

Brighton

RETAIL OPPORTUNITIES

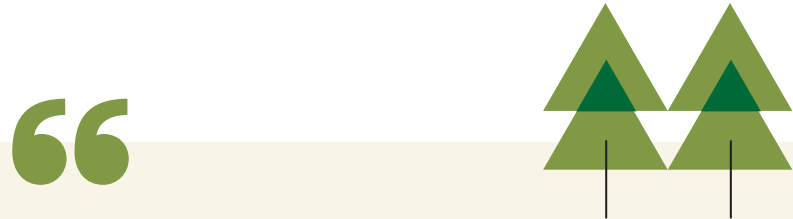


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WELCOME TO BRIGHTON,
THE LARGEST MASTER-
PLANNED COMMUNITY IN
SASKATCHEWAN.

Spread over 867 acres, Brighton is a visionary, master-planned community designed to connect residents with neighbours and nature. Vibrant public spaces, picturesque walkways, inclusive and varied green spaces complimented by timeless, quality architecture, thoughtfully planned streetscapes, and diverse wetlands are what truly define the character of Brighton.

With close proximity to a number of neighbouring communities, a park every 400 metres, grocery store, shopping, and future schools, Brighton is a great place to call home.



“

We decided it was a good fit for our family, with the convenience of having everything close by- our dentist, eye doctor, gym, grocery, amazing (probably the best) parks in the city.

Monica
Brighton Resident

”





IN GOOD COMPANY

Being part of the largest master-planned community in Saskatoon has its perks and one of them is the Brighton Marketplace. At the intersection of College and McOrmond Drive all the amenities you need are at Brighton's doorstep. With over 220,000 square feet of retail, the Marketplace is home to convenient shops, terrific restaurants, essential health services and fantastic entertainment. Retailers include Wilson's Lifestyle Centre, Landmark Cinemas, Save-On Foods, The Keg and Saskatchewan's first Crumbl Cookies!

98% Leased - SEP 2025





BRIGHTON MARKET PLACE

PROPERTY PROFILE

NUMBER OF STORES	39
TOTAL SF	220,000 SF
LEASE RATE	Market Price
PARKING	~ 4.8 Parking stalls/1,000 SF
OCCUPANCY COSTS	\$10.50 PSF

AVAILABLE FOR LEASE

#80 - 145 GIBSON BEND
2026 POSSESSION
5,010 SF



Scan the QR code to take a virtual tour of Brighton Marketplace.





AT THE CENTER OF IT ALL

The Brighton Village Centre is will be a vibrant destination for living, working, and community events. The area will create a focal hub to the greater master-planned neighbourhood while establishing a distinct identity and strong sense of arrival. The Village Centre is home to 14 acres of high-street retail amenities, office buildings and medium-density apartments and townhouses



