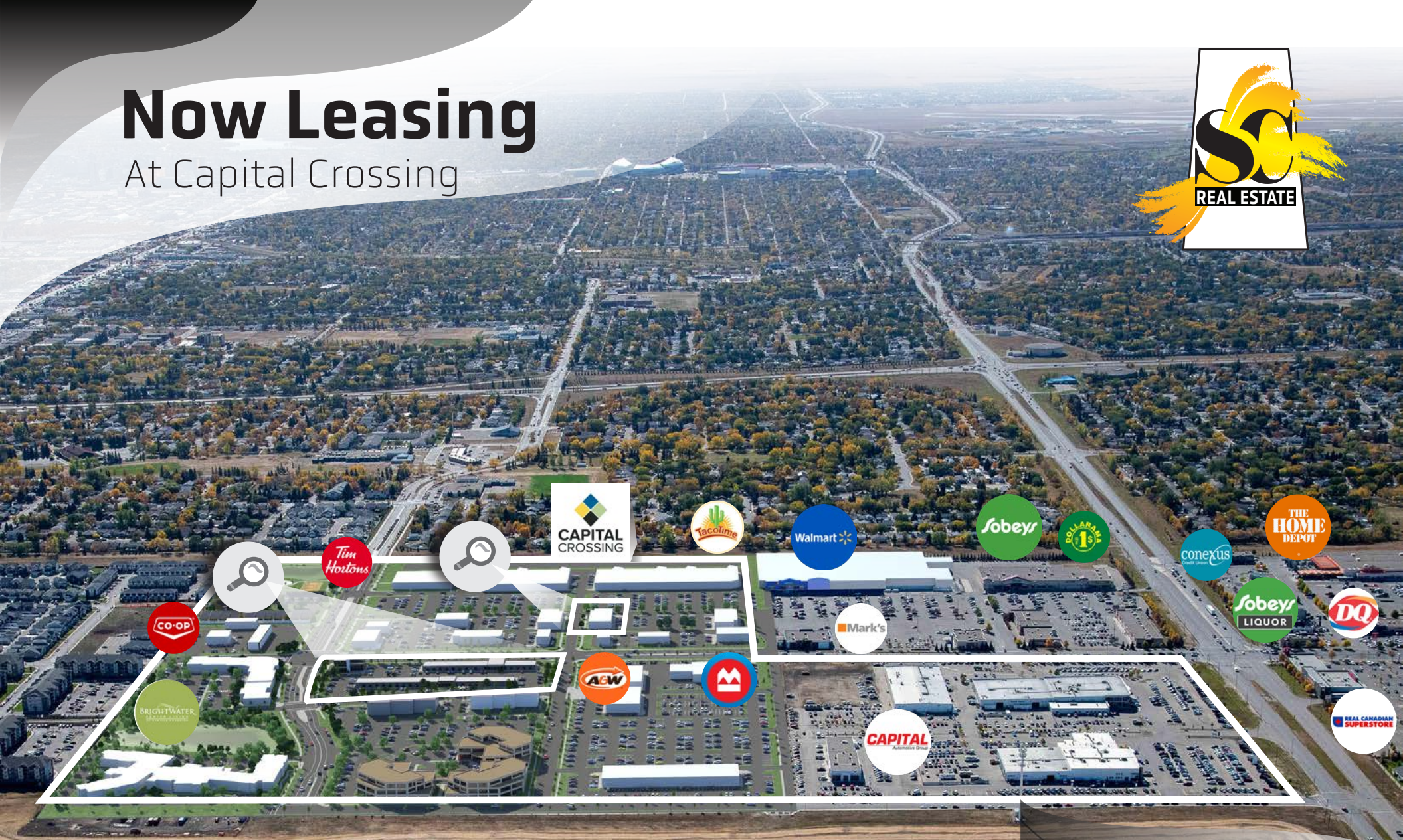


# Now Leasing

## At Capital Crossing



Capital Crossing is a 75-acre mixed-use infill development adjacent to the Capital Auto Mall and Walmart Supercentre, in the heart of Regina North West.

