

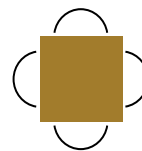
# RETAIL SPACE FOR LEASE

90 22 STREET EAST  
SASKATOON, SK



## Len Goudy

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



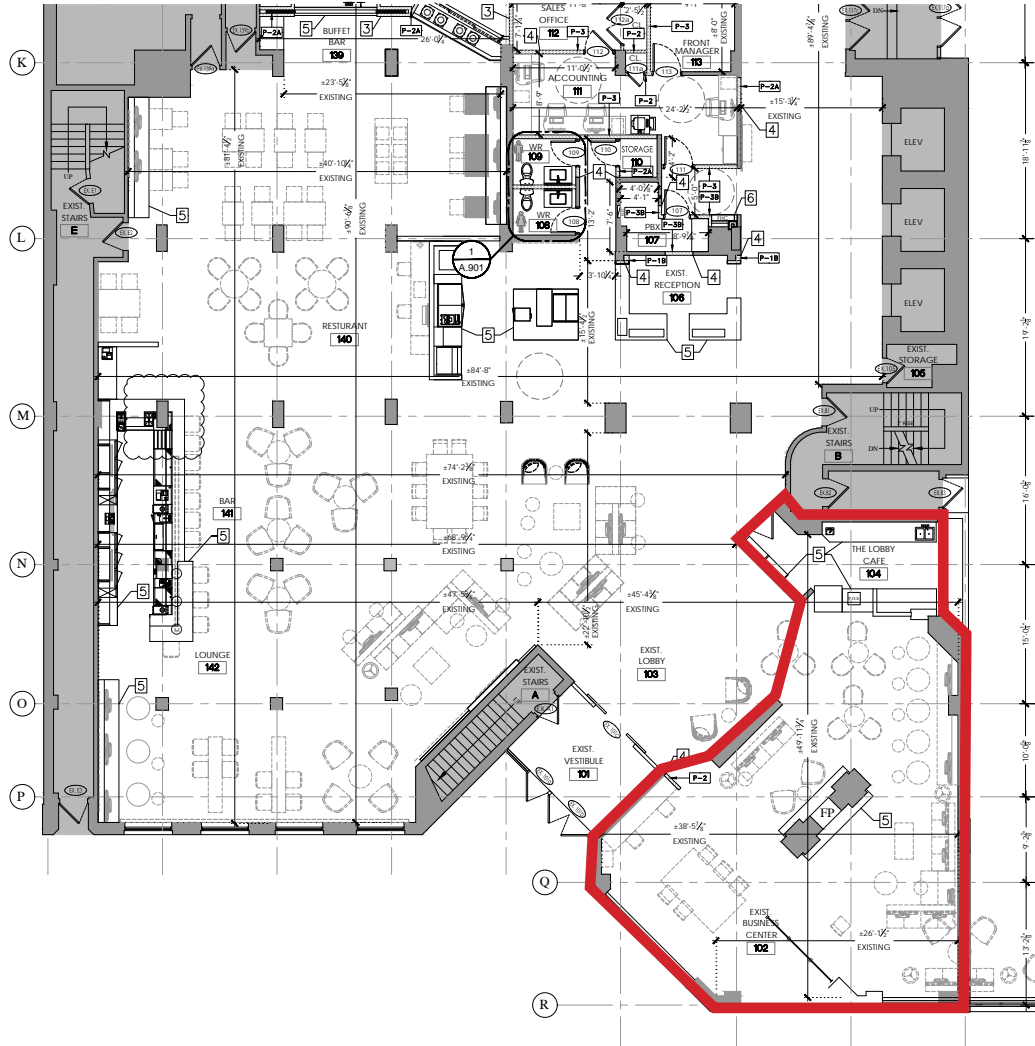
**Goudy Real Estate Corp.**  
Real Estate Brokerage  
Commercial Real Estate Sales & Leasing

