

RESTAURANT SPACE FOR LEASE

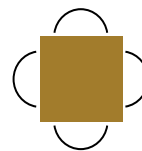
1700 BROAD STREET

REGINA, SK



Len Goudy

Broker of Record
Goudy Real Estate Corp.
Real Estate Brokerage
(416) 830-0880



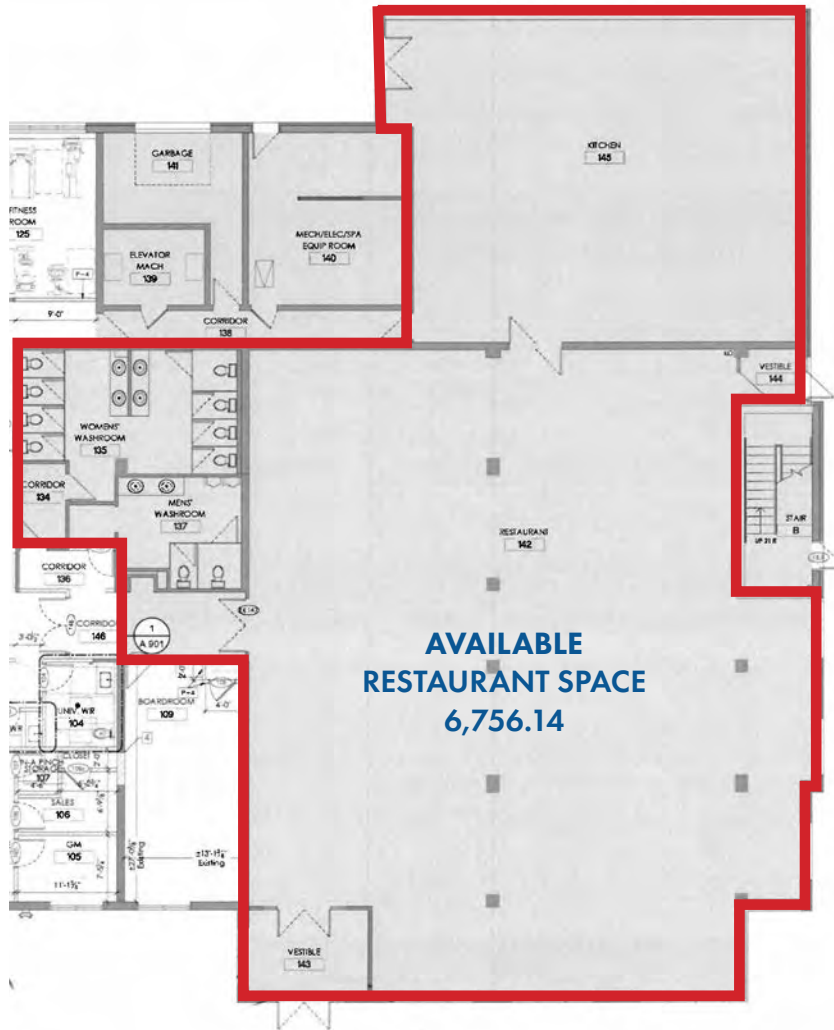
Goudy Real Estate Corp.
Real Estate Brokerage
Commercial Real Estate Sales & Leasing

