



SASKATOON

MARTENSVILLE

WARMAN

RECREATION CENTRE

SCHOOL

FUTURE DEVELOPMENT AREA

Warman StoneGate

CENTENNIAL DRIVE

THE LEGENDS GOLF COURSE

THE LEGENDS

FUTURE DEVELOPMENT AREA

HIGHWAY 305
3,000 VPD

HIGHWAY 11
10,200 VPD

OVERPASS
(2019)

Warman StoneGate



HIGHWAY 305 - 3,000 VPD

CENTENNIAL DRIVE

PEBBLE BEACH ROAD

FUTURE DEVELOPMENT

Warman StoneGate



- Excellent access at the corner of two major arterials. Three future traffic lights. Grade separated interchange at Hwy 11 and 305 in 2019
- Expected to have 18,000 VPD
- Dominant pylon signage
- Will be the largest retail center in the Warman / Martensville trade area
- Two new schools opened fall 2017 within close proximity, 1000 student capacity + day care

RETAILERS

McDonald's opened fall 2017
 Home Hardware opened spring 2019
 Esso Gas opened Spring 2019
 Buy-Low Foods opened Spring 2020
 Starbucks opened Fall 2022

When fully developed in 5-7 years

Freestanding restaurants
 Fast food outlets
 Banks
 15-20 other retailers
 Hotel
 Multi-family Development (4 acres)

Warman StoneGate


- 1,000 to 100,000 sf options
- Unit Mix - 1,000 CRU bays
- Freestanding pads
- Drive Thru End Cap
- Jr Box Retail
- Big Box Retail
- Office
- Multi-Family

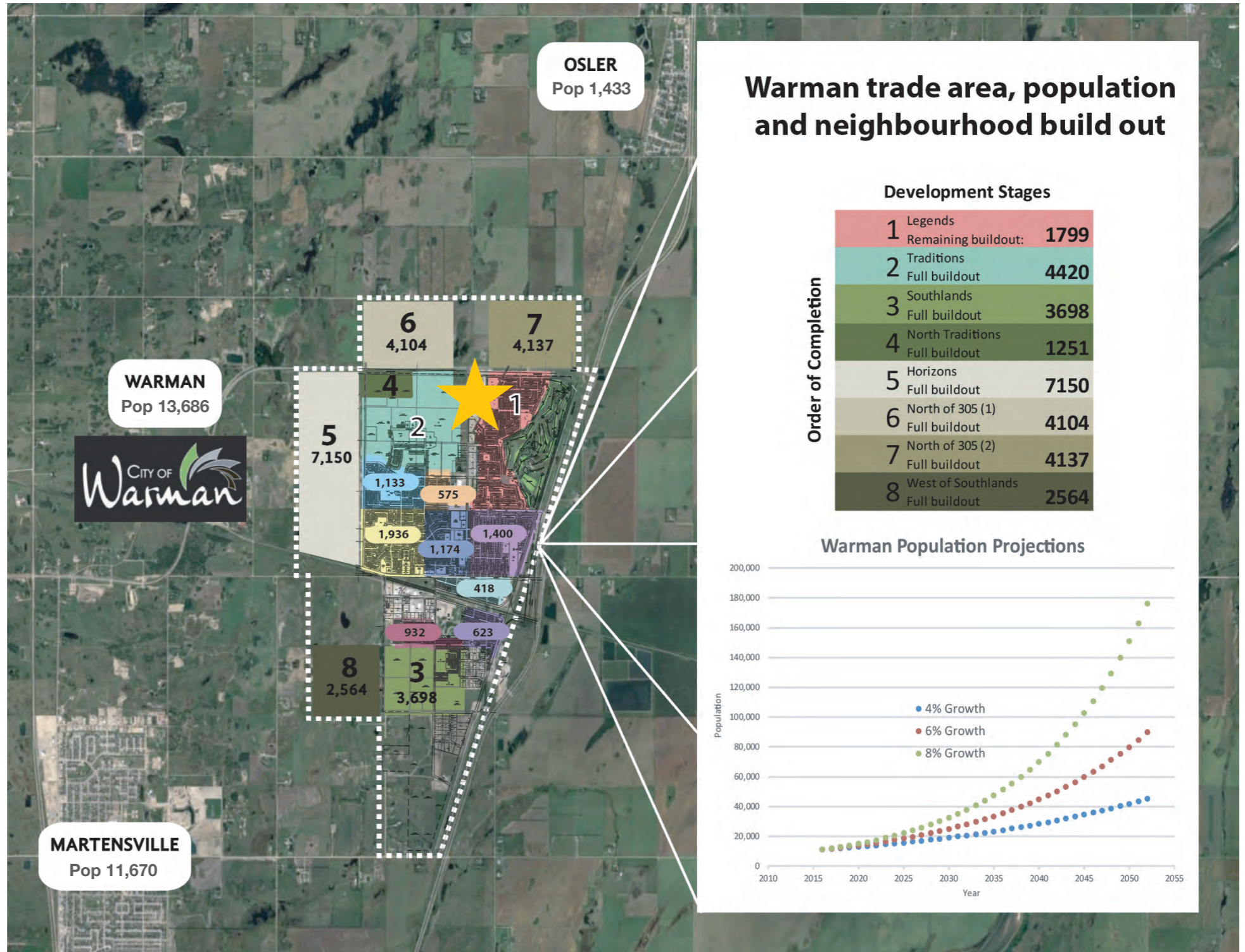
DEVELOPABLE AREA
260,000 square feet

TRADE AREA POPULATION
35,000

TRADE AREA HOUSEHOLD INCOME
\$120,000

CITY OF WARMAN POPULATION
13,686 (2023 Civic Census)
(plus 11,670 nearby in Martensville)

Warman StoneGate location 



Warman StoneGate



CONTACT

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