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

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# AREA DETAILS

## 90 22 STREET EAST



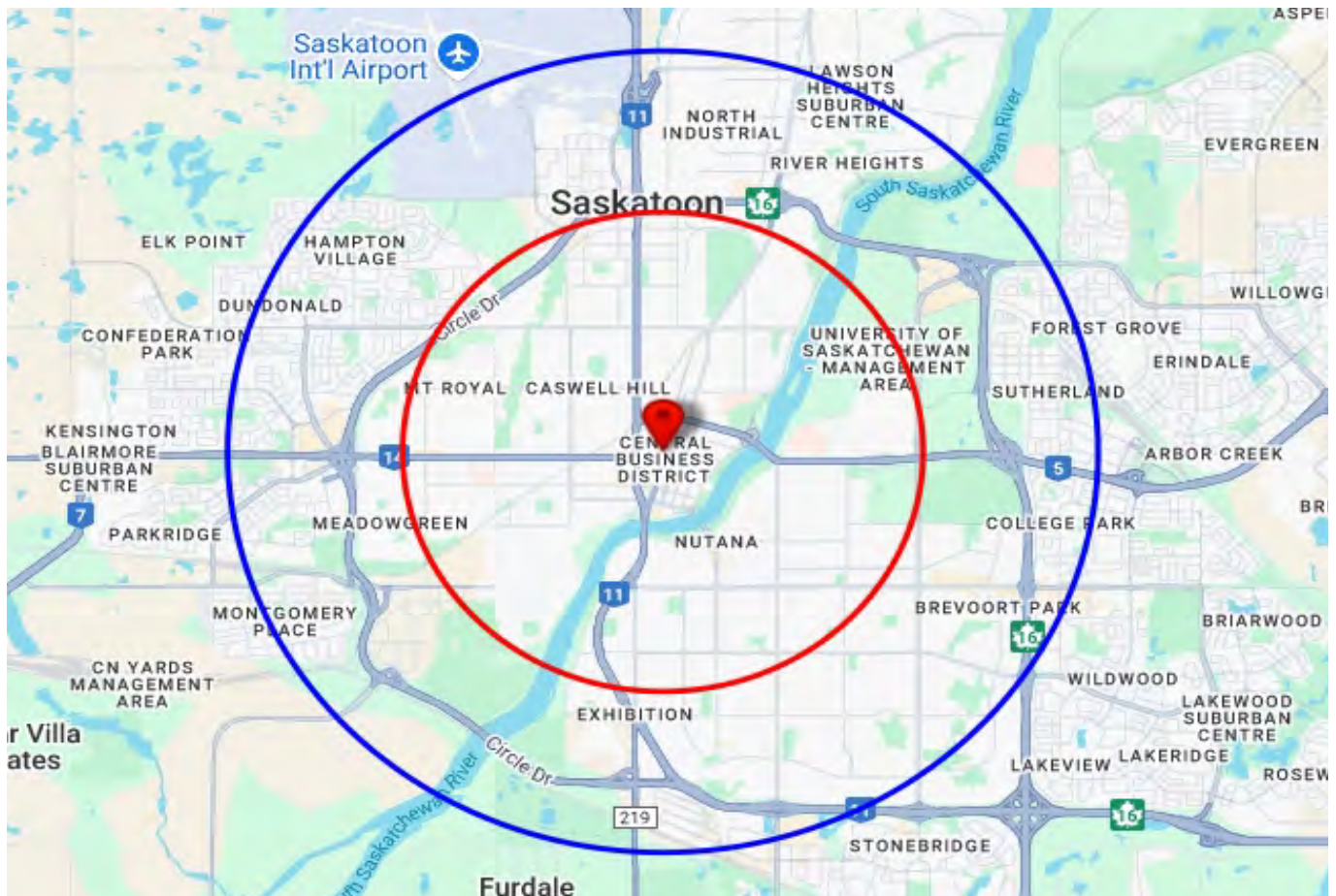
### DETAILS

This prime retail space is available for lease within the Hilton Garden Inn Saskatoon Downtown. The location provides an exceptional business advantage with built-in traffic from the hotel's 180+ business and leisure guests. It is strategically located directly across the street from TCU Place (Saskatoon's Arts and Convention Centre) and adjacent to Midtown Plaza (Saskatchewan's largest shopping center), ensuring high, constant foot traffic from conference attendees, shoppers, and downtown workers.

|                |                        |
|----------------|------------------------|
| AVAILABLE UNIT | 1,380 SF Approximately |
| RENT           | \$60 PSF               |
| TMI            | \$15 PSF               |