505 Hood Rd., Unit 20, Markham, ON L3R 5V6 | **(905) 477-3000**

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AREA DETAILS

1700 BROAD STREET



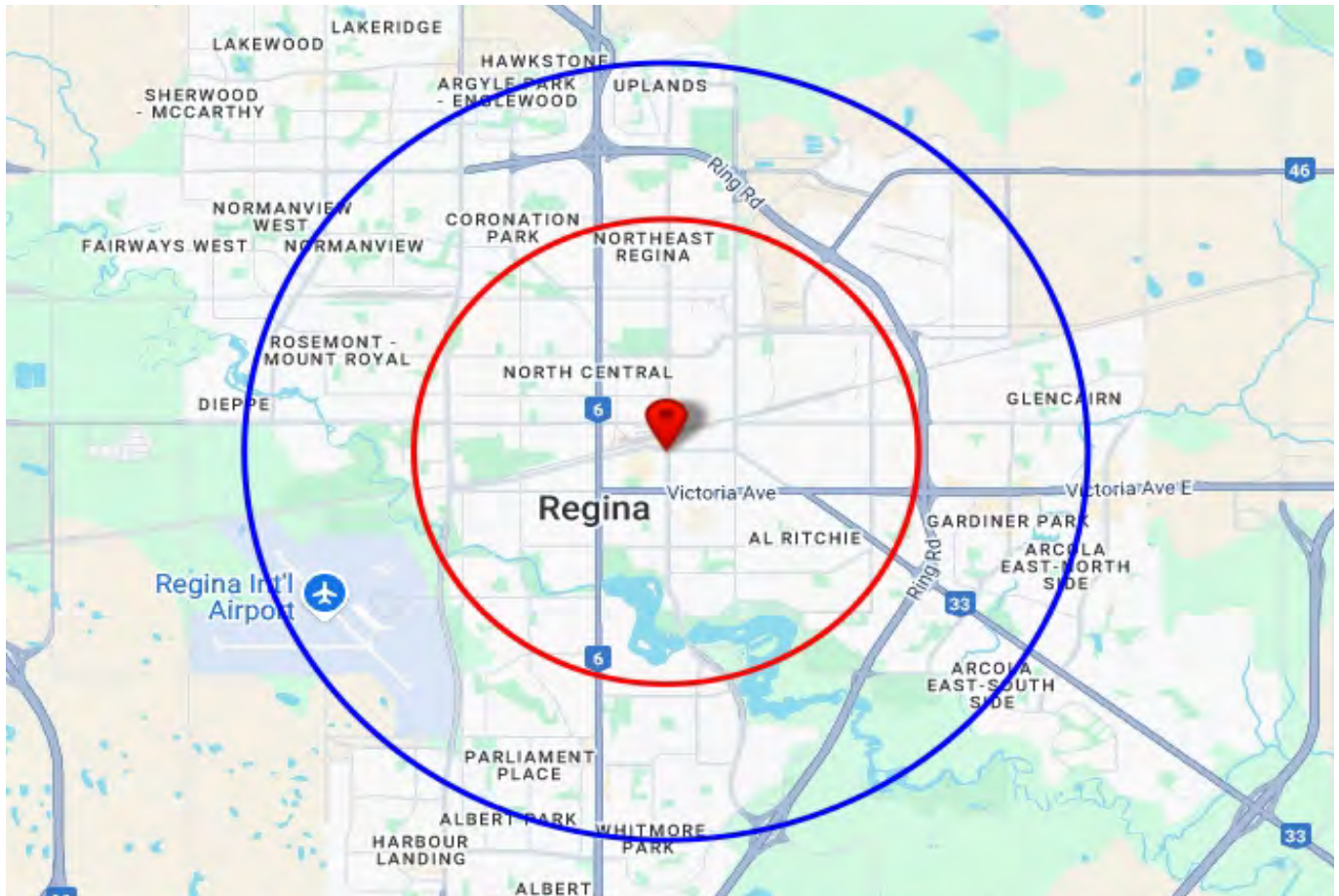
DETAILS

This high-visibility restaurant space is strategically positioned for maximum volume, located directly across from Casino Regina and alongside the Wingate by Wyndham Hotel. Guaranteeing a constant flow of tourists, entertainment seekers, and business travelers, the location is further boosted by a strong daytime population of over 110,000 within 3km. Utilize the existing commercial kitchen to launch your restaurant immediately in the heart of Regina's hospitality sector.

AVAILABLE UNIT	6,756.14 SF Approximately
RENT	\$35 PSF
TMI	\$10 PSF

DEMOGRAPHICS

1700 BROAD STREET



2025 Daytime Population	1700 Broad St, Regina, SK S4P 1X4 0 - 3 km		1700 Broad St, Regina, SK S4P 1X4 0 - 5 km	
		%		%
Total Estimated Population	59,800		141,066	
Total Daytime Population	110,169		179,641	
Daytime Population at Home	29,487	26.8%	67,931	37.8%
0 to 14 years	9,689	8.8%	23,442	13.0%
15 to 64 years	12,885	11.7%	26,644	14.8%
65 years and over	6,914	6.3%	17,844	9.9%
Daytime Population at Work	81,253	73.8%	112,527	62.6%
Work At Usual Place	64,390	58.4%	85,921	47.8%
Work Mobile	13,292	12.1%	17,781	9.9%
Work At Home	3,571	3.2%	8,825	4.9%

