Brighton
a community connected
WELCOME TO BRIGHTON

Located in the East end of Saskatoon amidst hundreds of acres of natural beauty, a unique community is taking shape. A community where everything is connected. Experience all that Brighton has to offer.

- Innovation and unmatched design
- 82 acres of parkland
- 41 acres of ponds
- A system of dedicated bike paths
- State-of-the-art recreational facilities

**BRIGHTON MARKETPLACE**, now leasing 235,000 SF of retail and commercial

**THE VILLAGE CENTRE**, offering 100,000 SF of office space and 30,000 SF of retail

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**THE MASTER PLAN FOR BRIGHTON IS BOTH REVOLUTIONARY AND EVOLUTIONARY.**
BRIGHTON MARKETPLACE

• A 235,000 SF shopping centre conveniently located at a major interchange — McOrmond and College.
• Phase 1 includes the opening of Landmark Cinemas in Spring 2018.
• Phase 2 includes the opening of Save-On-Foods and Motion Fitness in Summer 2019.

• Units available from 1,200 - 35,000 sq ft
• Inline, endcap, freestand and second floor available.
• Possession commencing Fall 2018-2019.
• Occ Costs - $12.00
• Net Rent - Market Rates
ELEVATIONS
BUILDING E:

Northeast (Front) Elevation

Northwest (Side) Elevation
The Brighton Village Centre will be the heart of the Brighton neighbourhood, providing daily goods and services for its current residents as well as the future residents in the neighbourhood to the east. In addition to the retail component, medium-density apartments and townhouses will be incorporated into the Village Centre, intended to provide a supporting population to create a vibrant place to live, with tree-lined streets and rear parking areas to promote attractive streetscapes.

**Retail Opportunities**

- **Building E** 6,200 SF
- **Building F** 9,500 SF
- **Building S** 14,000 SF*
- **Building Q** 14,000 SF
- **Building R** 7,000 SF
- **Building H** 6,000 SF
- **Building L** 9,500 SF

*Prices, size and specifications are subject to change.
### MARKET INSIGHTS

#### Overview
- **Avg. Household Income**: $121,535
- **GLA**: 235,000 SF
- **Site Size**: 22 Acres

#### Population by Radius

<table>
<thead>
<tr>
<th>YEAR</th>
<th>3 kms</th>
<th>5 kms</th>
<th>10 kms</th>
</tr>
</thead>
<tbody>
<tr>
<td>2018</td>
<td>32,697</td>
<td>81,839</td>
<td>210,504</td>
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<tr>
<td>2022</td>
<td>39,604</td>
<td>96,068</td>
<td>234,389</td>
</tr>
<tr>
<td>2027</td>
<td>47,399</td>
<td>110,756</td>
<td>257,919</td>
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</tbody>
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*Statistics exclude demographics for new subdivision development within the trade area (inclusive of Brighton).*

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*North Commuter Parkway Bridge (2018)*
At Dream, innovative planning and intelligent design go hand in hand. Whether it’s a home, an office, or a park, communities are living, breathing organisms, where every design decision has the potential to amplify itself into something meaningful, connecting people to richer lives. Dream has over 1000 employees and $15 billion in assets across North America and Europe. This includes residential land, housing, and condominium development; asset management; management services for four TSX-listed funds; investments and management in Canadian renewable energy infrastructure; and commercial property ownership.

Dream’s Canadian retail portfolio provides tenants the opportunity to let their businesses thrive. At Dream, retail amenities are an integral part of any commercial or residential community. We are committed to working with our tenants to make their businesses and our communities even better. With retail space located in key markets across Canada, Dream has the flexibility and scale to address any of your business requirements.
PLEASE CONTACT:

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