

# Lion Plaza

7710 Gaetz Ave W Red Deer AB T4P 2A5

SITE INFORMATION PACKAGE

**FOR LEASE**



REED AND COMPANY INC.  
200, 8712 51 Avenue - Edmonton, Alberta - T6E 5E8  
Phone: (780) 482-3278 - Fax: (780) 482-4138

# Site Information



## Details

Up to 10,650 sq ft contiguous  
Net Rent: market  
CAM/Taxes: \$6.36/sq ft (2025)  
Zoning: C-4 Major Arterial

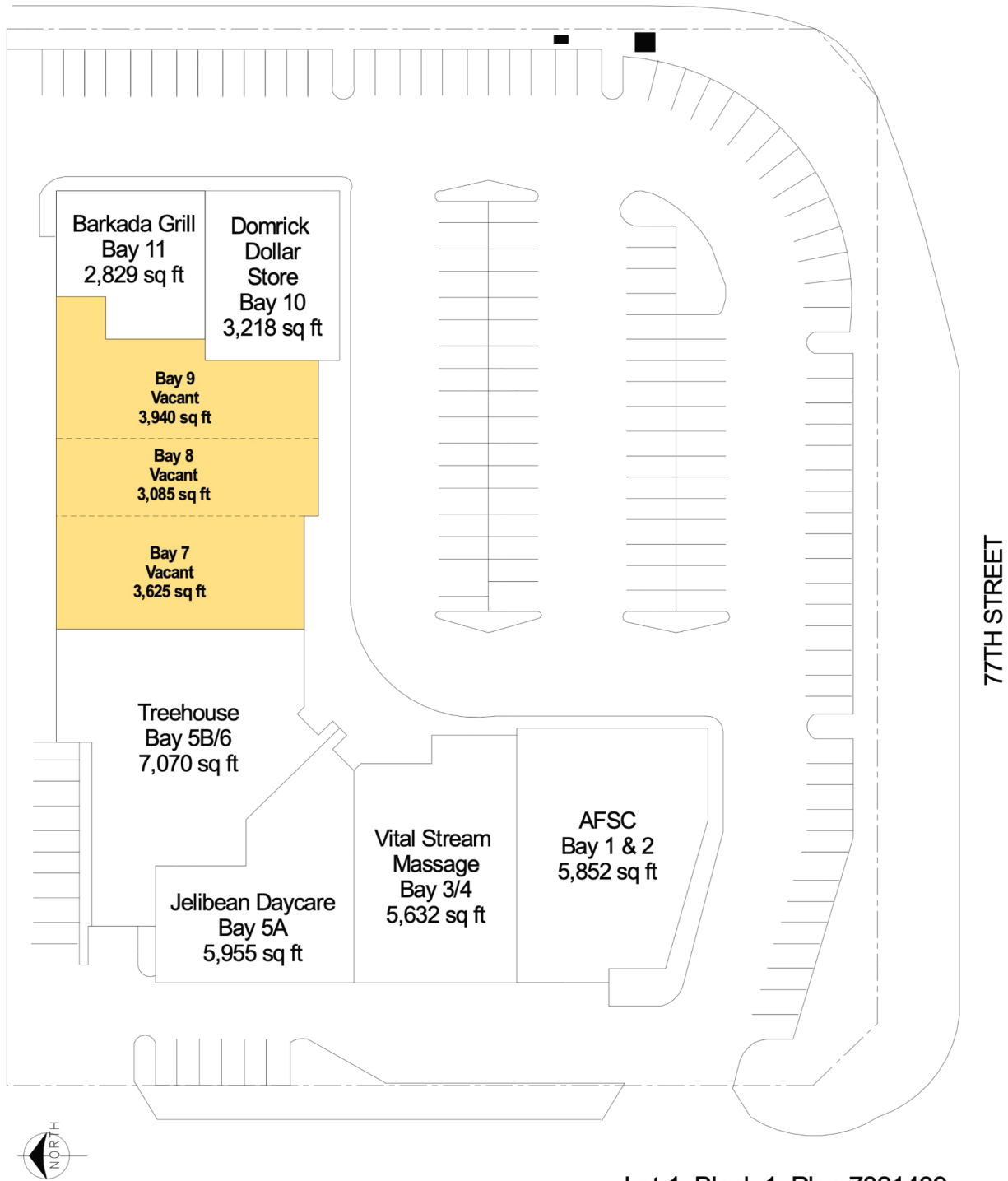
## Features

Primary Market: 24,945  
Gaetz Traffic: 26,140 cars/day  
Market dominated by young families.  
Excellent exposure to Gaetz Avenue.  
Immediate access to adjacent residential.

# Lion Plaza

7710-50th Avenue Red Deer, AB

GAETZ (50th) AVENUE



Lot 1, Block 1, Plan 7821439

# Demographics

## Pride Portfolio Summary Report

Attribute	Benchmark				
	CA (830): Red Deer, AB		Lion Plaza DT 5 min		
	value	percent	value	percent	index
<b>Daytime Market</b>					
DAYTIME MARKET					
Daytime population	144,677	85.60%	28,022	96.76%	113
<b>Summary</b>					
SUMMARY					
Total number of private households	44,032		9,651		
Total population	111,567		24,811		
<b>DWELLING</b>					
Average dwelling value \$	\$434,337		\$304,584		70
Home owners	29,090	66.07%	5,826	60.36%	91
Home tenants	14,942	33.93%	3,825	39.64%	117
<b>EDUCATION</b>					
College, CEGEP or other non-university certificate or diploma	18,885	20.70%	3,859	19.34%	93
<b>INCOME</b>					
Average household income \$	\$129,831		\$108,917		84



# Contact Information

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[www.reedco.ca](http://www.reedco.ca)



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