DEMOGRAPHICS

1700 BROAD STREET

2025 Demographic Snapshot	1700 Broad St, Regina, SK S4P 1X4 0 - 3 km		1700 Broad St, Regina, SK S4P 1X4 0 - 5 km	
		%		%
Total Population				
2020 estimated	55,009		132,903	
2025 estimated	59,800		141,066	
2030 Projected	64,166		151,596	
% Pop. Change (2020-2025)	8.7%		6.1%	
% Pop. Change (2025-2030)	7.3%		7.5%	
2025 Total Population by Age	59,800		141,066	
0 to 4 years	3,019	5.0%	7,113	5.0%
5 to 19 years	9,952	16.6%	24,638	17.5%
20 to 24 years	4,025	6.7%	10,304	7.3%
25 to 34 years	9,858	16.5%	22,100	15.7%
35 to 44 years	9,610	16.1%	21,882	15.5%
45 to 54 years	7,259	12.1%	16,489	11.7%
55 to 64 years	6,423	10.7%	14,686	10.4%
65 to 74 years	5,211	8.7%	13,124	9.3%
75 years & over	4,443	7%	10,730	8%
Median Age	38.0		37.8	
2025 Total Census Families	12,727		33,070	
Average Persons Per Family	3.0		3.0	
Total Couples	9,056	71.1%	25,419	76.9%
Without children at home	4,635	36.4%	12,501	37.8%
With children at home	4,421	34.7%	12,918	39.1%
Lone-parent families	3,672	28.9%	7,651	23.1%
Children Per Census Family	1.2		1.1	
2025 Educational Attainment (15 years+)	47,991		114,490	
Less than a bachelor degree	34,868	72.7%	82,355	71.9%
Bachelor degree & higher	13,123	27.3%	32,135	28.1%
2025 Households	25,755		57,402	
Persons per household	2.24		2.40	
Average household income	\$ 91,400		\$ 107,296	
2025 Occupied Dwellings	25,755		57,402	
Owned dwellings	12,611	49.0%	33,379	58.1%
Rented dwellings	13,144	51.0%	24,024	41.9%
Dominant building type	Houses		Houses	
Dominant period of construction	Before 1960		1961-1980	

DEMOGRAPHICS

1700 BROAD STREET

2025 Estimates Visible Minority	1700 Broad St, Regina, SK S4P 1X4 0 - 3 km		1700 Broad St, Regina, SK S4P 1X4 0 - 5 km	
		%		%
2025 Household Population by visible minority groups	57,599	%base	137,928	%base
Total visible minority population	14,297	24.8%	37,649	27.3%
Chinese	697	1.2%	2,634	1.9%
South Asian	3,538	6.1%	12,438	9.0%
Black	2,336	4.1%	6,204	4.5%
Filipino	4,352	7.6%	9,488	6.9%
Latin American	634	1.1%	1,270	0.9%
Southeast Asian	1,632	2.8%	2,688	1.9%
Arab	310	0.5%	1,184	0.9%
West Asian	182	0.3%	517	0.4%
Korean	2	0.0%	61	0.0%
Japanese	71	0.1%	168	0.1%
Visible minority, n.i.e.	100	0.2%	197	0.1%
Multiple visible minorities	442	0.8%	802	0.6%
Not a visible minority	43,301	75.2%	100,278	72.7%

2028 Projections Visible Minority	1700 Broad St, Regina, SK S4P 1X4 0 - 3 km		1700 Broad St, Regina, SK S4P 1X4 0 - 5 km	
		%		%
2028 Household Population by visible minority groups	60,088	%base	143,787	%base
Total visible minority population	15,636	26.0%	41,223	28.7%
Chinese	747	1.2%	2,809	2.0%
South Asian	3,892	6.5%	13,925	9.7%
Black	2,548	4.2%	6,728	4.7%
Filipino	4,841	8.1%	10,434	7.3%
Latin American	675	1.1%	1,364	0.9%
Southeast Asian	1,767	2.9%	2,915	2.0%
Arab	346	0.6%	1,256	0.9%
West Asian	195	0.3%	555	0.4%
Korean	2	0.0%	60	0.0%
Japanese	74	0.1%	177	0.1%
Visible minority, n.i.e.	86	0.1%	174	0.1%
Multiple visible minorities	464	0.8%	826	0.6%
Not a visible minority	44,452	74.0%	102,564	71.3%