

Cornwall
CENTRE

SPECIALTY LEASING

Specialty Leasing Program for
Queen City Shopping

2026



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CORNWALL CENTRE REGINA, SK

Opened in 1981 as Southern Saskatchewan's largest two-level regional shopping centre, Cornwall Centre offers a distinctive experience defined by thoughtful architectural detail and an elevated downtown setting.

Conveniently connected to nine of Regina's premier office buildings, as well as the region's largest casino and hotel/convention centre, the surrounding downtown core welcomes more than 30,000 people daily. With unique restaurants, live entertainment, the Farmers' Market, and Victoria Park nearby, Cornwall Centre serves as the heart of Downtown Regina.

The Centre provides a seamless shopping experience with covered parkades and dedicated Guest Services staff. Home to 90 stores and services—including leading retailers such as H&M, Sephora, Bath & Body Works, Dynamite, Saje Natural Wellness, and Urban Planet—Cornwall Centre offers a comprehensive and compelling retail mix.

We believe our Specialty Leasing Program presents a range of opportunities well suited to your business needs. We would welcome the opportunity to discuss a potential partnership further.



SPECIALTY LEASING: WHY IT'S RIGHT FOR YOU

Our Specialty Leasing Program provides an ideal opportunity for small or first-time retailers to test the market with new or unique products, while also offering established retailers and wholesalers a flexible satellite location.

Designed with accessibility in mind, the program features cost-effective, short-term license agreements ranging from one month to one year. This flexibility allows businesses to build brand awareness, validate concepts, and grow without the commitment of a long-term lease—making Cornwall Centre a strategic launch point for your next phase of growth.

We actively seek distinctive products and innovative retail concepts from passionate entrepreneurs and established brands alike. Successful applicants demonstrate a market-ready concept, strong enthusiasm, and a hands-on approach that reflects a clear commitment to success.

Whether you are introducing something new or expanding an existing business, our Specialty Leasing Program offers a supportive, high-visibility environment to bring your ideas to market.



JUST THE FACTS: CORNWALL CENTRE

Location: 2102 11th Avenue Regina, Saskatchewan

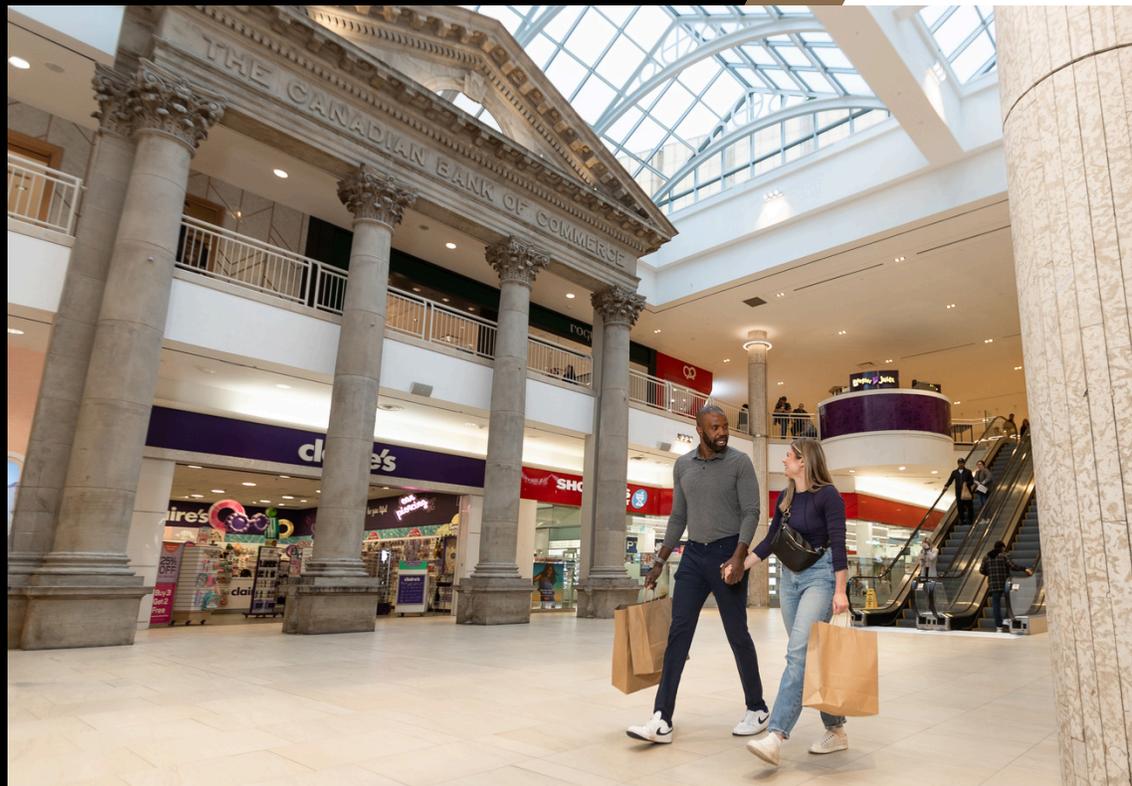
Gross Building Area/
Gross Leaseable Space: 554,647 square feet

Ancillary Stores: 185,303 sq. ft.

