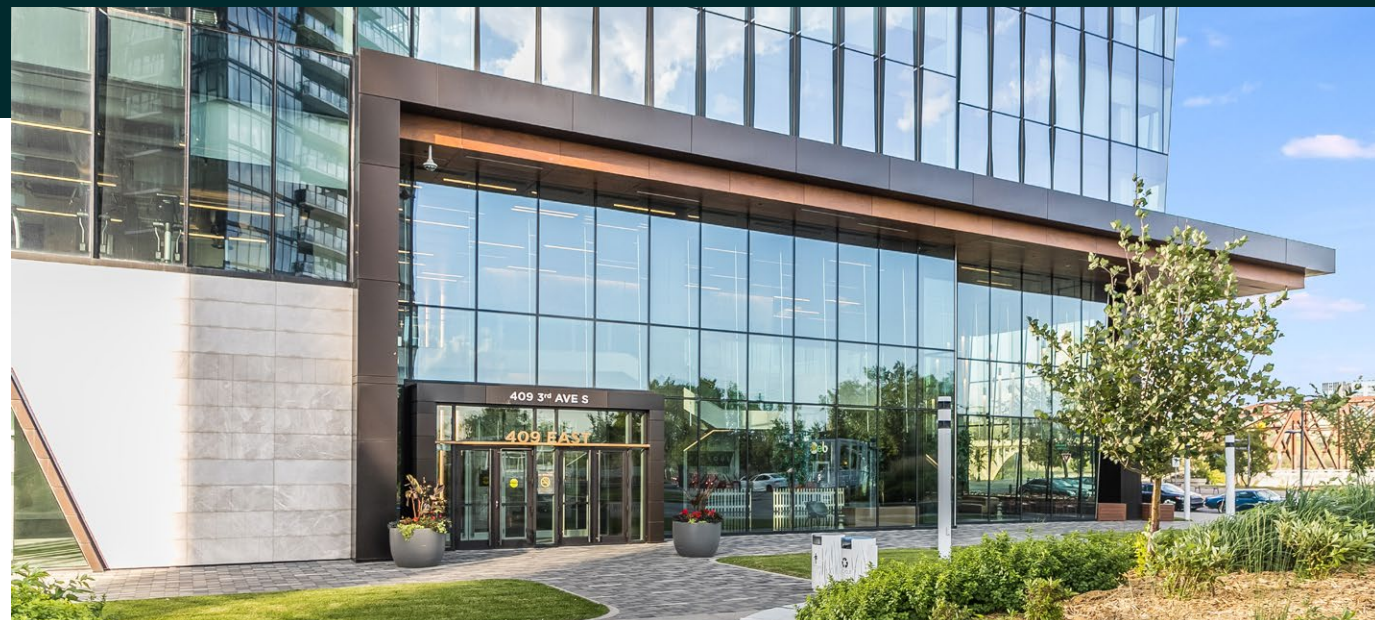


Saskatoon, SK  
[www.cbre.com/saskatchewan](http://www.cbre.com/saskatchewan)

Retail for Lease in Saskatoon's Most Prominent New Development



# River Landing Office Towers



## The Opportunity

### Two Ground-Floor Retail Units Available

These suites, located on the main floor at 409 3<sup>rd</sup> Avenue South and 211 19<sup>th</sup> Street East, are established along the South Saskatchewan River at the epicentre of downtown Saskatoon. This area benefits from being on the ground floor of River Landing, home to over 405,000 SF of office space and surrounded by dining, shopping, boutiques, entertainment, outdoor plazas, and cultural attractions. Building occupants have access to in-house conference centres and fitness facilities, a public plaza, and green spaces including walking trails along the South Saskatchewan River.



