

POPULATION (3KM)
29,606



HOUSEHOLDS (3KM)
12,203



AVERAGE INCOME (3KM)
\$78,238

NEW DEVELOPMENT

RETAIL AVAILABLE

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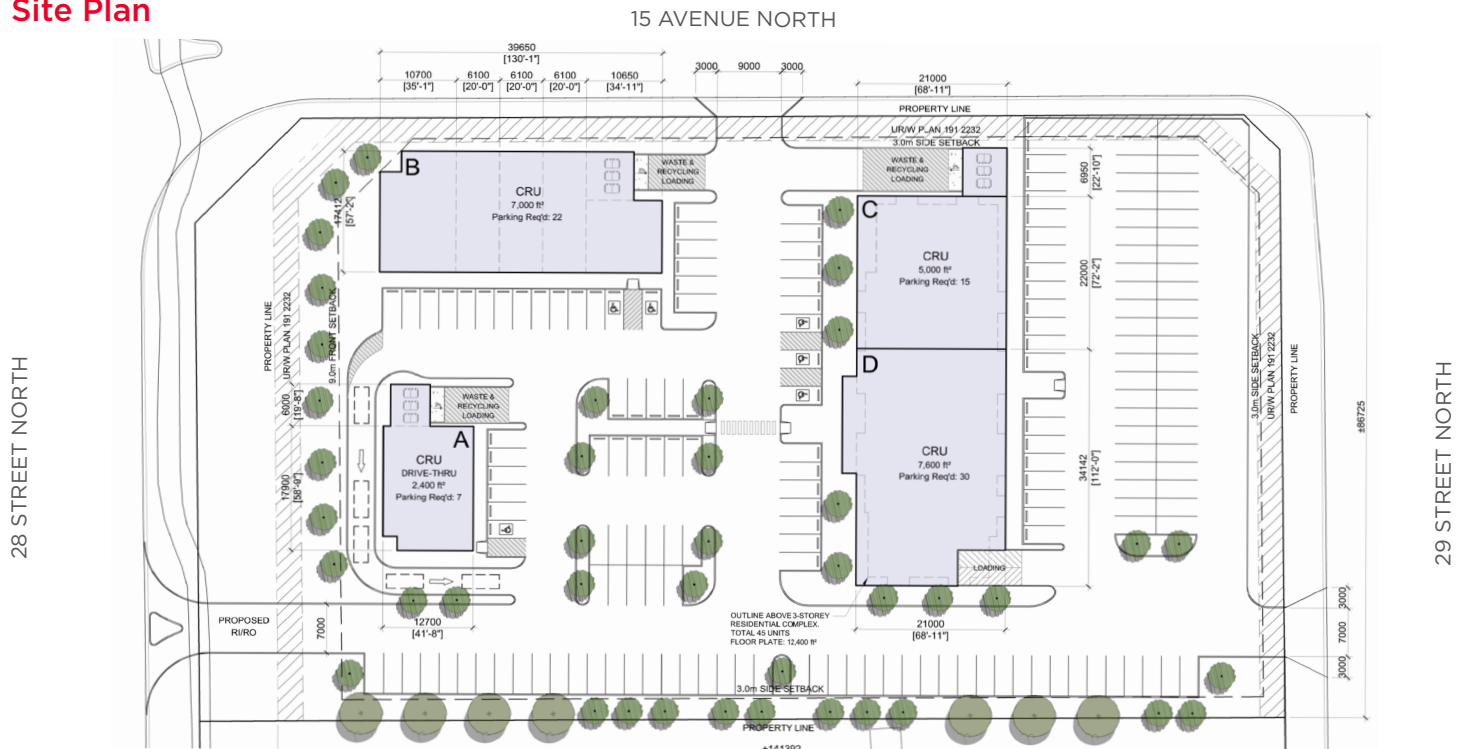
Prime North Lethbridge Location

Property Highlights

- Mixed use site to include approximately 45 purpose built residential rental units
- Over 125 new residential rental units located on the south end of block
- High visibility location
- Excellent access off 28 Street North
- New access points from 29 Street North and 15 Avenue North
- Over 140 parking stalls on site with dedicated parking for residential
- Bays available from 1,250 SF
- Anchor position available
- Drive-thru available
- Zoning: Urban Innovation



