



FOR LEASE

Clearview Market Square





Clearview Market Square

LEGAL DESCRIPTION

Plan 1123961, Block 9, Lot 5
Plan 1123961, Block 9, Lot 2
Plan 1722539, Block 9, Lot 6

UNIT SIZES

1,256 SF - 13,000 SF

LOCATION

Clearview Market Square

ZONING

DC (27) - Direct Control District

LEASE RATES

Flexible Rates

CAM & TAXES

Starting at \$14.00 PSF

POSSESSION

Immediate/Pre-Leasing

RETAIL & OFFICE

Vacancies Available

Exposed to

28,000+

Vehicles Daily



Unit 150

CRU 1

Building No.	Unit No.	Size Available (SF)	Use	Lease Rate	CAM & Taxes	Status
CRU 1	140	1,477	Retail	Market	\$16.66 PSF	LEASED
CRU 1	150	1,296	Retail	Market	\$16.66 PSF	Available

Unit 140 - 1,472 SF

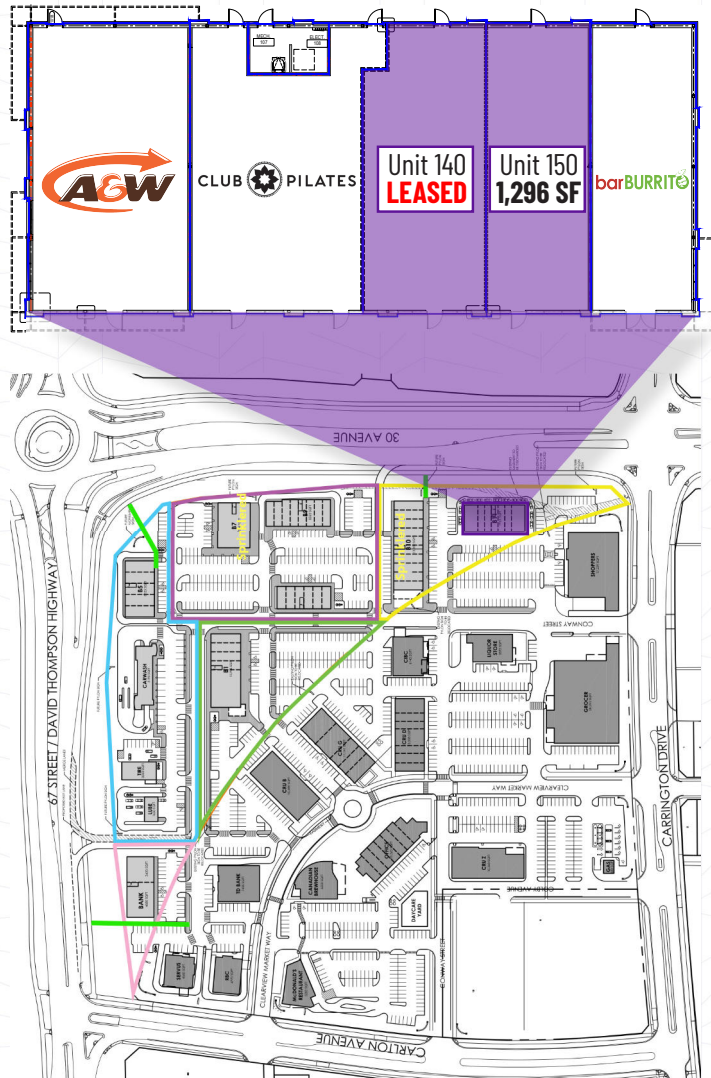
- › Fully built-out space, move-in ready
- › Open retail area with sales counter and customer washroom
- › Rear area includes storage/prep space and employee bathroom