BRIGHTON VILLAGE RENTALS | THE TEAL

MULTI-FAMILY RESIDENTIAL

491 Complete Units
Additional 115 Units to be complete by 2027

BRIGHTON VILLAGE RENTALS | THE WREN

121 Apartment Units - Fully Leased
15 Townhome Units - Fully Leased

BRIGHTON VILLAGE RENTALS | THE TEAL

120 Apartment Units - Fully Leased
15 Townhome Units - Fully Leased

BRIGHTON TOWNS ON DELAINEY

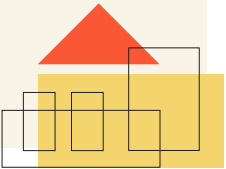
95 Townhome Units - Fully Leased

BRIGHTON VILLAGE RENTALS | THE HERON

125 Apartment Units - 80% Leased Sept 2025 Additional
115 Units to be complete by 2027

BRIGHTON VILLAGE RENTALS | THE FINCH

101 Apartment Units - Available Spring 2027



Brighton
VILLAGE CENTRE

BRIGHTON VILLAGE MIXED-USE
THE TEAL & THE COMMONS

BRIGHTON VILLAGE RENTALS
THE WREN

BRIGHTON
TOWNS ON DELAINEY

BRIGHTON VILLAGE RENTALS
THE HERON

BRIGHTON VILLAGE MIXED-USE
RETAIL AND RESIDENTIAL | 2030

BRIGHTON VILLAGE MIXED-USE
RETAIL AND RESIDENTIAL | 2027



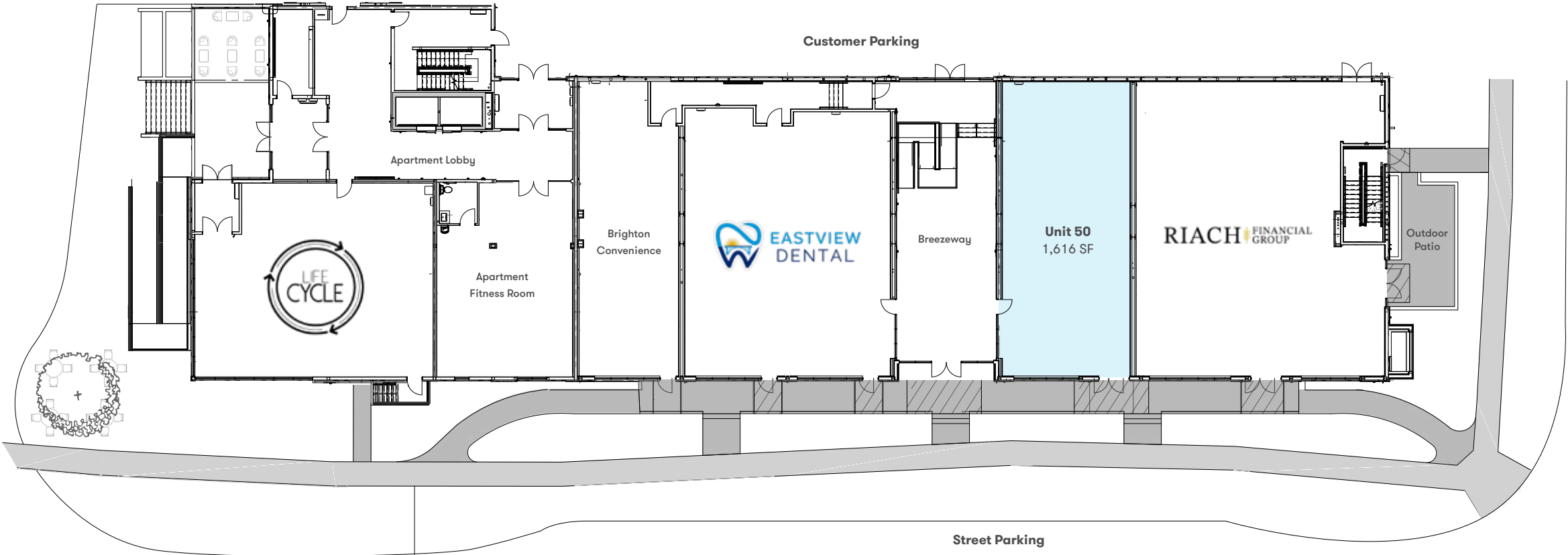
THE COMMONS AT BRIGHTON VILLAGE CENTRE

The Teal & Common's, is unique mix of residential apartments and townhomes, with 9,000 square feet of main floor retail space perfectly situated for a bakery, coffee shop, fitness studio, hair salon, boutique clothing store, pub or convenience store.

Imagine being able to wake up and walk downstairs to grab a coffee from your favourite local hot spot before popping next door for a haircut or to take in a group workout class with your friends.

