

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.

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Capital Crossing

Demographics



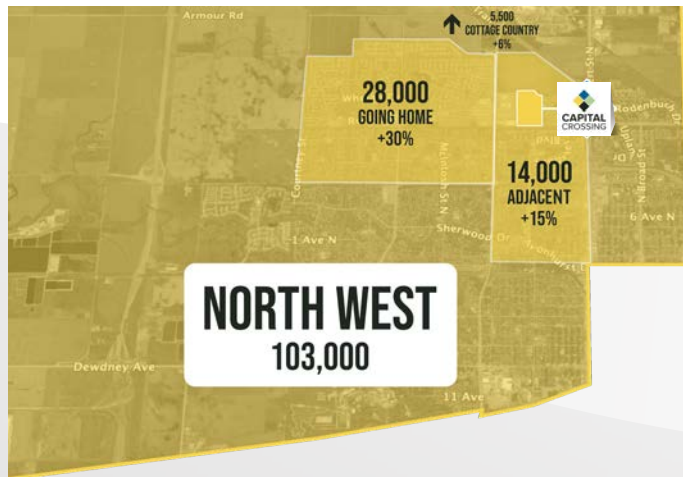
How does your business fit into this demographic? **Contact** us for more information.



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.”

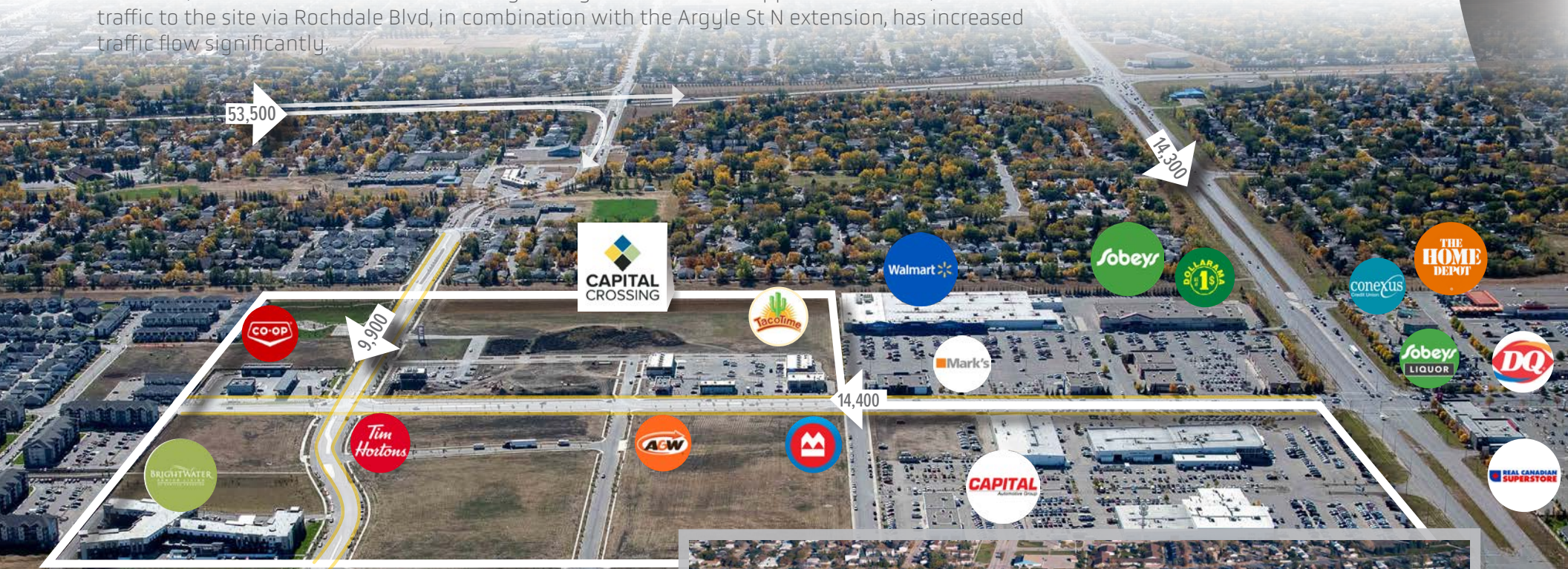


Capital Crossing

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.

