



LEASED

UP TO 2,403 SQ FT AVAILABLE  
**FOR LEASE**

RETAIL | HIGH QUALITY RETAIL UNIT LEASE OPPORTUNITY

**2710 Lorne Avenue**

LORNE AVENUE, SASKATOON



# PROPERTY DETAILS

**\$30.00**

Asking Price, PSF

**\$11.50\***

2024 Est. Occupancy, PSF

District:	Exhibition
Zoning:	IL1 ( <i>Light Industrial</i> )
Parcel #:	203973767
Site Size:	2.90 Acres
Total Rentable Area:	± 1,140 - 2,403 SF
Parking:	20+ Parking stalls at no charge

# HIGHLIGHTS

- Purchased by local developer with retail development and major roadway construction experience.
- Developer to install left turning land/access on Lorne Ave for site access as has been approved by city of Saskatoon
- Directly across from new Sandman Hotel/Chop Restaurant
- Circle Drive visibility and access. Circle Drive traffic count of 40,700 vpd from the Gordie Howe Bridge to Lorne Ave
- Current tenants include Tim Hortons and LivWell Chiro and Health



## LEAD AGENT

**SCOTT FRIESEN**

President / Broker

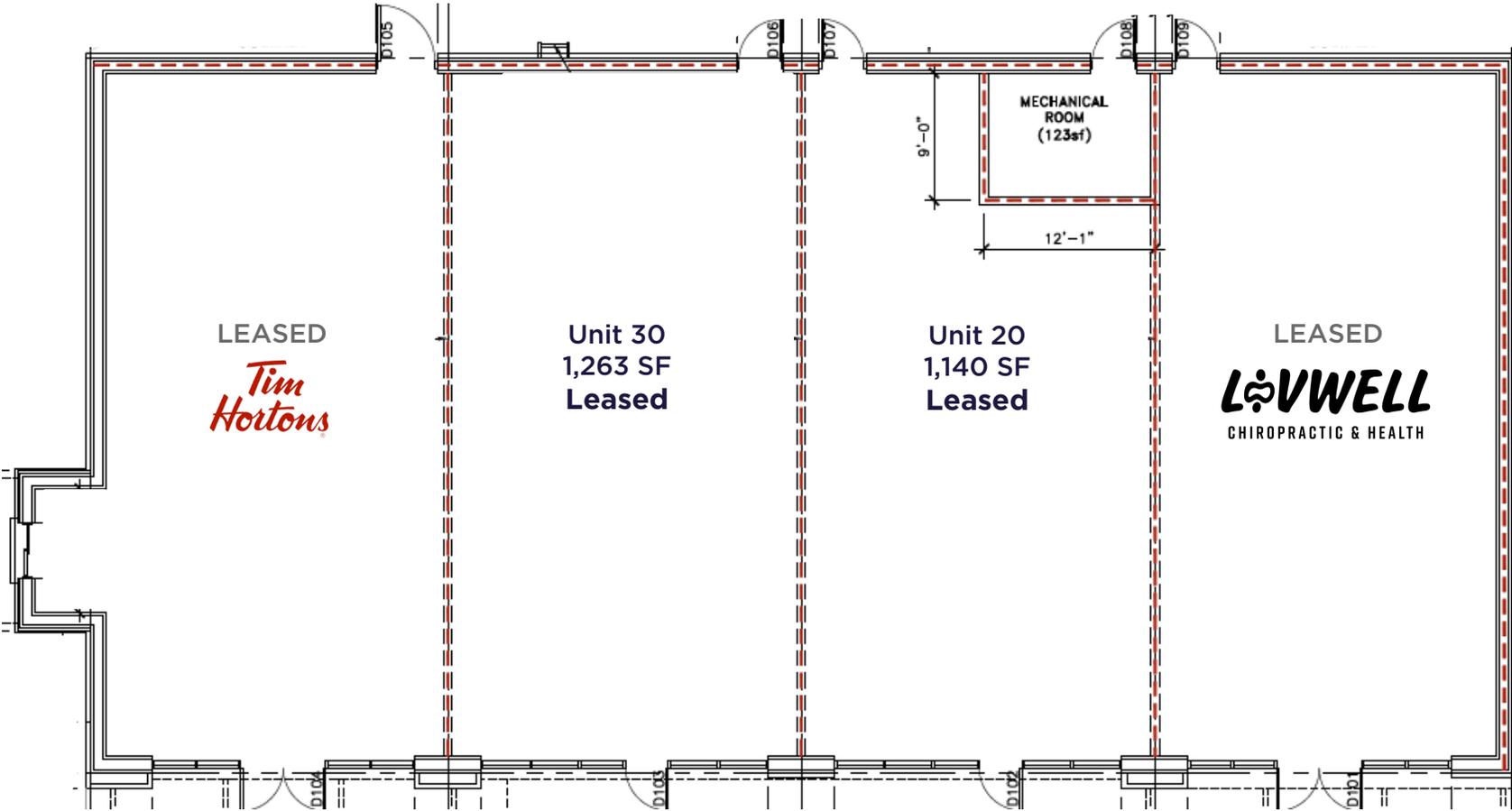
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# SITE PLAN

