



Excellent Central Red Deer Location

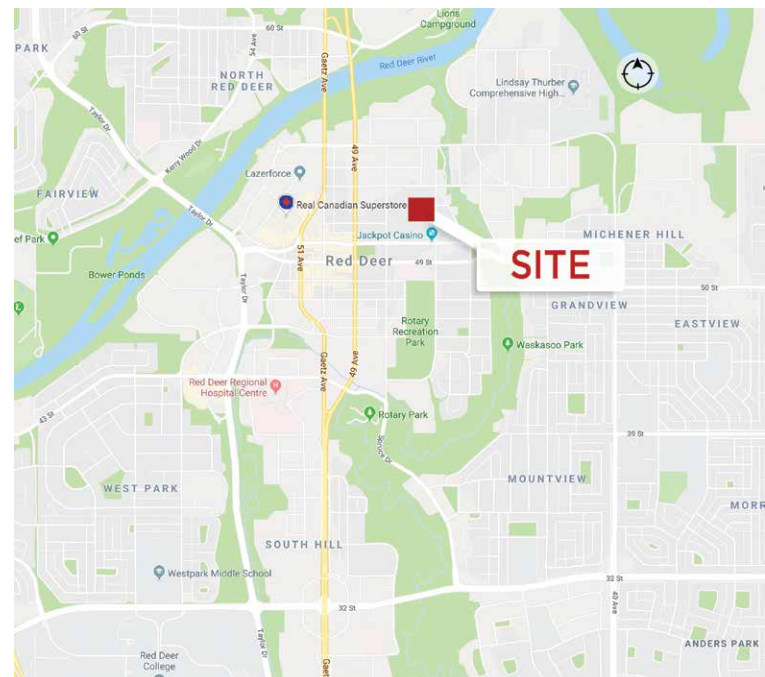
Property Highlights

- High traffic location on the east side of central Red Deer
- Excellent parking and access
- 50 Street connects East Red Deer with downtown core
- Located in the “Downtown” neighborhood
- Zoning: C1 Commercial (City Centre) District
- Red Deer population over 104,000 (2016 census)
- Over 21,000 people within 2km
- Other tenants include Parkland Medical, Albert’s Family Restaurant, Sobey’s Liquor and 7-11

Property Details

Net Asking Rent: Market

Operating Costs: \$4.90 per SF (est. 2019)



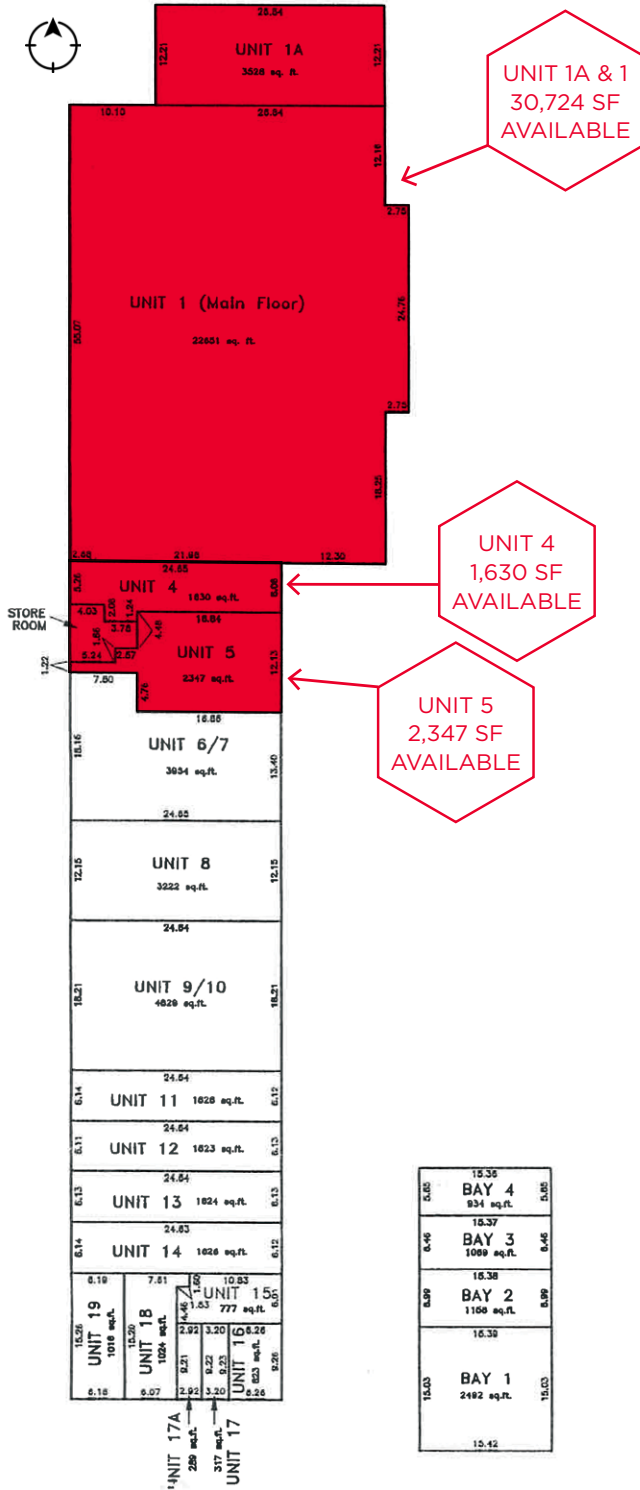
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Site Plan