Site Plan



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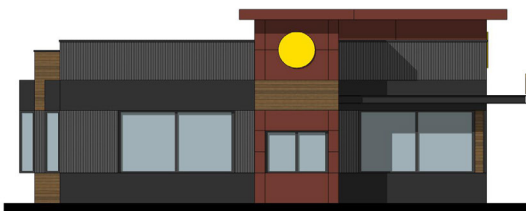
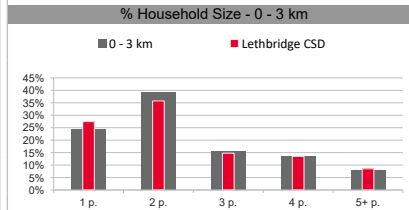
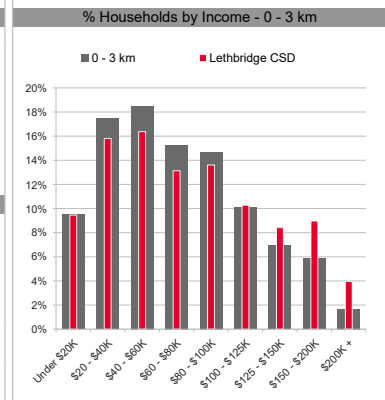
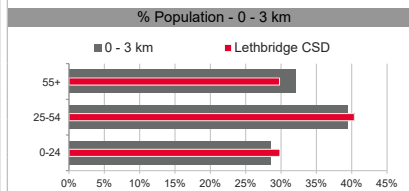
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Demographics

BUSINESSES		
Major Retailers		
Retailer Name	Address	Dist. (km)
Dollarama	3019 26Th Ave. N.	1.09
Walmart Canada	3195 26Th Ave N	1.26
Canadian Tire	1240 - 2Nd Avenue A No...	2.75
Dollarama	104 13Th St N	2.77
Staples Canada	501 13Th Avenue South	3.61
Dollarama	501 1 Ave	3.63
Winners	501 First Avenue South	3.64
Dollarama	1131 Mayor Magrath Dr S	4.23
Grocery & Drug Stores		
G & D Name	Address	Dist. (km)
Shoppers Drug Mart	3071 26Th Avenue North	1.04
Sobeys	327 Bluefox Blvd N	1.20
Nofrills	425 13Th St N	2.18
Save-On-Foods Canada	1240 2Nd Avenue A N	2.83
Shoppers Drug Mart	501 First Ave S	3.59
Wholesale Club	1706 Mayor Magrath Dr ...	4.89
Banks		
Bank Name	Address	Dist. (km)
Canadian Imperial Bank of C	515 - 13th Street North	1.35
Scotiabank Canada	425 13 St N	1.39
BMO Financial	230 13th St N	1.57
Canadian Imperial Bank of C	701 - 4th Avenue South	2.31
Royal Bank of Canada	614 4th Ave S	2.37
BMO Financial	606 4th Avenue South	2.39
Scotiabank Canada	324 1St Avenue South	2.41
TD Canada Trust	200 4th Ave S, Unit 156	2.47
Royal Bank of Canada	1139 Mayor Magrath Dr	2.65

POPULATION & HOUSEHOLD SUMMARY		
	0 - 3 km	CSD
2016 Population (Census)	28,089	95,522
2022 Population Estimate	29,606	103,585
2025 Population Projection	31,496	110,813
% Pop. Change (2016-22)	5.4%	8.4%
% Pop. Change (2022-25)	6.4%	7.0%
Families in Private HHs	8,547	29,144
Couple census families	6,916	24,834
Without children	3,731	13,180
With children	3,184	11,654
Lone-parent families	1,631	4,310
Average Persons Per Family	2.8	2.8

INCOME		
	0 - 3 km	CSD
Under \$20K	1,163	3,985
\$20 - \$40K	2,131	6,663
\$40 - \$60K	2,257	6,901
\$60 - \$80K	1,862	5,536
\$80 - \$100K	1,793	5,737
\$100 - \$125K	1,230	4,330
\$125 - \$150K	849	3,546
\$150 - \$200K	713	3,781
\$200K +	206	1,670
Average Household Income	\$ 78,238	\$ 93,123
Median Household Income	\$ 65,635	\$ 72,543



Bldg 1 South Elevation



Bldg 1 East Elevation



Bldg 2 South Elevation

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