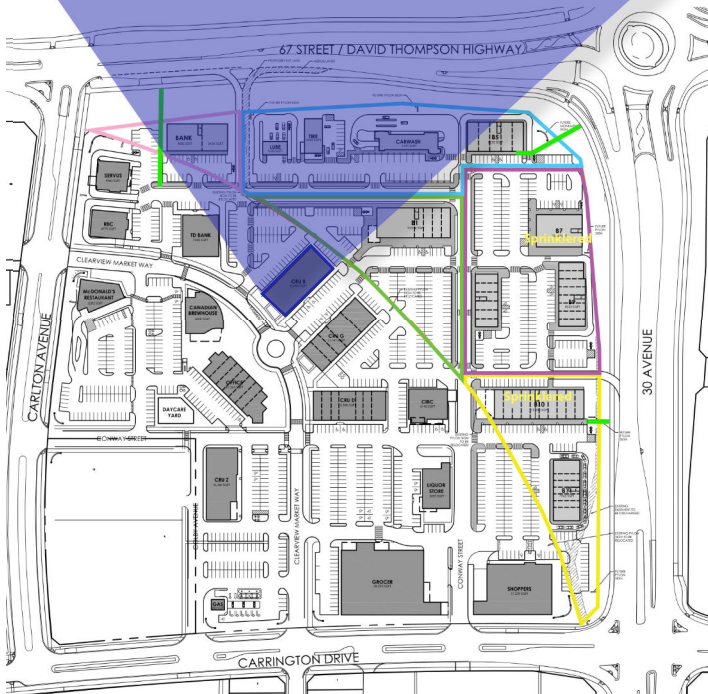
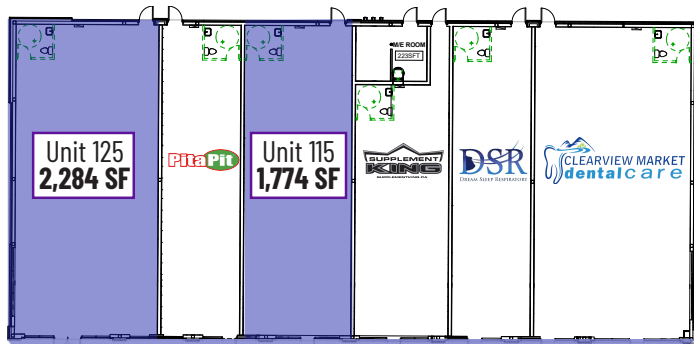
Building Highlights

- › Located in a busy strip mall with strong co-tenancy
- › Anchored by established tenants including barBurrito, A&W, and Club Pilates
- › Shared parking with Shoppers Drug Mart
- › High-traffic area with strong visibility and access

Unit 150 - 1,286 SF

- › Wide open shell space, ready for tenant improvements
- › Flexible layout suitable for a variety of uses





CRU B

Building No.	Unit No.	Size Available (SF)	Use	Lease Rate	CAM & Taxes	Status
CRU B	105	1,256	Retail	Market	\$15.73 PSF	LEASED
CRU B	115	1,774	Retail	Market	\$15.73 PSF	Available
CRU B	125	2,284	Office	Market	\$15.73 PSF	LEASED

Unit 115 - 1,774 SF

- › Shell space, ready for tenant improvements
- › Open layout allows for custom configuration

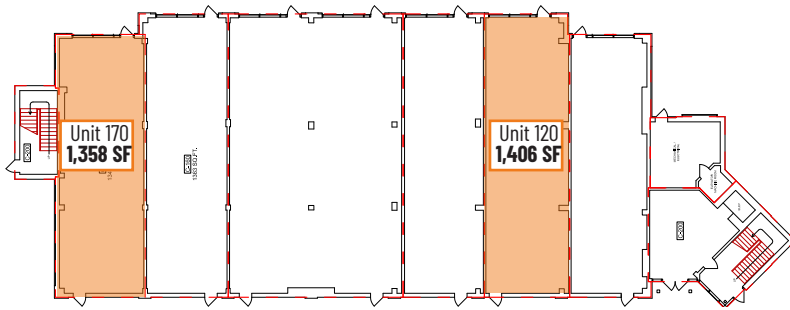
Unit 125 - 2,284 SF

- › Fully built-out, previously operated as a medical clinic
- › Includes waiting room, reception area, private offices, patient rooms, storage, and washrooms
- › Ideal for medical, wellness, or professional service users

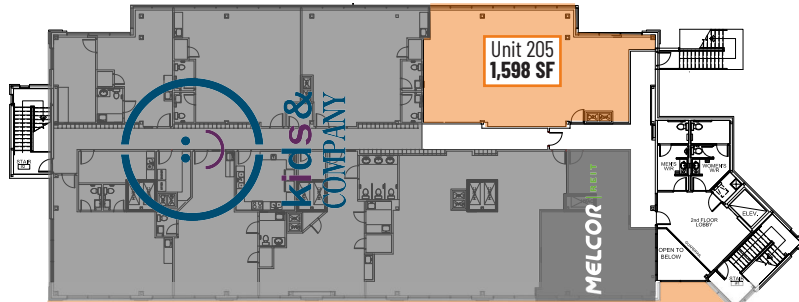
Building Highlights

- › Located in a professionally managed strip mall
- › Tenants include Clearview Market Dental Care, Pita Pit, Supplement King, and Dream Sleep Respiratory
- › Parking available directly in front of the building, with additional parking to the east
- › Strong visibility and convenient access for customers and staff