Existing Tenants

Unit 1A & 1	Up to 30,724 SF Available
Unit 4	1,630 SF Available
Unit 5	2,347 SF Available
Unit 6 & 7	Medical Clinic
Unit 8	Red Deer Halal Meat
Unit 9	Murph's Pub
Unit 10	Albert's Restaurant
Unit 11	Golden Sun Health Foods
Unit 12	Sobey's Liquor
Unit 13	Nail Salon
Unit 14	Massage
Unit 15 & 17 to 19	Industry Skate & Snow
Unit 16	Cutt'in Corner Barber
Bay 1	7 Eleven
Bay 2	Family Pizza
Bay 3	Filipino Restaurant
Bay 4	Accounting Office

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Property Photos

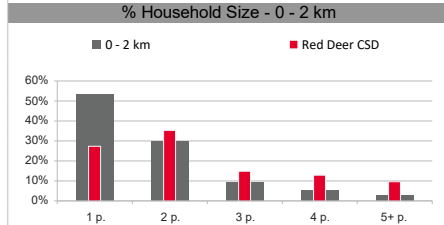
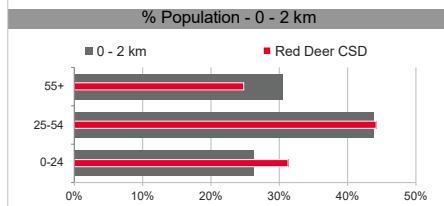


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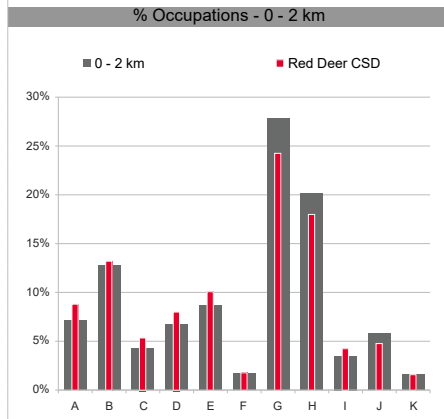
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Demographics

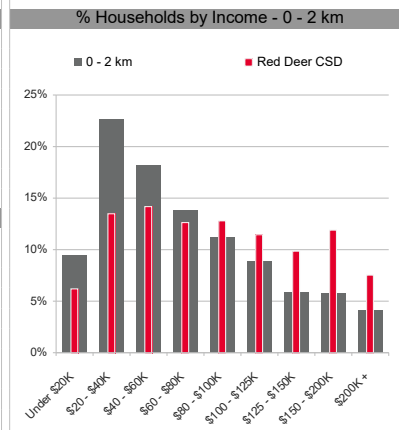
POPULATION & HOUSEHOLD SUMMARY		
	0 - 2 km	Red Deer
2016 Population (Census)	21,114	104,132
2019 Population Estimate	21,956	108,028
2022 Population Projection	23,001	113,159
% Pop. Change (2016-19)	4.0%	3.7%
% Pop. Change (2019-22)	4.8%	4.7%
Families in Private HHs	5,481	29,645
Couple census families	4,421	24,822
Without children	2,616	12,157
With children	1,805	12,665
Lone-parent families	1,060	4,823
Average Persons Per Family	2.7	2.9



