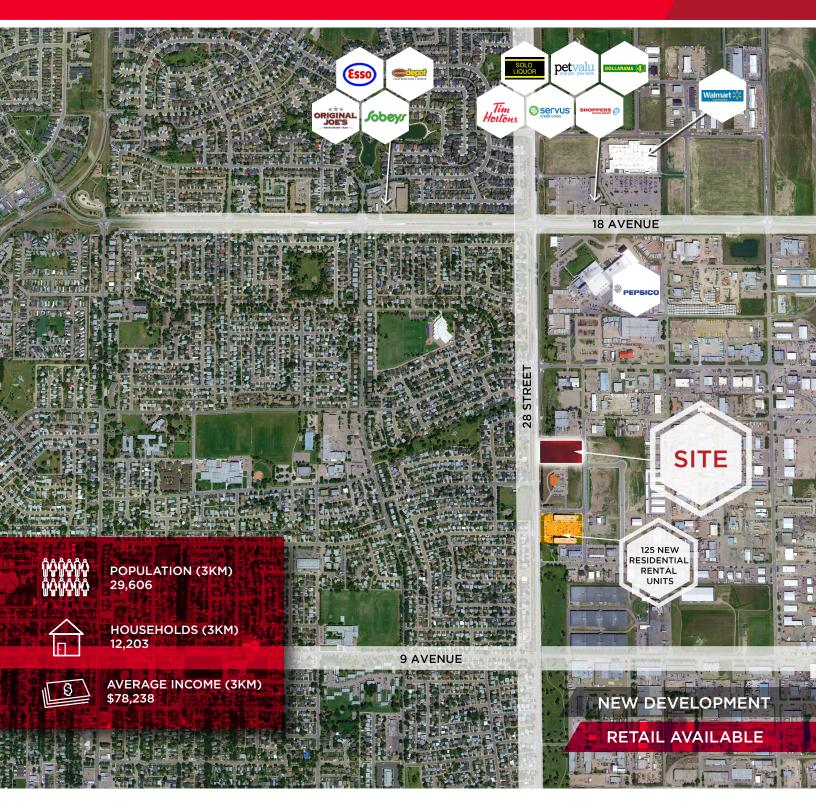


FOR LEASE Broadcast Village Centre 28 Street North & 15 Avenue North Lethbridge, AB



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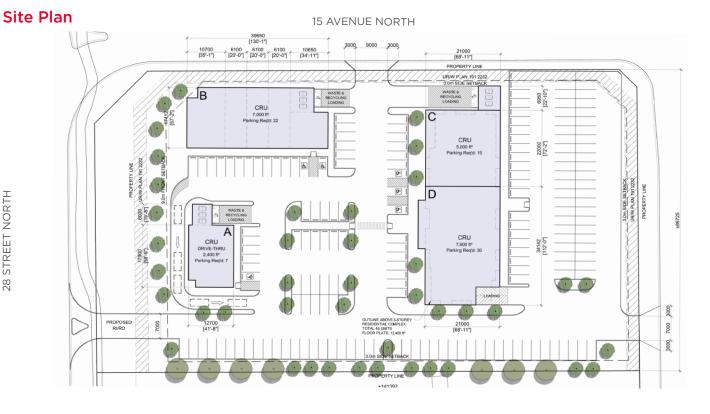
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CUSHMAN & WAKEFIELD Edmonton

FOR LEASE **Broadcast Village Centre** 28 Street North & 15 Avenue North Lethbridge, AB

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



29 STREET NORTH

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STREET NORTH

20

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FOR LEASE Broadcast Village Centre 28 Street North & 15 Avenue North Lethbridge, AB

Demographics

BUSINESSES			POPULATION & HOUSEHOLD SUMMARY			INCOME		
	Major Retailers			0 - 3 km	CSD		0 - 3 km	CSD
Retailer Name	Address	Dist. (km)	2016 Population (Census)	28,089	95,522	Under \$20K	1,163	3,985
Dollarama	3019 26Th Ave. N.	1.09	2022 Population Estimate	29,606	103,585	\$20 - \$40K	2,131	6,663
Walmart Canada	3195 26Th Ave N	1.26	2025 Population Projection	31,496	110,813	\$40 - \$60K	2,257	6,901
Canadian Tire	1240 - 2Nd Avenue A No	2.75				\$60 - \$80K	1,862	5,536
Dollarama	104 13Th St N	2.77	% Pop. Change (2016-22)	5.4%	8.4%	\$80 - \$100K	1,793	5,737
Staples Canada	501 1St Avenue South	3.61	% Pop. Change (2022-25)	6.4%	7.0%	\$100 - \$125K	1,230	4,330
Dollarama	501 1 Ave	3.63				\$125 - \$150K	849	3,546
Winners	501 First Avenue South	3.64	Families in Private HHs	8,547	29,144	\$150 - \$200K	713	3,781
Dollarama	1131 Mayor Magrath Dr S	4.23	Couple census families	6,916	24,834	\$200K +	206	1,670
			Without children	3,731	13,180			
			With children	3,184	11,654			
Gro	cery & Drug Stores		Lone-parent families	1,631	4,310	Average Household Income	\$ 78,238	\$ 93,123
G & D Name	Address	Dist. (km)	Average Persons Per Family	2.8	2.8	Median Household Income	\$ 65,635	\$ 72,543
Shoppers Drug Mart	3071 26Th Avenue North	1.04						
Sobeys	327 Bluefox Blvd N	1.20	% Population - 0 - 3 km			% Households by Income - 0 - 3 km		
Nofrills	425 13Th St N	2.18	■0 - 3 km	- Lathbaides CCD				
Save-On-Foods Canada	1240 2Nd Avenue A N	2.83	0 - 3 Km	Lethbridge CSD		■0-3 km	Lethbridge CSD	
Shoppers Drug Mart	501 First Ave S	3.59	55+					
Wholesale Club	1706 Mayor Magrath Dr	4.89				20%		
			25-54			18%		
			-		-	16%		
			0-24			14%		
	Banks		0% 5% 10% 15% 209		40% 45%	12%		
Bank Name	Address	Dist. (km)	% Household	Size - 0 - 3 km		10%		
Canadian Imperial Bank of C 515 - 13th Street North		1.35	0 - 3 km	Lethbridge CSD		8%		_
Scotiabank Canada	425 13 St N	1.39				6%		
BMO Financial	230 13th St N	1.57	45%			0%		
Canadian Imperial Bank of		2.31	40%			4%		
Royal Bank of Canada	614 4th Ave S	2.37	30%			2%		
BMO Financial	606 4th Avenue South	2.39	25%			0%		
Scotiabank Canada	324 1St Avenue South	2.41	15%			Under 520 540 560 560 580 500 51	at at at	at 1×
TD Canada Trust	200 4th Ave S, Unit 156	2.47	10%			Under 520 540 560 560 580 580 550	~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	200t = 200t *
Royal Bank of Canada	1139 Mayor Magrath Dr	2.65	0%			Under \$20' \$40' 560' 580' 580'	10t 5125 5180 5180 5	-3r
			1 p. 2 p.	3 p. 4 p.	5+ p.			



Bldg 1 South Elevation

Bldg 1 East Elevation



Bldg 2 South Elevation

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