



1,218 SQ FT AVAILABLE

FOR SUBLEASE

RETAIL | CRU B Unit 40

1244 Baltzan Boulevard

EVERGREEN CROSSING, SASKATOON



PROPERTY DETAILS

\$30.00-\$32.00

Unit 40 Asking Price, PSF

\$14.04*

2026 Est. Occupancy, PSF

District:	Evergreen
Zoning:	B4MX (<i>Integrated Commercial Mixed-Use</i>)
Parcel #:	203423622, 203423734
Total Building Size:	66,863 SF
Total Rentable Area:	± 1,218 SF
Parking:	Ample paved parking common to site
Lease Expiry:	July 31, 2032

HIGHLIGHTS

- Built out quick service Pizza restaurant in a fully Leased retail development in the rapidly growing Evergreen neighborhood
- West facing end cap unit with exposure to McOrmond Drive
- Ample onsite parking
- Tenants include Starbucks, Shell, Dairy Queen, Anytime Fitness, The Wireless Age, Dollarama, Subway, Evergreen Vet Clinic
- *Restaurant equipment can be purchased in separate agreement with the current Tenant.



AVAILABLE FOR SUBLEASE

FOR SUBLEASE | Evergreen Crossing, Saskatoon SK

Main Floor CRU B
Unit 40: ± 1,218 SF



Available:

PROPERTY IMAGES

FOR SUBLEASE | Evergreen Crossing, Saskatoon SK

CRU A Shell
McOrmond Drive



PROPERTY IMAGES

FOR SUBLEASE | Evergreen Crossing, Saskatoon SK

CRU B & C

McOrmond Drive



PROPERTY IMAGES

FOR SUBLEASE | Evergreen Crossing, Saskatoon SK

CRU D Dairy Queen

Baltzan Blvd



PROPERTY IMAGES

FOR SUBLEASE | Evergreen Crossing, Saskatoon SK

CRU E
Baltzan Blvd



PROPERTY IMAGES

FOR SUBLEASE | Evergreen Crossing, Saskatoon SK

CRU F

Orban Way



PROPERTY IMAGES

FOR SUBLEASE | Evergreen Crossing, Saskatoon SK

CRU F2 Medical / Professional Building
Orban Way



PROPERTY IMAGES

FOR SUBLEASE | Evergreen Crossing, Saskatoon SK

Shoppers Shadow Anchor
Baltzan Blvd



PROPERTY IMAGES

FOR SUBLEASE | Evergreen Crossing, Saskatoon SK

Evergreen Crossing Phase 2

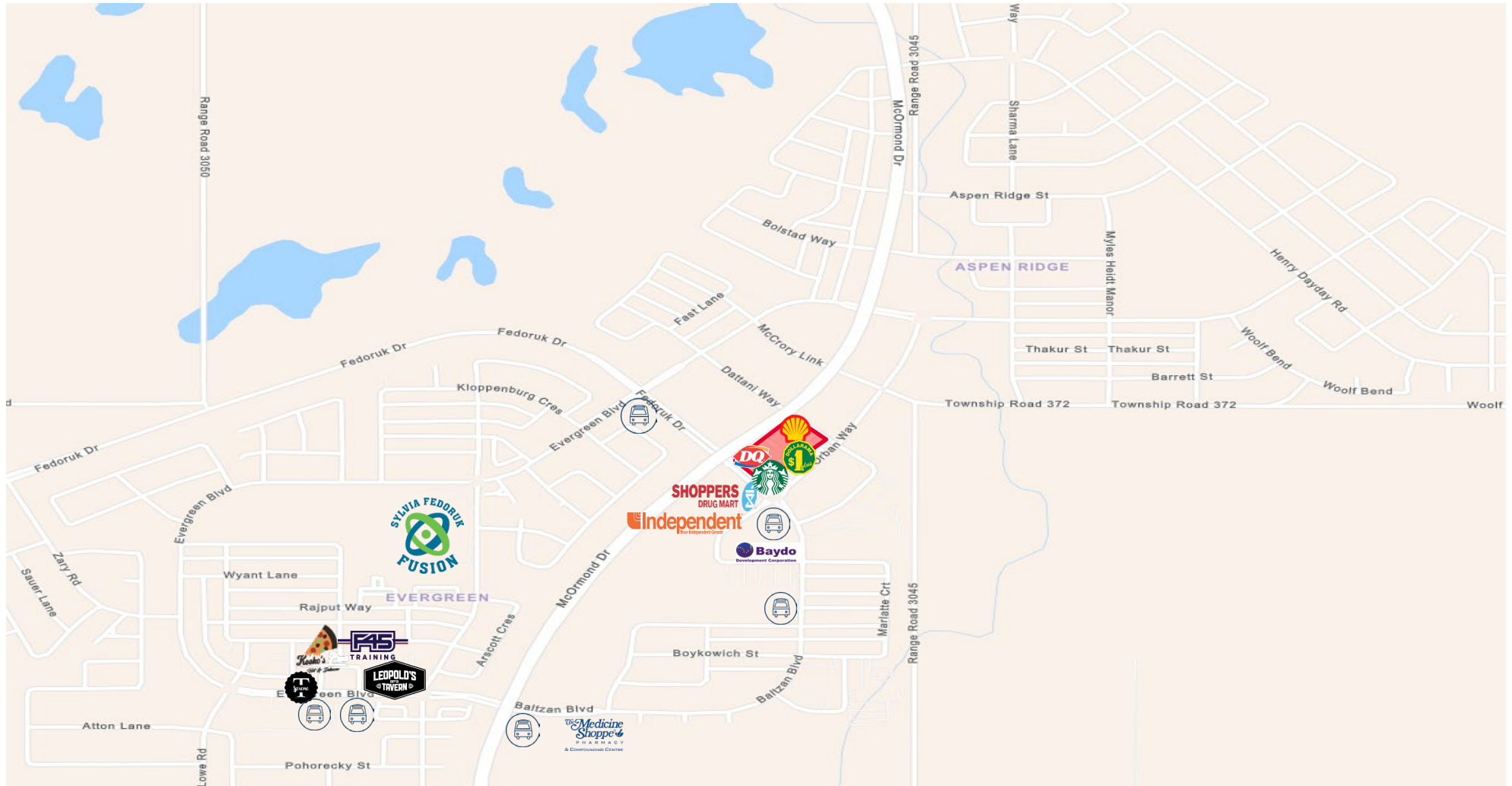
225 Payne Dr



NEIGHBOURHOOD PROFILE

EVERGREEN | ASPEN RIDGE

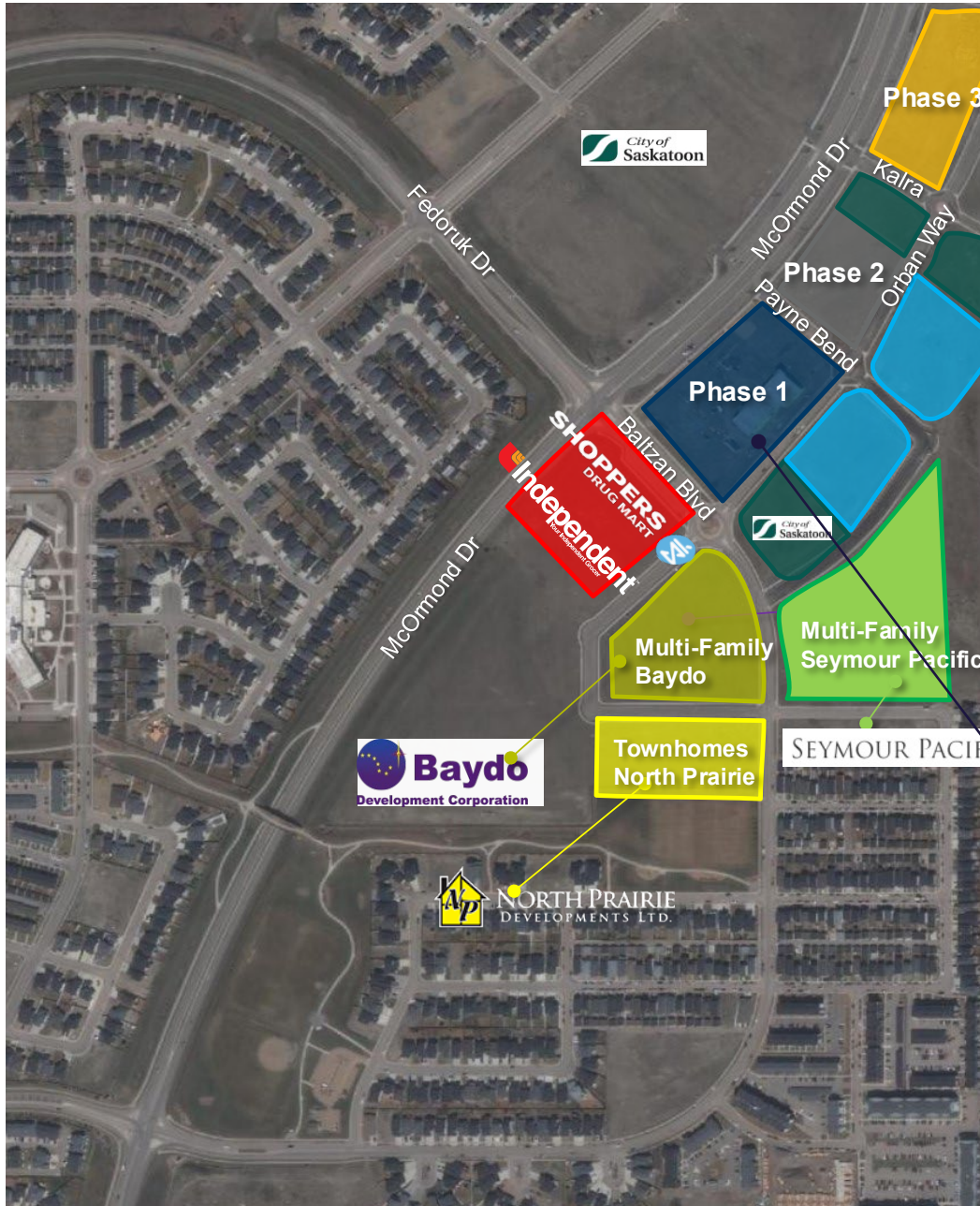
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- Dollarama
- Shell
- Dairy Queen
- Athena Nails
- Oxygen Yoga
- YXE Dental
- Starbucks
- Booster Juice
- Subway
- Wireless Age
- Mary Brown's
- Lucky's Indian Ala Carte
- Kumon
- Busters Pizza
- Evergreen Cannabis
- Pet Valu
- Warman Physio
- Medicine Shoppe
- Aspen Ridge Dental
- Aspen Ridge Medical

LOCATION

FOR SUBLEASE | 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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