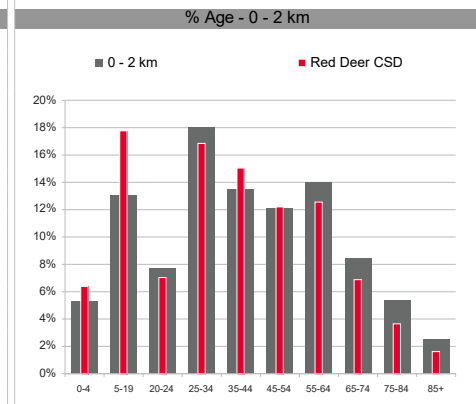
LABOR FORCE & OCCUPATIONS		
	0 - 2 km	Red Deer
Labour Force by Occupation	12,260	62,326
A Management	868	5,483
B Business & Finance	1,565	8,229
C Natural Sciences	519	3,329
D Health	827	4,979
E Educ, Gov't, & Religion	1,065	6,282
F Art, Culture, Rec, & Sport	212	1,104
G Sales & Service	3,406	15,111
H Trades & Transportation	2,470	11,211
I Primary Industry	428	2,641
J Processing & Manufacturing	705	2,972
K Not Applicable	194	985



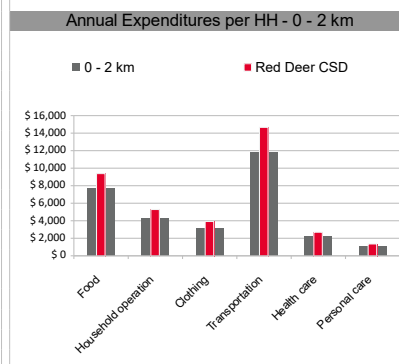
INCOME		
	0 - 2 km	Red Deer
Under \$20K	1,013	2,681
\$20 - \$40K	2,436	5,836
\$40 - \$60K	1,952	6,138
\$60 - \$80K	1,487	5,466
\$80 - \$100K	1,207	5,540
\$100 - \$125K	952	4,956
\$125 - \$150K	636	4,265
\$150 - \$200K	622	5,148
\$200K +	441	3,261
Average Household Income	\$ 85,995	\$ 117,440
Median Household Income	\$ 59,661	\$ 85,744



AGE		
	0 - 2 km	Red Deer
Population by Age	21,956	108,028
0 to 4 years	1,164	6,897
5 to 19 years	2,861	19,197
20 to 24 years	1,695	7,605
25 to 34 years	3,952	18,203
35 to 44 years	2,970	16,253
45 to 54 years	2,659	13,182
55 to 64 years	3,081	13,565
65 to 74 years	1,849	7,436
75 to 84 years	1,177	3,943
85 years and over	548	1,747
Median Age	39.1	36.2



EXPENDITURES PER HOUSEHOLD		
	0 - 2 km	Red Deer
Expenditure Per Household	\$ 57,775	\$ 70,589
Food	\$ 7,739	\$ 9,389
Shelter	\$ 16,894	\$ 20,392
Household operation	\$ 4,338	\$ 5,288
Household equipment	\$ 2,053	\$ 2,544
Clothing	\$ 3,172	\$ 3,918
Transportation	\$ 11,849	\$ 14,659
Health care	\$ 2,248	\$ 2,691
Personal care	\$ 1,111	\$ 1,354
Recreation	\$ 3,641	\$ 4,558
Reading materials	\$ 154	\$ 187
Education	\$ 1,318	\$ 1,680
Tobacco and alcohol	\$ 1,295	\$ 1,538
Games of chance	\$ 152	\$ 175
Miscellaneous expenditure:	\$ 1,810	\$ 2,216



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