Main Floor



Second



CRU C

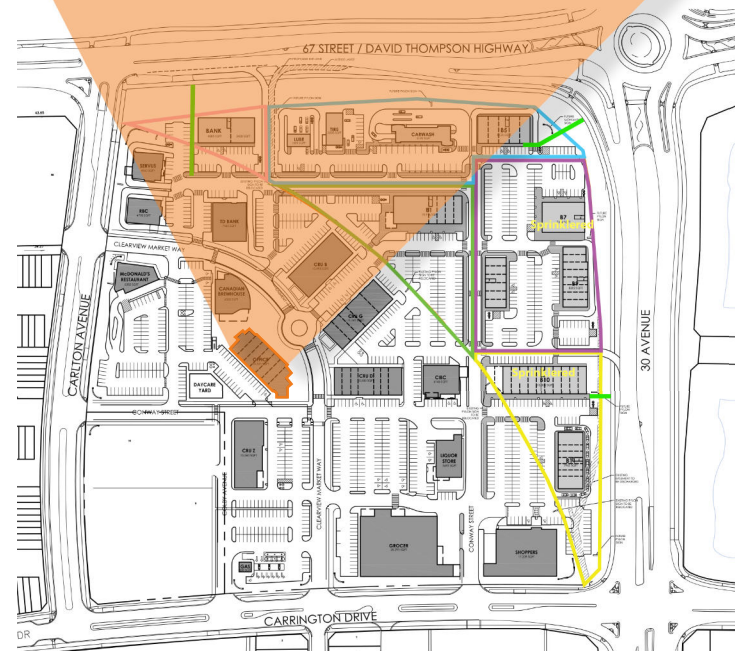
Building No.	Unit No.	Size Available (SF)	Use	Lease Rate	CAM & Taxes	Status
CRU C	110	-	-	-	-	LEASED
CRU C	120	1,406	Retail	Market	\$15.43 PSF	Available
CRU C	170	1,358	Retail	Market	\$15.43 PSF	Available
CRU C	205	1,598	Office	Market	\$16.76 PSF	Available
CRU C	210	-	-	-	-	LEASED

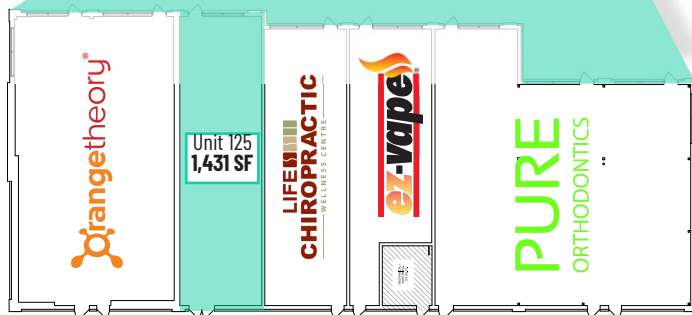
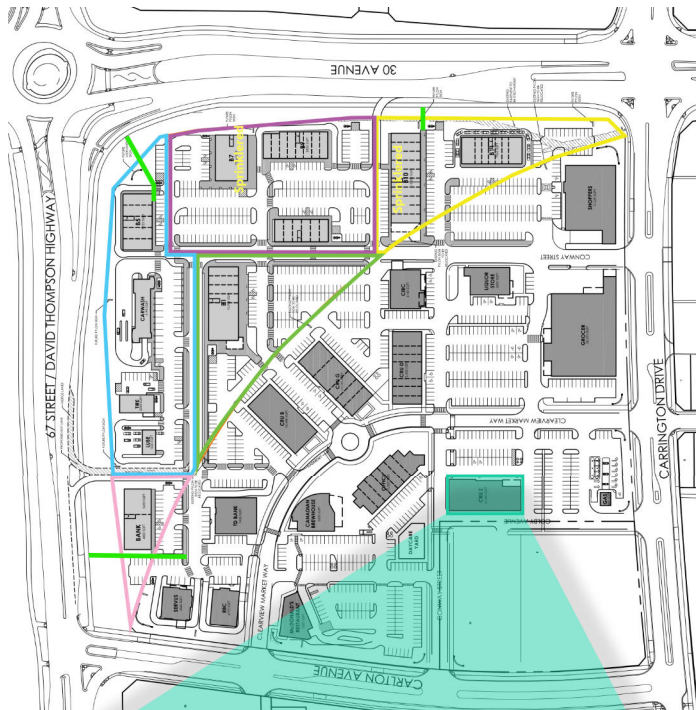
Main Floor Retail Units