PROPERTY PROFILE

POSESSION	Immediate
DEPTH	60'
LEASE RATE	\$30/SF
OCCUPANCY COSTS	\$11.50 PSF





HOLMWOOD BUSINESS PARK

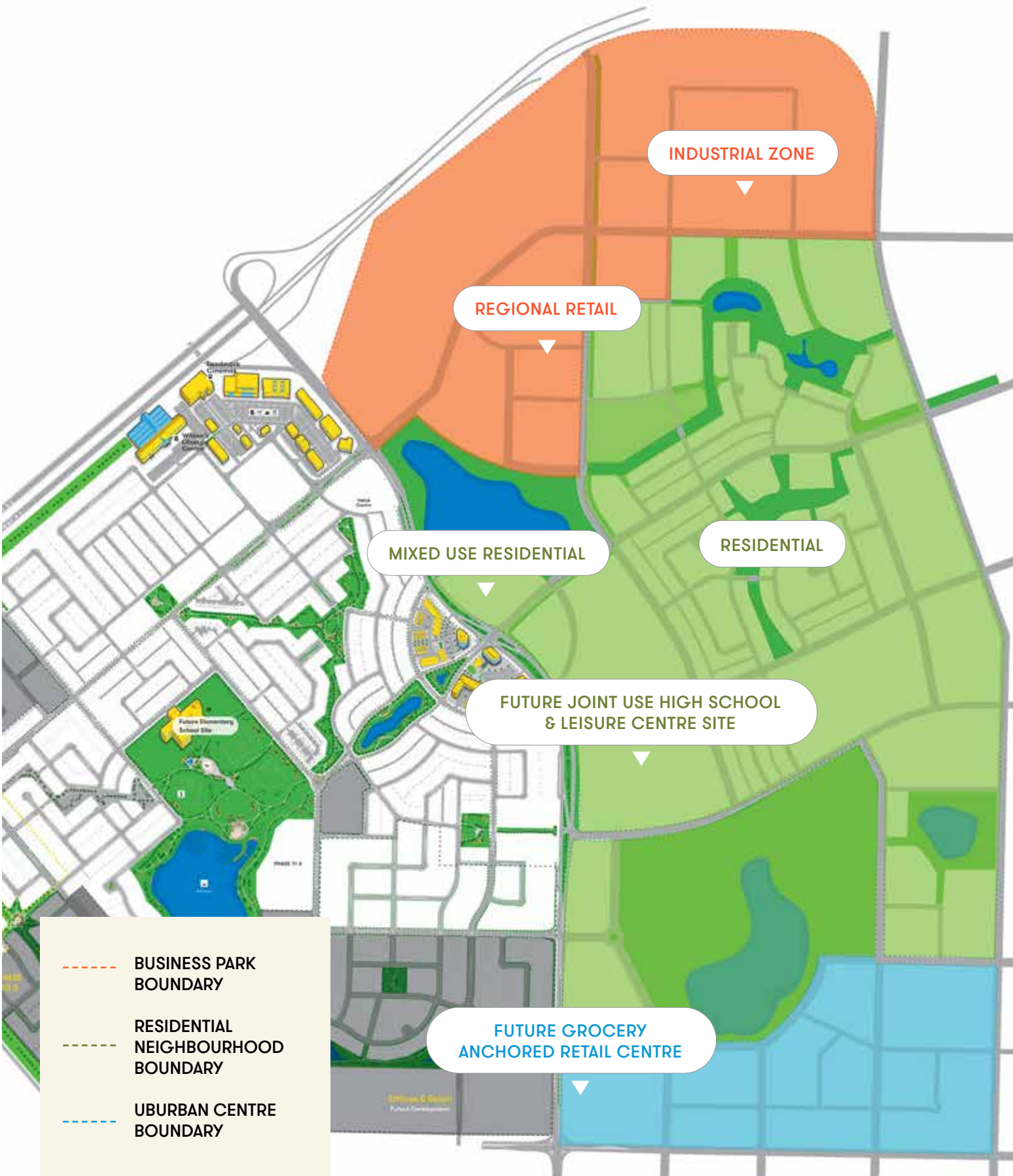
The Holmwood Neighbourhood will be home to a variety of community amenities including mixed-use residential and high-street retail with the completion of Brighton’s Village Center, in addition to a new joint-use High School and Leisure Center.

The Holmwood Business Park offers retailers exposure from Highway 5 adjacent to the fully developed Brighton Marketplace. With the only large scale contiguous retail land available in Saskatoon, the Business Park provides flexibility in size and orientation, accommodating large box users such as wholesalers, automotive dealerships, hotels, and industrial.

To kick off the Business Park Development Dream has designated a 4 acre site on the Northeast corner of Brighton Gate and McOrmond Drive for approximately 12,000sf of retail including the potential for quick-service restaurants and a gas station/carwash.

PROPERTY PROFILE

For lease	150 acres of retail
Availability	2026 - 2028





HOLMWOOD URBAN CENTER

Dream is pleased to announce its next phase of amenity offerings to the residents of Brighton. The Holmwood Urban Center will be located on the east end of the 8th Street extension at the McOrmond Drive intersection. Offering accessibility to not only the Brighton community (at one of two main accesses) but also to the neighboring communities of Briarwood, Rosewood and College Park.

At 15 acres, with approximately 150,000sf of retail space, this full service grocery anchored site will offer a variety of building types to accommodate a neighborhood shopping hub.

PROPERTY PROFILE

POSESSION	Fall 2030
SITE	15 Acres
TOTAL SF	150,000SF
LOCATION	Corner of 8th and McOrmond
PARKING	~3.6 Parking Stalls /1,000SF





IT'S ONLY THE BEGINNING

With more than 3,160 acres in the Holmwood Sector, Dream has secured 50 years of future growth and a potential 100,000 residents.

