



OFFICE

RETAIL

ENTERTAINMENT

HOTEL

RESIDENTIAL

### SITE ATTRIBUTES



## The Future of Regina Retail NOW OPEN

#### High Traffic Location

Lewvan Drive, The Trans-Canada Highway and Gordon Road  
2011 Phase I – Projected Daily Traffic – 50,000

#### On the Trans-Canada Highway

The Highway #1 By-Pass Makes This Development The Only  
Commercial Site In Regina On The Trans-Canada Highway

#### Part of Regina's Newest Residential Community

10,000 Residents – 3,800 Homes – 790 acres

#### Retail Demand Now and in the Future

South West Sector Retail Demand Estimated At In Excess Of 1.5  
million sq.ft. Without Consideration Of The New Residential Community



**HARVARD**  
Developments Inc.  
— A HILL COMPANY —

REGINA, SASKATCHEWAN 2011

For leasing information contact:  
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# GRASSLANDS

# MASTER SITE PLAN

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- GOLF TOWN
- Payless
- SUZANNE'S
- RBC Royal Bank
- DO SUBWAY
- bulk barn
- URBAN BARN
- FIVE GUYS
- EXTREME PITA
- Quinn's Sun
- Jump
- OPAI
- carter's
- ULTRACUTS
- lanpx
- SleepCountry
- AMERICA ONE
- Scotiabank
- Reitmans
- ADDITION ELLE
- RICKI'S
- JONES NEW YORK
- FYI doctors
- LANCASTER
- CLANCY'S
- Fantastic Sams
- Profi & Julie
- HOME SUITES
- MR. LUBE
- Tim Hortons

## SITE ATTRIBUTES



### The Future of Regina Retail NOW OPEN

**Site Area  
80 Acres**

Gross Leasable Area = 800,000 sq.ft.  
Large Format Retail = 565,000 sq.ft.  
Urban Village = 235,000 sq.ft.

On-Site Parking  
4,750 stalls

Vehicle Access & Transportation  
Located adjacent to Lewvan Dr.  
The Trans-Canada Highway & Gordon Road  
Easy all directional access to the site  
from Lewvan Drive & Gordon Road

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GRASSLANDS DEVELOPMENT PLAN  
JANUARY 2, 2012

REGINA, SASKATCHEWAN 2011



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# MASTER SITE PLAN

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**RETAIL NETWORK**

1. Rochdale Crossing
2. Normanview Mall
3. Northgate Mall
4. Towers Mall
5. Carling Corner
6. Cornwall Centre
7. Victoria Square Mall
8. Golden Mile Mall
9. Southland Mall