- › Two units available for immediate possession
- › Both feature open-concept layouts
- › Each unit has its own separate entrance
- › Suitable for a range of retail or service-based uses

Second Floor Office Space

- › One remaining unit totaling 1,598 SF
- › Shell condition, ready for tenant improvements
- › East-facing windows offer abundant natural light
- › Elevator access and a separate entrance from retail units





Unit 125

Unit 125

CRU Z

Building No.	Unit No.	Size Available (SF)	Use	Lease Rate	CAM & Taxes	Status
CRU Z	125	1,431	Retail	Market	\$14.96 PSF	Available

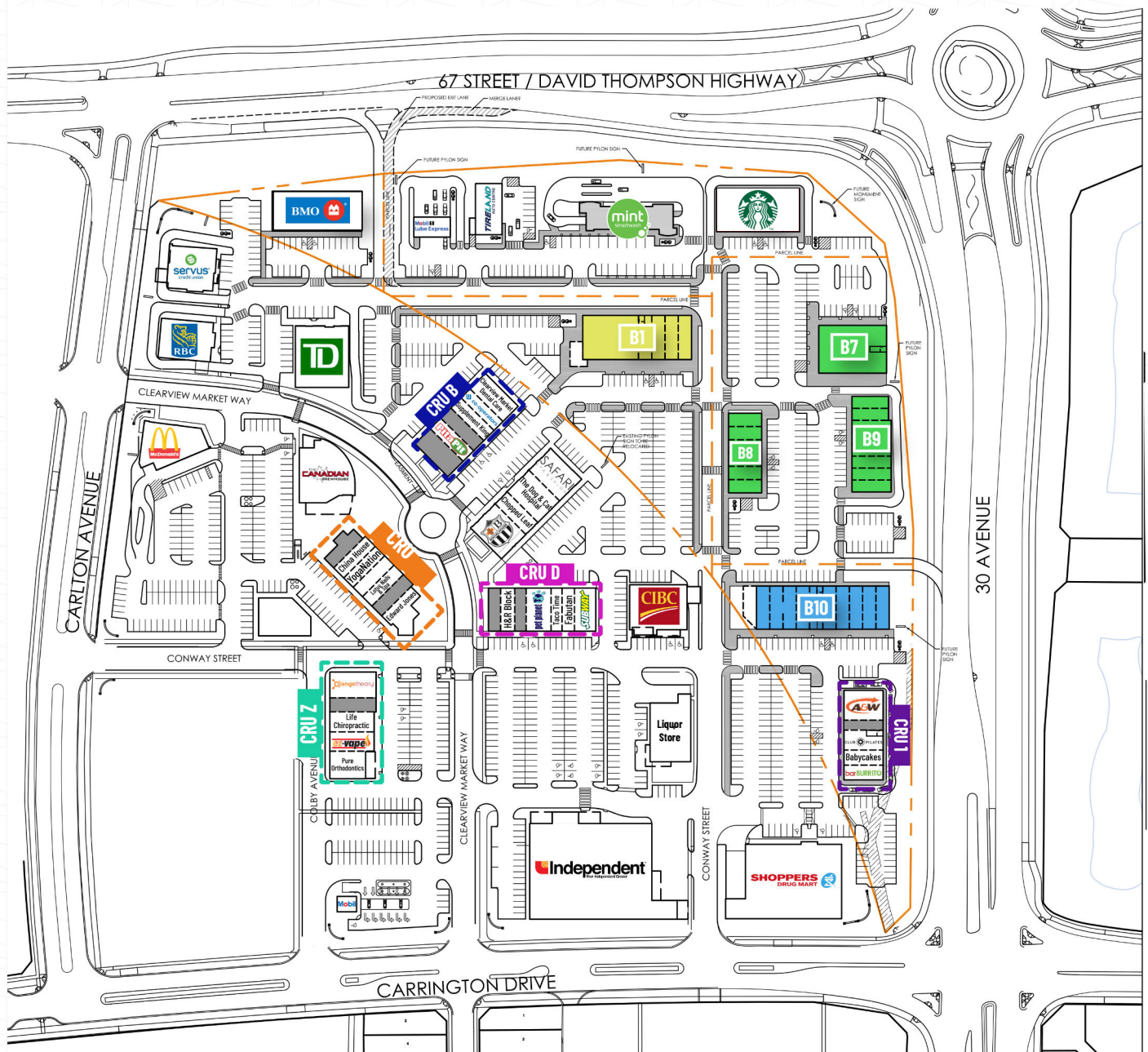
Unit 125

- › 1,431 SF shell space, ready for tenant improvements
- › Flexible layout suitable for a range of commercial uses