# DEMOGRAPHICS

## 90 22 STREET EAST



| 2025 Daytime Population           | 90 22 St E, Saskatoon,<br>SK S7K 3X6<br>0 - 3 km |       | 90 22 St E, Saskatoon,<br>SK S7K 3X6<br>0 - 5 km |       |
|-----------------------------------|--|-------|--|-------|
|                                   |  | %     |  | %     |
| <b>Total Estimated Population</b> | <b>64,945</b>                                    |       | <b>142,441</b>                                   |       |
| <b>Total Daytime Population</b>   | <b>95,034</b>                                    |       | <b>185,712</b>                                   |       |
| Daytime Population at Home        | 28,477   | 30.0% | 63,718   | 34.3% |
| 0 to 14 years                     | 8,584  | 9.0%  | 22,070   | 11.9% |
| 15 to 64 years                    | 12,359   | 13.0% | 24,838   | 13.4% |
| 65 years and over                 | 7,534  | 7.9%  | 16,811   | 9.1%  |
| Daytime Population at Work        | 67,134   | 70.6% | 121,523  | 65.4% |
| Work At Usual Place               | 54,073   | 56.9% | 95,730   | 51.5% |
| Work Mobile                       | 8,693  | 9.1%  | 16,183   | 8.7%  |
| Work At Home                      | 4,367  | 4.6%  | 9,610  | 5.2%  |

# DEMOGRAPHICS

## 90 22 STREET EAST

| 2025 Demographic Snapshot                      | 90 22 St E, Saskatoon, SK S7K 3X6<br>0 - 3 km |       | 90 22 St E, Saskatoon, SK S7K 3X6<br>0 - 5 km |       |
|--|---|-------|---|-------|
|  |   | %     |   | %     |
| <b>Total Population</b>                        |   |       |   |       |
| 2020 estimated                                 | 58,361  |       | 132,050                                       |       |
| 2025 estimated                                 | 64,945  |       | 142,441                                       |       |
| 2030 Projected                                 | 69,263  |       | 153,840                                       |       |
| % Pop. Change (2020-2025)                      | 11.3%   |       | 7.9%  |       |
| % Pop. Change (2025-2030)                      | 6.6%  |       | 8.0%  |       |
| <b>2025 Total Population by Age</b>            | <b>64,945</b>                                 |       | <b>142,441</b>                                |       |
| 0 to 4 years                                   | 2,763   | 4.3%  | 6,642   | 4.7%  |
| 5 to 19 years                                  | 8,781   | 13.5% | 23,208  | 16.3% |
| 20 to 24 years                                 | 4,687   | 7.2%  | 10,235  | 7.2%  |
| 25 to 34 years                                 | 13,271  | 20.4% | 25,228  | 17.7% |
| 35 to 44 years                                 | 10,794  | 16.6% | 22,742  | 16.0% |
| 45 to 54 years                                 | 7,135   | 11.0% | 15,973  | 11.2% |
| 55 to 64 years                                 | 6,846   | 10.5% | 14,798  | 10.4% |
| 65 to 74 years                                 | 6,132   | 9.4%  | 12,982  | 9.1%  |
| 75 years & over                                | 4,536   | 7%    | 10,633  | 7%    |
| <b>Median Age</b>                              | 37.5  |       | 37.4  |       |
| <b>2025 Total Census Families</b>              | <b>14,196</b>                                 |       | <b>33,167</b>                                 |       |
| Average Persons Per Family                     | 2.8   |       | 3.0   |       |
| Total Couples                                  | 11,079  | 78.0% | 26,176  | 78.9% |
| Without children at home                       | 6,612   | 46.6% | 13,519  | 40.8% |
| With children at home                          | 4,467   | 31.5% | 12,656  | 38.2% |
| Lone-parent families                           | 3,117   | 22.0% | 6,991   | 21.1% |
| Children Per Census Family                     | 1.0   |       | 1.1   |       |
| <b>2025 Educational Attainment (15 years+)</b> | <b>55,093</b>                                 |       | <b>117,494</b>                                |       |
| Less than a bachelor degree                    | 35,479  | 64.4% | 80,629  | 68.6% |
| Bachelor degree & higher                       | 19,614  | 35.6% | 36,864  | 31.4% |
| <b>2025 Households</b>                         | <b>29,525</b>                                 |       | <b>59,269</b>                                 |       |
| Persons per household                          | 2.16  |       | 2.36  |       |
| Average household income                       | \$ 99,981                                     |       | \$ 106,237                                    |       |
| <b>2025 Occupied Dwellings</b>                 | <b>29,525</b>                                 |       | <b>59,269</b>                                 |       |
| Owned dwellings                                | 14,532  | 49.2% | 32,997  | 55.7% |
| Rented dwellings                               | 14,992  | 50.8% | 26,272  | 44.3% |
| Dominant building type                         | Houses  |       | Houses  |       |
| Dominant period of construction                | Before 1960                                   |       | 1961-1980                                     |       |