**PRIMARY TRADE AREA (PTA)**

**SECONDARY TRADE AREA (STA)**

**GRASSLANDS**

## TRADE AREA FACTS

Regina CMA  
214,000

Primary Trade Area  
66,000 People

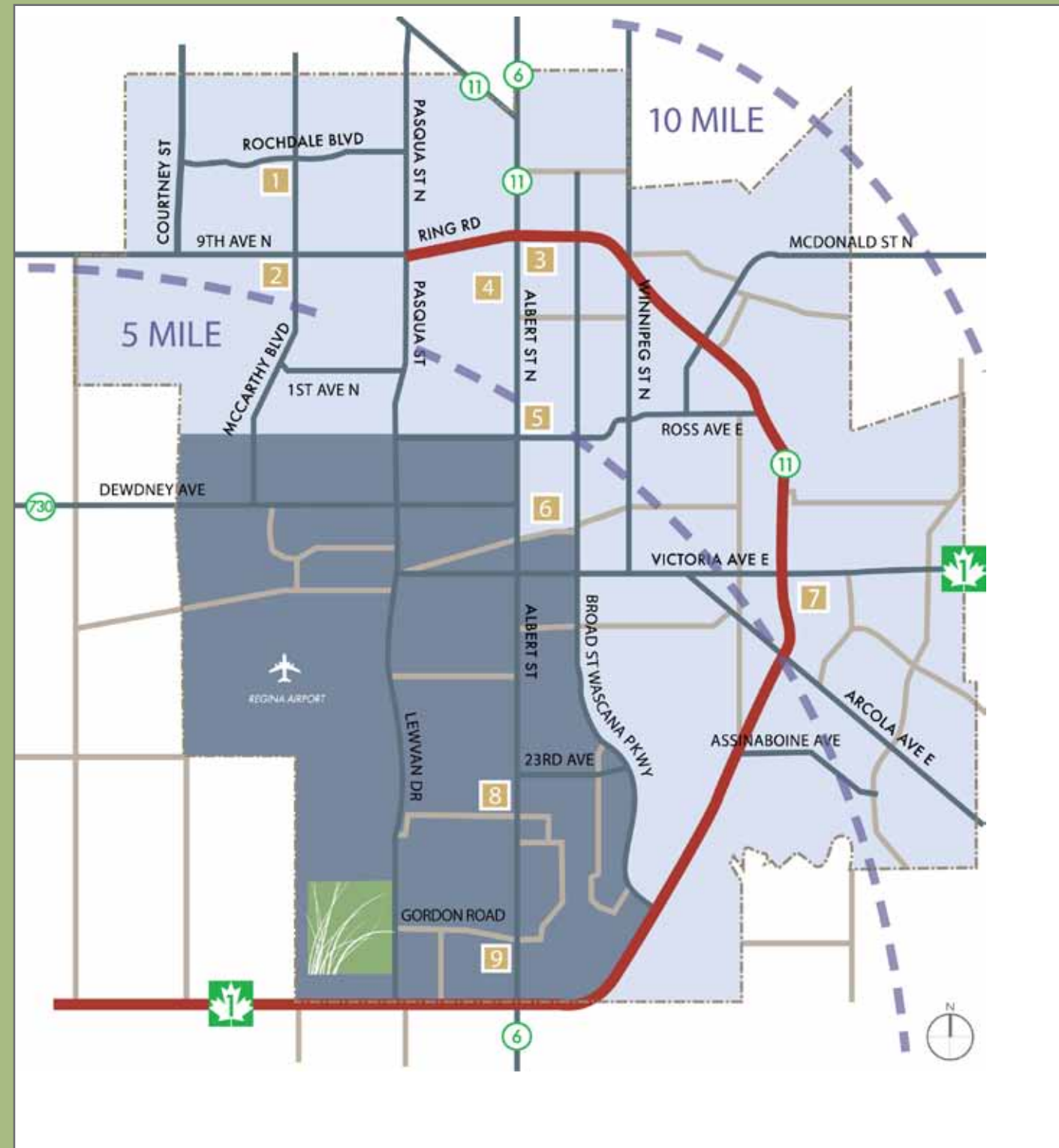
Annual Consumer Retail Expenditures 2010 = \$1 Billion

Secondary Trade Area  
203,000 People

- South Regina Vacancy Rate = 2%
- Saskatchewan Retail Sales Growth  
-2011 Projected = 4.6%  
-2011 Projected = 4.3%
- Saskatchewan 2010 retail sales growth = 6.5%  
which is almost double the Canadian average
- Regina unemployment rate at 4% is lowest among  
Canadian cities

Retail Square Footage Per Capita  
Under Supply of Retail Space

Primary Trade Area Presently @ 14.5 sq.ft. Per Capita  
Similar Successful Markets Are @ 40 sq.ft. Per Capita  
Regina Current Under Supply Of Retail In Excess  
Of 1.5 Million sq.ft.



Grasslands at Harbour Landing is located in Regina's newest Master Planned Community encompassing 780 acres of retail, entertainment, hotel and residential development.

The Regina market presently has a record high demand for new residential lots. This community will encompass 780 acres in total with over 10,000 new residents in over 3,800 homes when fully developed.

Grasslands is a unique retail opportunity and Regina's next shopping destination! Described as a hybrid centre that merges traditional box campus tenants with a main street "Urban Village" component. Grasslands is ideally located at Lewvan Drive, the Trans-Canada Highway and Gordon Road... (busy roadways with over 40,000 vehicles per day!). Additionally, Grasslands will be surrounded by Harbour Landing Drive; a major two way connector road for the entire community.

Grasslands will contain 80 acres of mixed use perimeter out-parcel development housing a variety of large format, junior box, food service and hospitality uses. The "Urban Village" will feature fashion and a unique mix of amenity retail such as grocery and drug stores alongside entertainment and food services all in a distinctively designed environment. Don't miss out on Regina's newest and most exciting retail development.

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