Building Highlights

- › Located in a busy, professionally managed strip mall
- › Current tenants include Pure Orthodontics, Ez-Vape, Life Chiropractic, and Orange Theory Fitness
- › Ample customer parking located at the front of the building
- › Multiple access points for convenient entry and exit

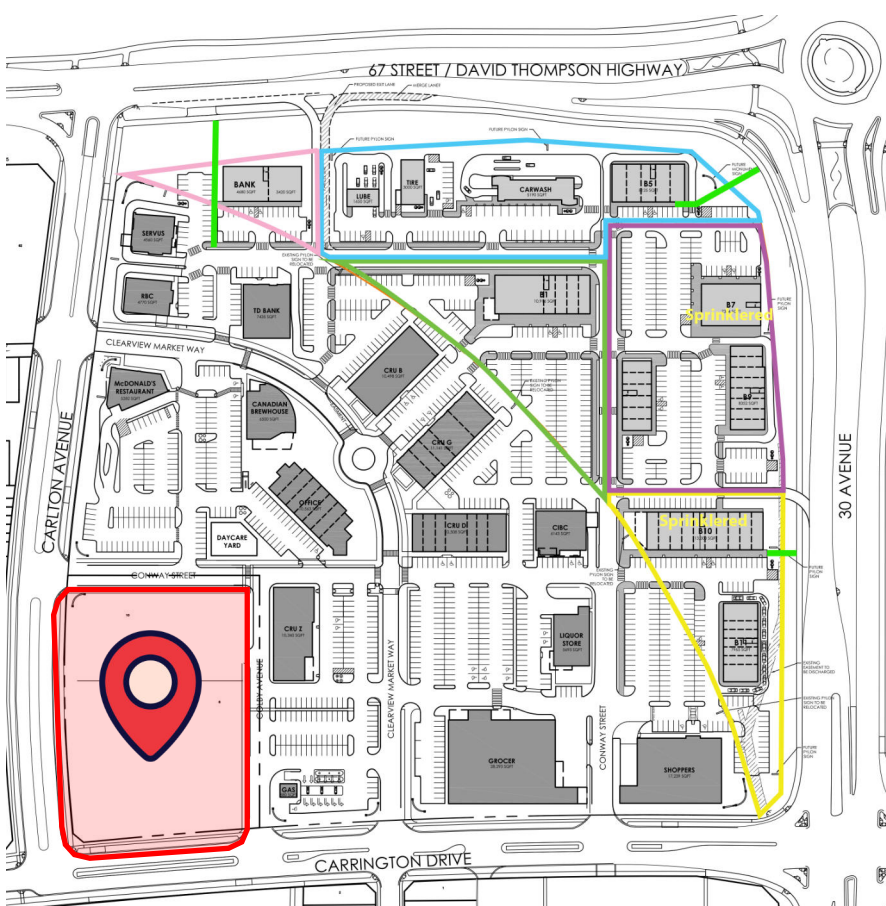
Pre-Leasing Units



Building No.	Size Available (SF)	Lease Rate	CAM & Taxes	Status
B1	2,750	Market	\$14.00 PSF	Available
B7	7,344	Market	\$14.00 PSF	Available
B8	6,000	Market	\$14.00 PSF	Available
B9	8,352	Market	\$14.00 PSF	Available
B10	13,000	Market	\$14.00 PSF	Available



6 Colby Avenue



About the Apartment Building

A new residential development is underway within Clearview Market Square, set to further enhance the activity and visibility of this established commercial hub.

Located at the corner of Carrington Drive and Carleton Avenue, with a future address of 6 Colby Avenue, the project will feature a five-storey, 148-unit apartment building. With an estimated resident population of 380 people, the development is expected to be completed in Spring 2026.

This addition will bring a steady flow of new customers to the area, directly benefiting the businesses within the shopping centre.

*****Please note, we are not involved in leasing or management of the residential units and are solely promoting the positive impact this project will have on Clearview Market Square.***



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