Parking Spaces: Two (2) covered parkade facilities,
totaling 1,200 stalls

Annual Sales: \$76,000,000 total sales volume, not
including ancillary stores
Productivity (Per Square Feet) \$635 per square foot

Annual Traffic (Estimated): 4 million people



TARGET AUDIENCE

Primary Trade Area (PTA):

Includes the City of Regina and surrounding communities within a 50 km radius or a 30-minute drive of Cornwall Centre

Total population of 258,427

Average household income of \$109,725

Secondary Trade Area (STA):

Encompasses rural communities within a 150 km radius or a 90-minute drive of Regina

Includes Moose Jaw, Weyburn, and Indian Head

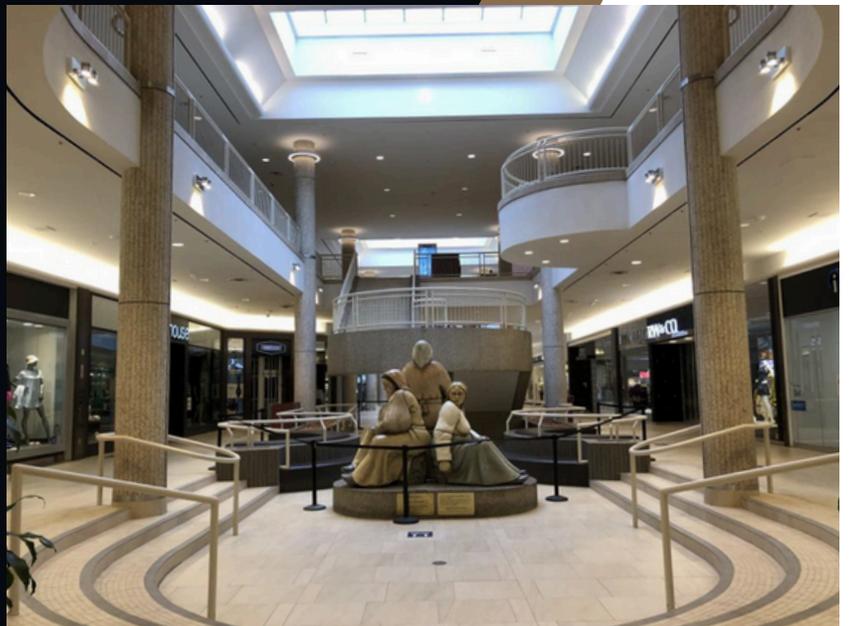
Consumer Spending Potential:

Estimated at \$298 million in fashion spending within the Primary Trade Area alone

Demographics:

Recent economic growth in Saskatchewan has driven international migration

23% of the trade area identifies as a visible minority



IN-LINE SPACE – SPECIALTY LEASING

Expectations Include:

All in-line retailers will be given a 2-week fixture period for which you will not be charged rent.

If the space requires painting, paint chip color must be approved prior to beginning the work.

Professional fixtures are solely required, tables or boxes draped with fabric are not allowed. We would be happy to refer you to new &/or used fixtures stores.

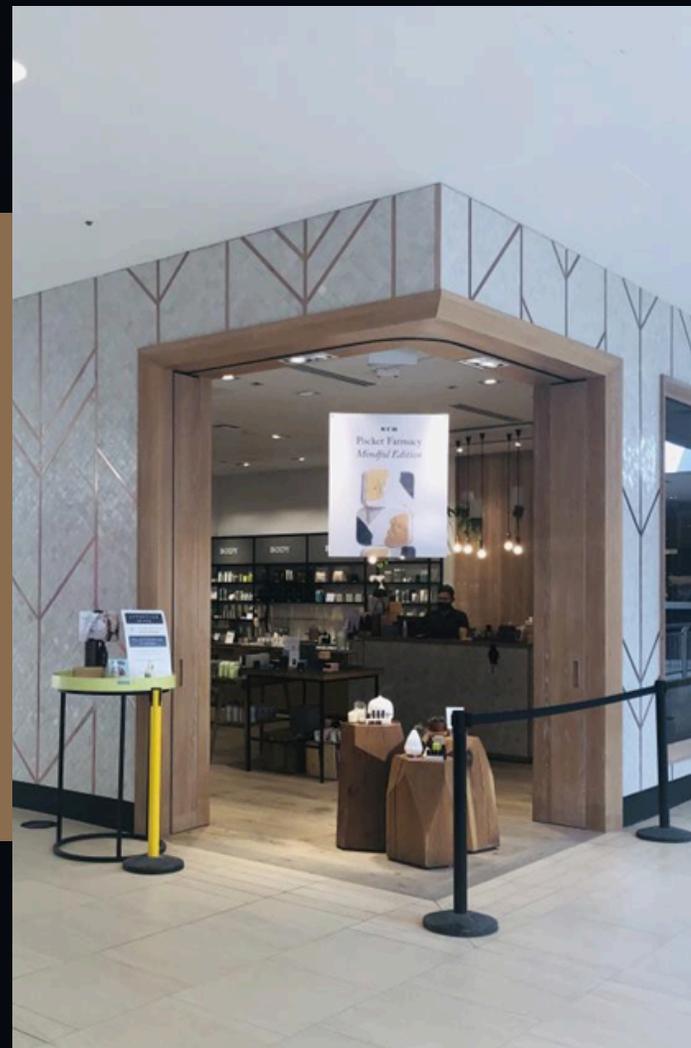
Bulkhead signage requirements: Signs should be 3 dimensional. Signage specifications (size of backboard, materials, colors, mounting details, size of letters, should be approved by the specialty leasing manager prior to installation.