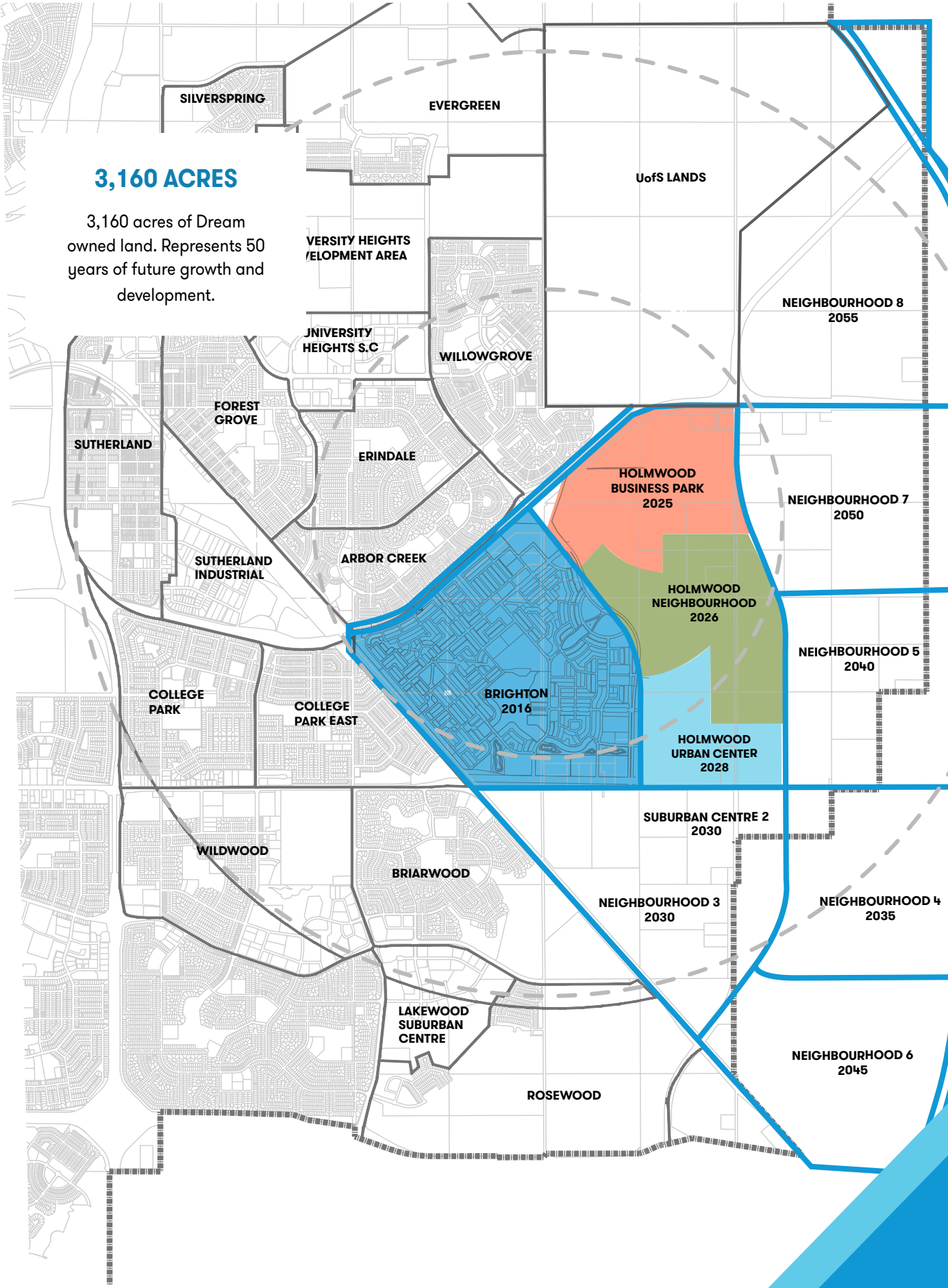
Currently, Brighton is home to approximately 3,759 residents with a projected growth of 1,000-1,500 people per year. In 2020 alone, Brighton achieved approximately 40% marketshare of new homes in Saskatoon, which is expected to continue.

DEMOGRAPHICS

Current Population (2023)	3,759
Average Household Income	\$121,535
Average Home Sale Price	\$561,402
Total Number of Homes	1,896
Total Number of Rental Units	654

UPCOMING DEVELOPMENTS

NEIGHBOURHOOD	ESTIMATED BUILDOUT		POPULATION PROJECTION	EMPLOYMENT PROJECTION
	START	FINISH		
Brighton	2016	2026	15,500	2,200
Holmwood Business Park	2026	2034	260	5,040
Holmwood Neighbourhood & Suburban Center	2026	2038	14,700	2,940
Suburban Centre #2	2030	2038	2,500	830
Neighbourhood #3	2030	2038	11,600	1,290
Neighbourhood #4	2035	2043	11,000	1,220
Neighbourhood #5	2040	2048	10,700	1,190
Neighbourhood #6	2045	2053	12,500	1,390
Neighbourhood #7	2050	2058	13,000	1,440
Neighbourhood #8	2055	2063	17,000	1,890
TOTAL			108,760	19,430





ABOUT DREAM

Dream is an award winning Canadian real-estate company with approximately \$26 Billion in assets under management in North America and Europe.

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 1,000 employees and \$26 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.

COMMUNITY AT THE HEART

Curating and planning amenities and services that attend to the unique needs of each community, we hand pick retail tenants that will connect and enhance our neighbourhoods.

\$26 BILLION

of assets under management

71 MILLION

square feet of industrial GLA across North America and Europe.

BUILDING VARIETY

We build and develop an unrivalled range of housing to reflect the diversity of Canada, from suburban single-family homes, to condos and modern co-living spaces in the country's most vibrant cities.





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