At a time when the retail world is undergoing rapid change, Capital Crossing offers a stable opportunity for retailers to thrive.

Contact the Listing Agent for leasing opportunities.

**Gord Scrapper**  
**(306) 570-6777**  
**[gmscraper@scre.ca](mailto:gmscraper@scre.ca)**



# Capital Crossing

## Demographics



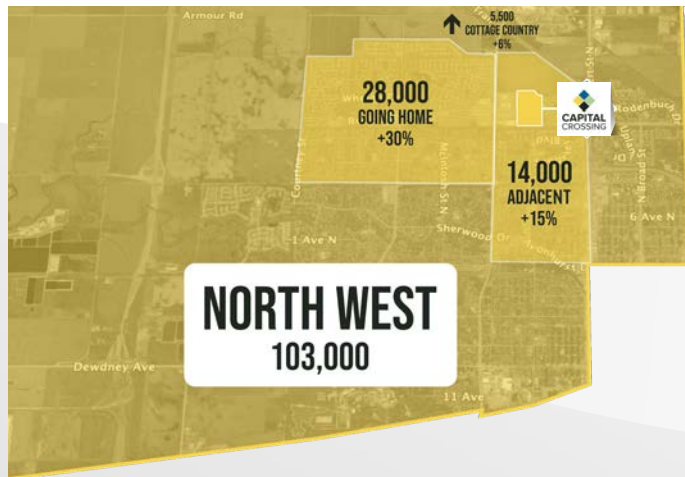
How does your business fit into this demographic? **Contact** us for more information.



With a Greater Regina population of 250,000+ people and growing at a rate which exceeds the national average, the population breakdown of Regina is as follows:

Population	252,000
Regina North West	103,000
Regina East	86,000
Regina South	63,000

Regina North West	
Homeownership Rate	72%
Average Household Age	36 years
Average Household Income	\$106,525



**Adjacency and Going Home Routing to 47,500 consumers:**  
 Capital Crossing conveniently services neighbouring residences, those driving to and from work, those connected by the Ring Road on-and-off ramps and overpass, together with workers who pass through on their daily drives home to Cottage Country, which encompasses surrounding communities such as Lumsden and Regina Beach.





# Capital Crossing

## Population & Growth



Regina North West is the most populous residential district with the strongest future growth prospects and forms the City of Regina's largest Primary Trade Area.

### Population Growth % 2011-2016 (Regina North West)

Lakeridge	+12.77
Twin Lakes	+20.36
Coronation Park	+9.08
Argyle Park & Hawkstone	+45.12
Cottage Country	+11.30

Sherwood Industrial Park, located immediately north of Regina's most populous residential district, is home to established agricultural implement manufacturers such as: Brandt, Finning and Degelman, together with Evraz and Shaw Pipe, employing thousands – Capital Crossing is the nearby retail and restaurant “go-to.”





# Capital Crossing

## Traffic Flow & Infrastructure



Capital Crossing is situated in Regina's fastest growing trade area with 53,500 westward vehicles now approaching the Argyle St off-ramp. It is located along well-established, and recently extended, traffic routes further contributing to its growth and retail appeal. Since 2016, eastbound traffic to the site via Rochdale Blvd, in combination with the Argyle St N extension, has increased traffic flow significantly.



Following the **Argyle St N extension** northward, traffic flow has increased to 9,900 vehicles per day (vpd) passing by Tim Hortons and a full service Co-op Gas Bar.

**Rochdale Blvd** traffic has grown along with Capital Crossing: from 5,700 vpd (2016) to 14,400 vpd (2019)\*.





# Capital Crossing

## Site Plan



How can this plan benefit your business?  
**Contact** us for information on retail strategies.