Opportunity to service  
River Landing office tenants



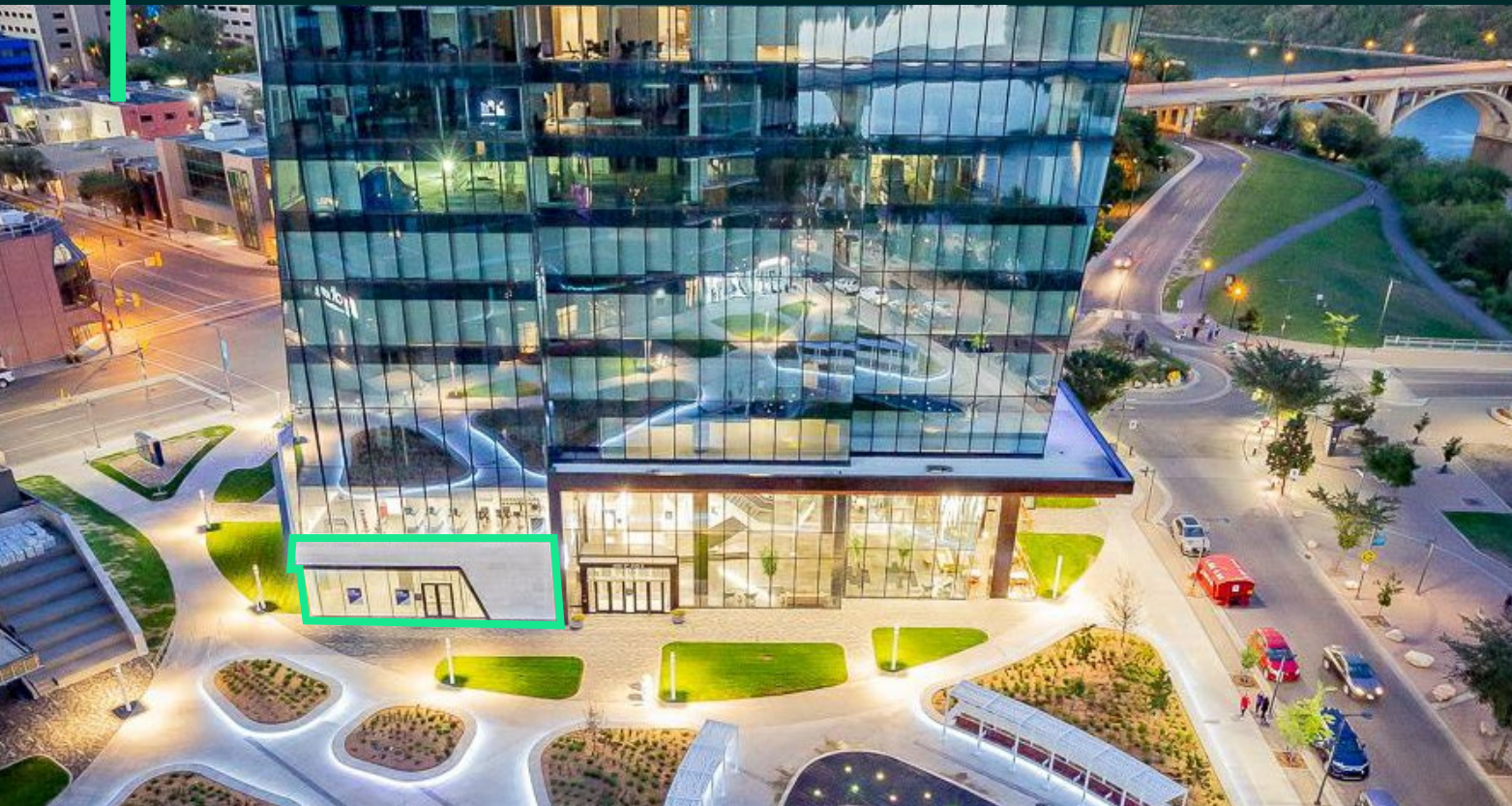
Located in Downtown  
Epicentre



Outdoor Plaza and  
Walkways

# Suite 100

409 3<sup>rd</sup> Ave. S | 3,489 SF



- + Available: 2,114 SF
- + Zoning: DCD1
- + Architectural Control: AC
- + Total SF of Offices: ±405,000 SF
- + Parcel: 203275515
- + Net Asking Rate: Negotiable
- + Operating Costs: \$16.00 (est.)

