



UP TO 2,200 SQ FT AVAILABLE
FOR LEASE

RETAIL | HIGH QUALITY RETAIL UNITS FOR LEASE

1218 Baltzan Boulevard

EVERGREEN CROSSING, SASKATOON

 **CUSHMAN & WAKEFIELD**
Saskatoon

PROPERTY DETAILS

\$26.00

Unit 95 Asking Price, PSF

\$13.86*

2025 Est. Occupancy, PSF

District:	Evergreen
Zoning:	B4MX (<i>Integrated Commercial Mixed-Use</i>)
Parcel #:	203423622, 203423734
Total Building Size:	72,642 SF
Total Rentable Area:	± 2,200 SF
Parking:	Ample paved parking common to site

HIGHLIGHTS

- Abundance of on-site parking and additional street front angled parking
- Bicycle parking
- Dedicated walking and cycling paths that lead through the centers green space
- Recreation Amenities: Sasktel Soccer Centre, Meewasin Northeast Swale, Saskatoon Forestry Farm & Zoo, Terry Fox Track
- Schools: Sylvia Fedoruk School, St. Nicholas Catholic School, St. Joseph High School, and Centennial High School



LEAD AGENT

SCOTT FRIESEN

President / Broker

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AVAILABILITY

FOR LEASE | Evergreen Crossing, Saskatoon SK

Main Floor

Unit 95: ± 2,200 SF

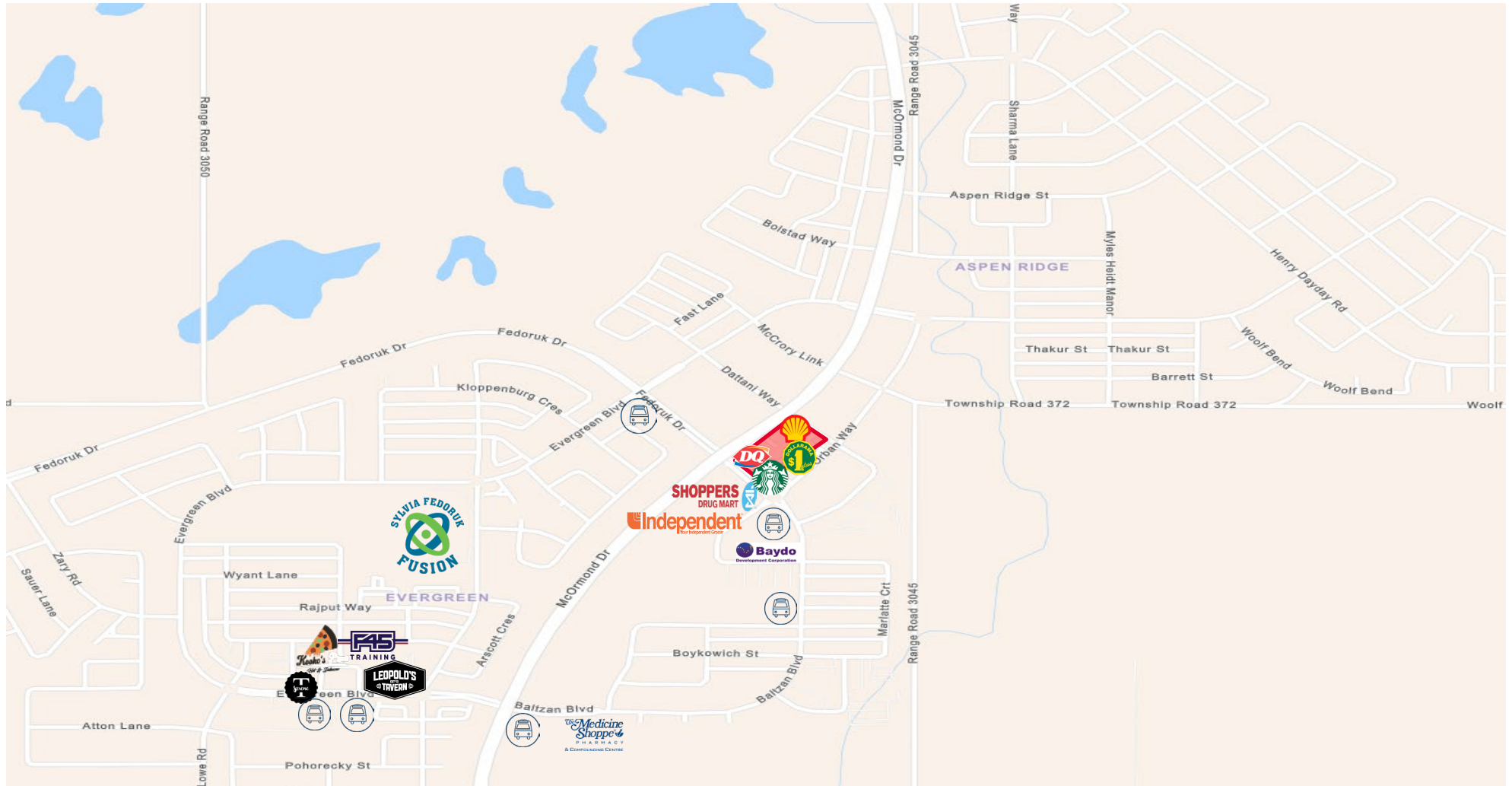


Available:

NEIGHBOURHOOD PROFILE

EVERGREEN | ASPEN RIDGE

FOR LEASE | Evergreen Crossing, Saskatoon SK



- Dollarama
- Shell
- Dairy Queen
- Athena Nails & Spa
- Oxygen Yoga
- YXE Dental

- Starbucks
- Booster Juice
- Subway
- Wireless Age
- Mary Brown's
- Lucky's Indian Ala Carte

- Kumon
- Busters Pizza
- Evergreen Cannabis
- Pet Valu
- Warman Physio
- Medicine Shoppe

LOCATION

FOR LEASE | Evergreen Crossing, Saskatoon SK



NORTH PRAIRIE TOWNHOMES

- Bellatowns in Evergreen
- 120 townhome units
 - 2-3 Bedroom & Garage

SEYMOUR PACIFIC

- Juniper gardens
- 162 rental units (1-2-3 Bedroom)
 - Phase 2: 116 rental units
- Evergreen Bend
- 204 rental units

BAYDO

- Multi-family
- Two - 6 storey Res Towers
- Baydo Plaza
 - 212 Rental Units
 - 1, 2 and 3 Bedrooms
- Phase 3-5 Under Construction
- Aspen Point
 - 38 Rental Units
- 1500 plus occupants within 2 block radius of Evergreen Crossing Shopping Centre

PHASE 1 FEATURES

- 2 Story Medical
- YXE Dental
- Pharmacy
- Dollarama
- Shell Gas Bar
- Dairy Queen Drive Thru
- Kumon
- Lucky's
- Joyous Pizza
- Starbucks
- Pet Value
- Cannabis Evergreen
- Mary Browns
- Subway



RESIDENTIAL NEIGHBORHOODS



Evergreen

- 655 acres
- 12,622 projected population
- 2,021 single family units
- 3,691 units

Aspen Ridge

- 635 acres
- 13,120 projected population upon completion

Willowgrove

- 544 acres
- 8,420 population
- 1,715 single family units
- 1,120 multi units

Silverspring

- 442 acres
- 5,164 population
- 1,317 single family units
- 362 multi units

Evergreen Crossing Phase 3

Evergreen Crossing Phase 2

Evergreen Crossing Phase 1



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