# DEMOGRAPHICS

## 90 22 STREET EAST

| 2025 Estimates<br>Visible Minority                          | 90 22 St E, Saskatoon,<br>SK S7K 3X6<br>0 - 3 km |              | 90 22 St E, Saskatoon,<br>SK S7K 3X6<br>0 - 5 km |              |
|---|--|--------------|--|--------------|
|   |  | %            |  | %            |
| <b>2025 Household Population by visible minority groups</b> | <b>63,768</b>                                    | <b>%base</b> | <b>139,718</b>                                   | <b>%base</b> |
| Total visible minority population                           | 12,300   | 19.3%        | 31,931   | 22.9%        |
| Chinese   | 1,490  | 2.3%         | 2,875  | 2.1%         |
| South Asian   | 3,079  | 4.8%         | 9,096  | 6.5%         |
| Black   | 1,546  | 2.4%         | 4,094  | 2.9%         |
| Filipino  | 2,895  | 4.5%         | 8,780  | 6.3%         |
| Latin American  | 834  | 1.3%         | 1,789  | 1.3%         |
| Southeast Asian   | 822  | 1.3%         | 2,230  | 1.6%         |
| Arab  | 483  | 0.8%         | 1,058  | 0.8%         |
| West Asian  | 309  | 0.5%         | 601  | 0.4%         |
| Korean  | 163  | 0.3%         | 186  | 0.1%         |
| Japanese  | 147  | 0.2%         | 169  | 0.1%         |
| Visible minority, n.i.e.                                    | 104  | 0.2%         | 179  | 0.1%         |
| Multiple visible minorities                                 | 429  | 0.7%         | 872  | 0.6%         |
| Not a visible minority                                      | 51,468   | 80.7%        | 107,787  | 77.1%        |

| 2028 Projections<br>Visible Minority                        | 90 22 St E, Saskatoon,<br>SK S7K 3X6<br>0 - 3 km |              | 90 22 St E, Saskatoon,<br>SK S7K 3X6<br>0 - 5 km |              |
|---|--|--------------|--|--------------|
|   |  | %            |  | %            |
| <b>2028 Household Population by visible minority groups</b> | <b>66,119</b>                                    | <b>%base</b> | <b>145,948</b>                                   | <b>%base</b> |
| Total visible minority population                           | 13,174   | 19.9%        | 33,967   | 23.3%        |
| Chinese   | 1,593  | 2.4%         | 3,051  | 2.1%         |
| South Asian   | 3,328  | 5.0%         | 9,661  | 6.6%         |
| Black   | 1,659  | 2.5%         | 4,398  | 3.0%         |
| Filipino  | 3,062  | 4.6%         | 9,283  | 6.4%         |
| Latin American  | 904  | 1.4%         | 1,927  | 1.3%         |
| Southeast Asian   | 874  | 1.3%         | 2,399  | 1.6%         |
| Arab  | 507  | 0.8%         | 1,096  | 0.8%         |
| West Asian  | 370  | 0.6%         | 690  | 0.5%         |
| Korean  | 180  | 0.3%         | 204  | 0.1%         |
| Japanese  | 152  | 0.2%         | 178  | 0.1%         |
| Visible minority, n.i.e.                                    | 107  | 0.2%         | 190  | 0.1%         |
| Multiple visible minorities                                 | 437  | 0.7%         | 893  | 0.6%         |
| Not a visible minority                                      | 52,945   | 80.1%        | 111,981  | 76.7%        |