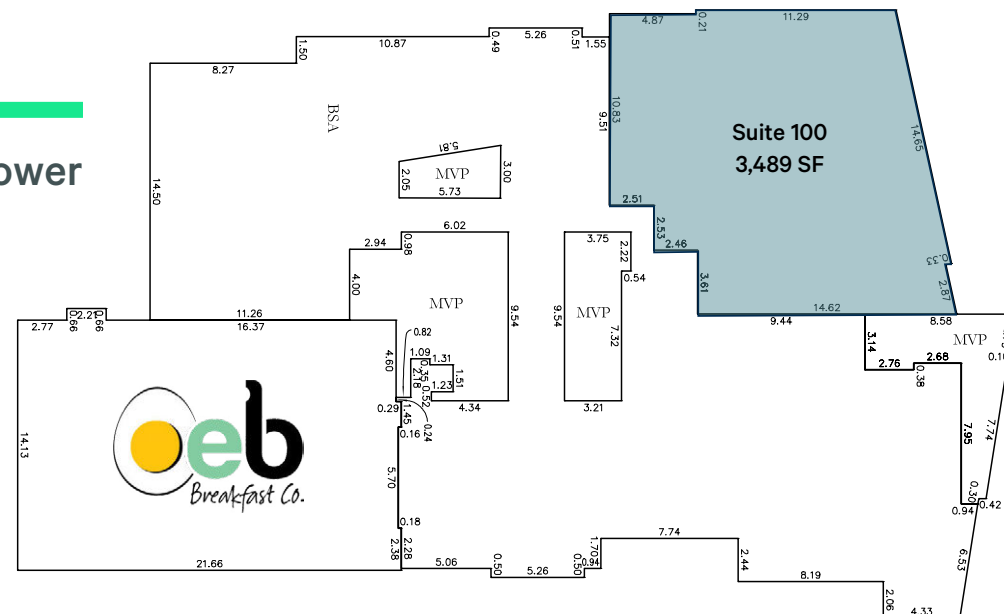
# Suite 103

211 19<sup>th</sup> St. E | 2,114 SF

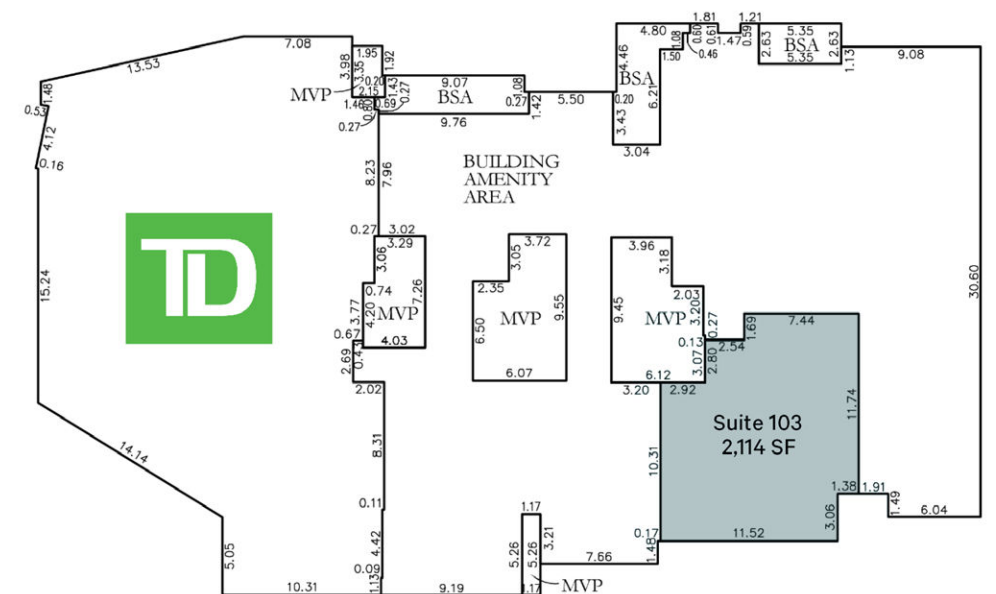
## Floor Plans

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East Tower



North Tower





# Demographic Overview

## Saskatoon's Vibrant Urban Destination

River Landing's new developments are the beating heart of Saskatoon's downtown business district, with various unique restaurants & cafes, established businesses, and local attractions enriching the city's culture with beautiful river views just steps away.

As of 2023, the population in the area consists of approximately 3,508 people with a total of 2,311 households and a median age of 42.5 years. The average household income stands at \$80,256.00. This area also experiences a daily traffic count of 10,913 with over 117,000 visitors drawn in by the Rемаi Modern art gallery in a year.