Some acceptable materials include:

- Plexiglas
- Wood letters
- Styrofoam
- Sentra

We recommend that you do not use:

- Vinyl graphics (unless on a display window only)
- Chloroplast
- Banners

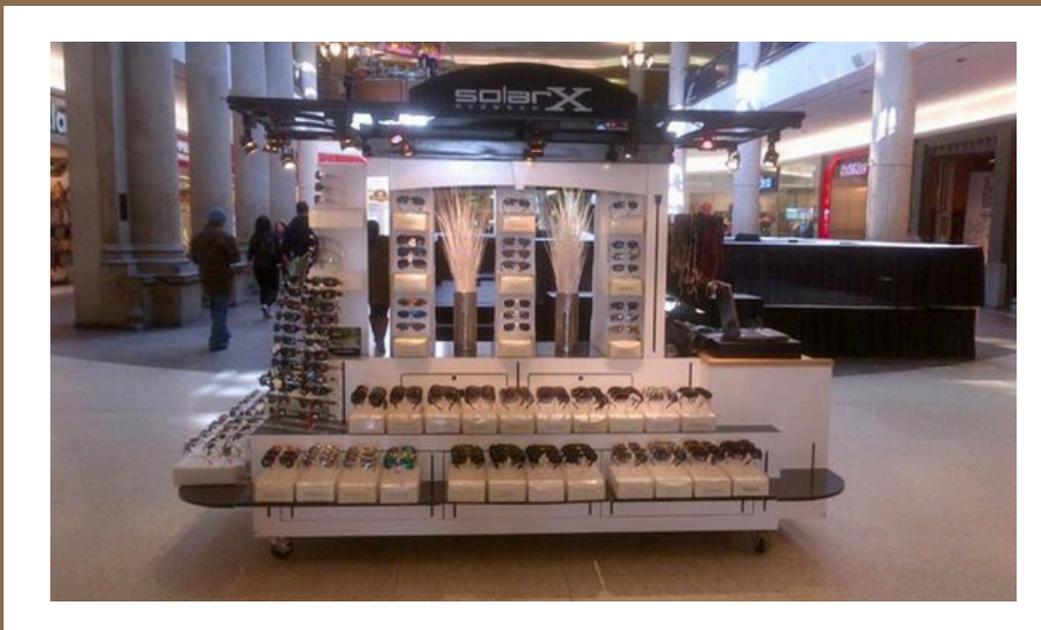


RETAIL MERCHANDISING UNIT (RMU) SPECIALTY LEASING

Cornwall Centre's overall policy is to keep all merchandise presentations fresh and exciting to the customer to maximize sales.

Visual Merchandising:

- All display fixtures must be professionally finished and must meet all applicable local codes.
- Merchandise display is limited to the RMU only. Merchandise presentation must conform with and remain within the boundaries of the size limitation of the RMU. There shall be no merchandise displayed on the cash wrap stand, chair, footstool or floor. No exterior floor fixtures of any type are permitted. Seasonal change
- No merchandise is permitted to be displayed on the canopy of the RMU or on the upper flaps, which house the lighting.
- Each RMU comes with two (2) sets of three-sided, adjustable and removable, exterior display shelving. If these shelves are incorporated into the display design, they must be fully merchandised, or they will be removed.
- The Retailer is not permitted to attach anything to the interior or exterior of the RMU or cash wrap stand, chair or footstool with nails, screws, tape, staples, glue, pins or anything else that would cause damage. The cost of any damage done will be billed directly to the Retailer.
- Each RMU is equipped with adequate lighting. No additional lighting of any type is permitted.



Lease Terms:

Temporary Occupancy and Lease Agreements may be executed for no less than a one (1) week period and for no greater than a one (1) year period. Cornwall Centre's policy is to give preference to retailers that can continually come up with new and changing merchandise concepts.

Electrical/Telephone Service:

Electrical service and telephone access is provided at your location. However, each retailer is responsible for the connection and payment of their own telephone service.

DISPLAY KIOSKS – SPECIALTY LEASING

- 10 x10 (kiosk is not supplied)
- Display kiosks are in prime locations throughout the shopping centre.
- All locations have access to a phone line and power.



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 CUSHMAN &
WAKEFIELD