FOR LEASE | 2710 Lorne Avenue, Saskatoon SK

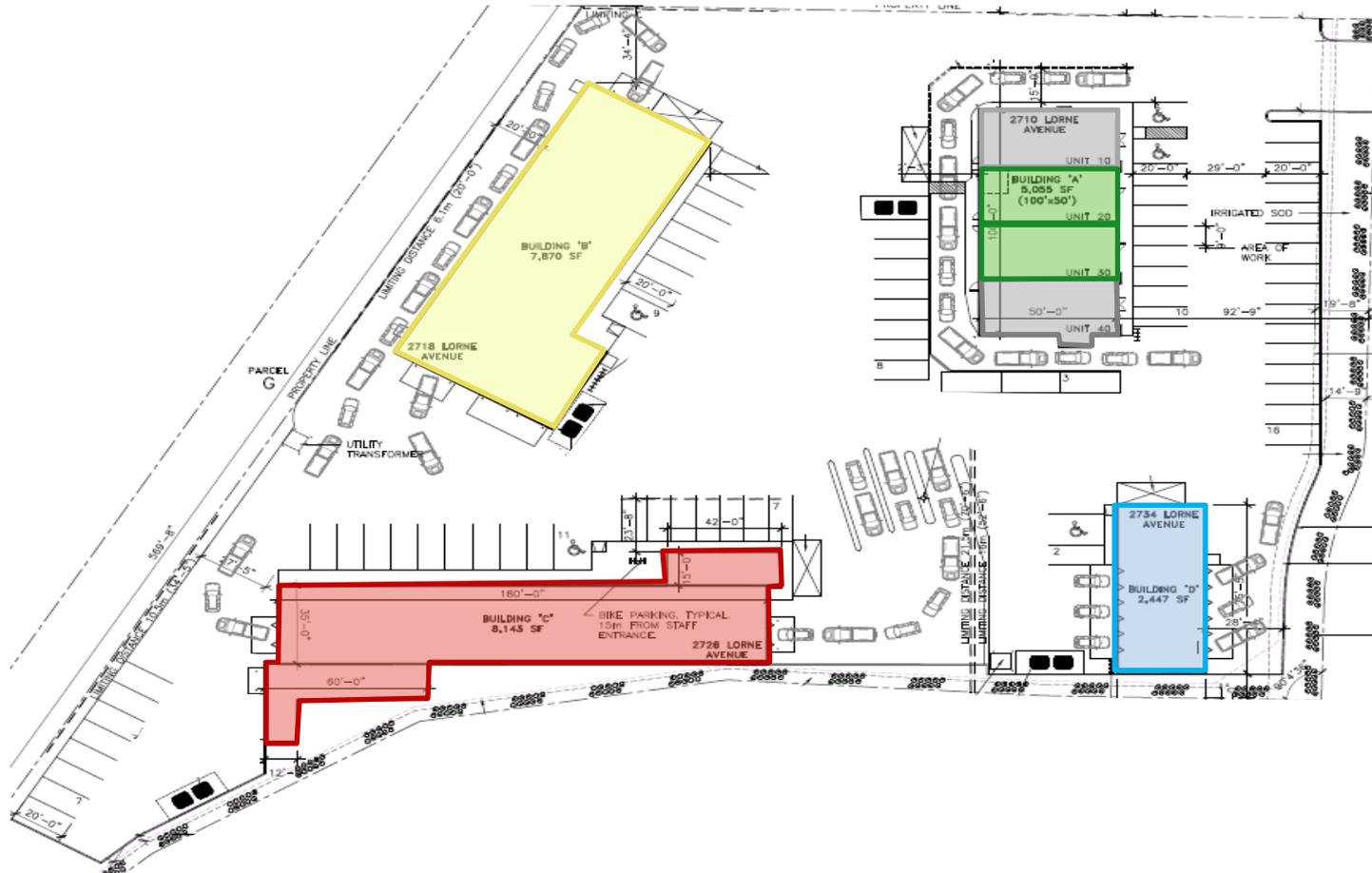


\*Not to scale, not exactly as shown.