3.5K

Population in area

\$80.3K

Average household income in area

2.3K

Households in area

10.9K

Daily traffic count in area

42.5

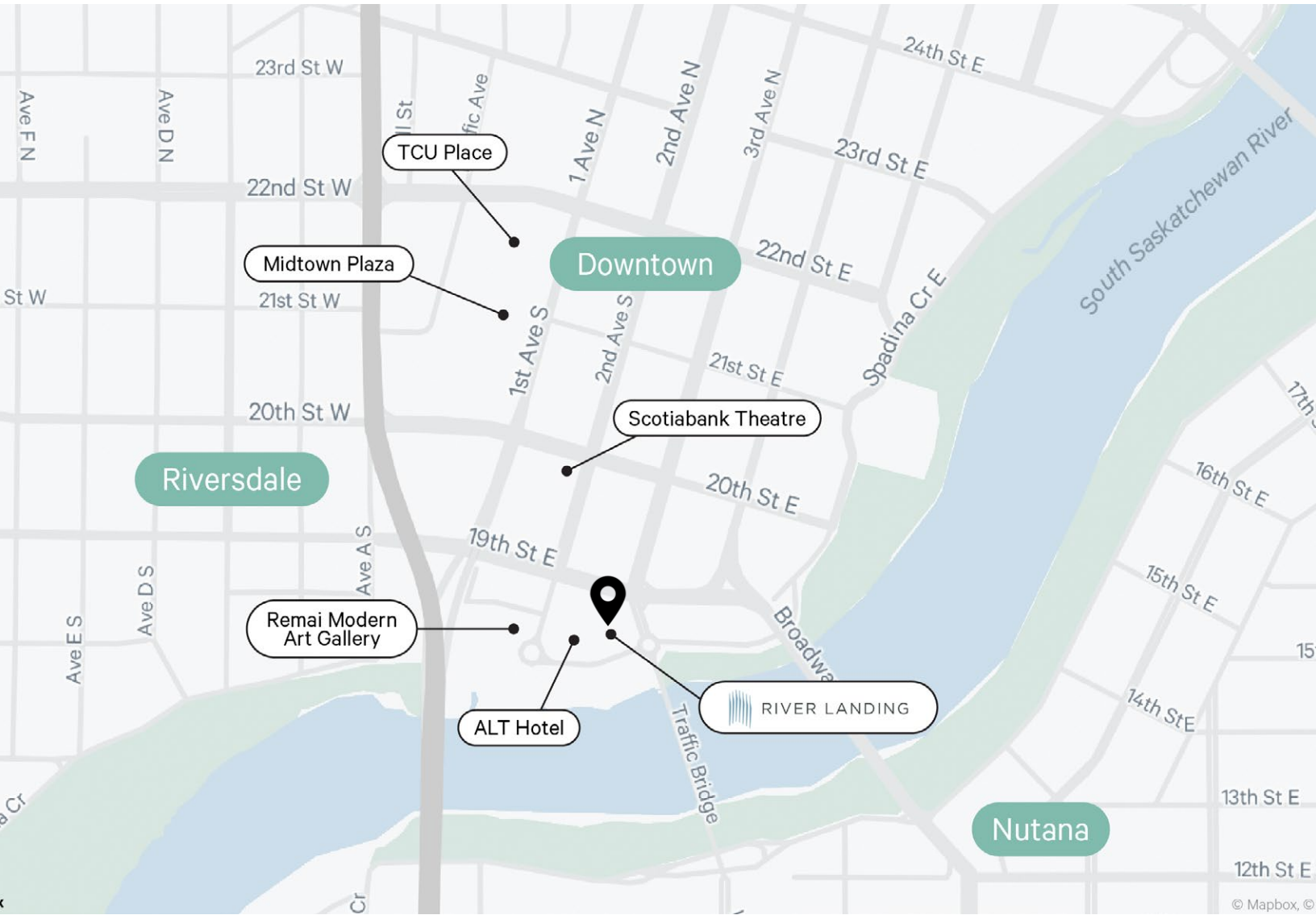
Median age of residents in area

117K

Annual visitors to Rемаi Modern

## Major Tenants:





## Contact Us

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