# NEIGHBOURHOOD PROFILE

## LORNE AVENUE DEVELOPMENT

FOR LEASE | 2710 Lorne Avenue, Saskatoon SK



JJ's Roller Car Wash



JJ's Express



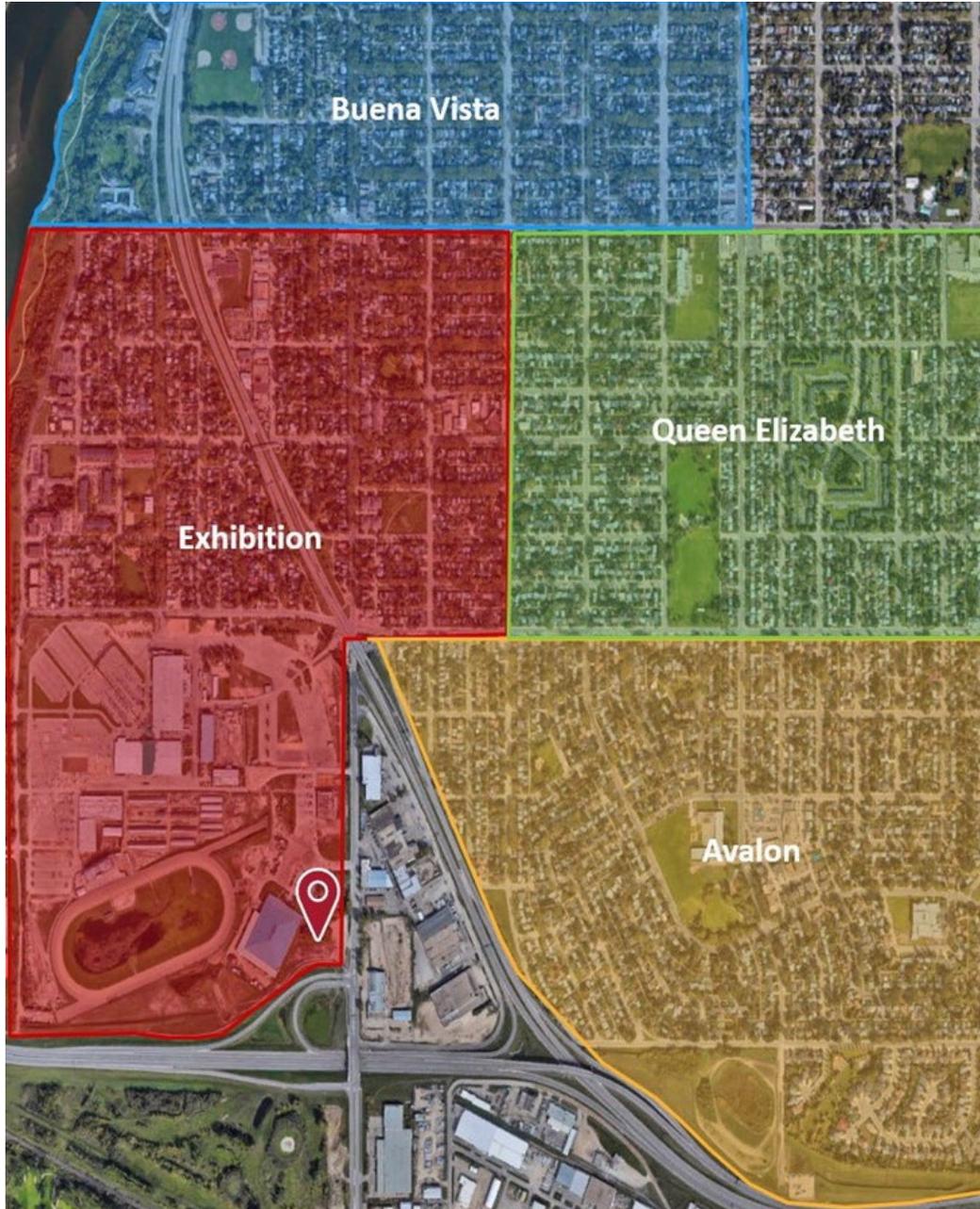
JJ's Quick Lube



Retail For Lease:  
2,403 SF

# LOCATION

FOR LEASE | 2710 Lorne Avenue, Saskatoon SK



## Exhibition

- Population: **2,556**
- Average age: **38**
- Median Household Income: **\$81,097**

## Avalon

- Population: **2,835**
- Average age: **38**
- Median Household Income: **\$95,749**

## Queen Elizabeth

- Population: **2,617**
- Average age: **34**
- Median Household Income: **\$86,316**

## Buena Vista

- Population: **3,119**
- Average age: **37**
- Median Household Income: **\$94,929**



# NEIGHBORHOOD PROFILE

FOR LEASE | 2710 Lorne Avenue, Saskatoon SK



-  Ease of access provided by **Lorne Avenue, Circle Drive, and Louis Riel Trail**
-  Immediate area hosts tenants such as **Sports on Tap, Sandman Hotel, Denny's, and Fountain Tire**
-  Just a short drive or bus ride to an **auto, retail, and industrial hub**
-  In walking distance to several **transit stations**, and neighborhood has a **bike score of 57**



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**A LOCAL FIRM WITH GLOBAL REACH**

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