

FOR LEASE

## BROADCAST VILLAGE CENTRE

**Prime North Lethbridge Location** 

28 Street North & 15 Avenue North Lethbridge, AB

## NEW DEVELOPMENT

## **RETAIL AVAILABLE**

Cushman & Wakefield Edmonton Suite 2700, TD Tower 10088 102 Avenue Edmonton, AB T5J 2Z1 cwedm.com

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SOLO LIQUOR

Tim

Hortons

Esso

Sobeyr

ORIGINAL JOE'S petvalu

SHOPPERS 🦪

E.

**18 AVENUE** 

PEPSICO

Servus

Walmart >

SITE

125 NEW RESIDENTIAI

RENTAL

UNITS

## DEMOGRAPHICS

CSD

58,453 128

8 4 8 2

2,617

6,185

7,983

824

15 958

11,094

1,306

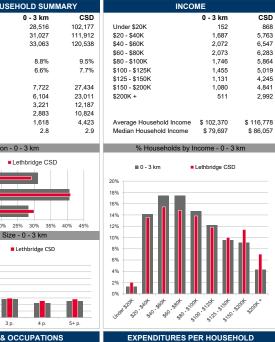
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950

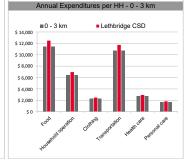
# PROPERTY **HIGHLIGHTS**

- 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 ٠
- 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 ٠
- Drive-thru available •
- Zoning: Urban Innovation ٠

|   | BUSINESSES  |   | POPULATION & HOUS   | SEHOLD SUMM   | ARY                                      |
|---|---|---|---|---|--|
|   | Major Retailers   |   |   | 0 - 3 km  | (  |
| Retailer Name   | Address   | Dist. (km)  | 2021 Population (Census)  | 28,516  | 102                                      |
| Dollarama   | 3019 26Th Ave. N  | 0.99  | 2024 Population Estimate  | 31,027  | 111                                      |
| Walmart Canada  | 3195 26Th Ave N   | 1.16  | 2027 Population Projection  | 33,063  | 120                                      |
| Canadian Tire   | 1240 - 2Nd Avenue A No  | 2.83  |   | ,   |  |
| Dollarama   | 104 13Th St N   | 2.86  | % Pop. Change (2021-24)   | 8.8%  | 9  |
| Staples Canada  | 501 1St Avenue South  | 3.68  | % Pop. Change (2024-27)   | 6.6%  | 7  |
| Dollarama   | 501 1 Ave   | 3.71  | so t op. onlange (2024-21)  | 0.070   |  |
| Winners   | 501 First Avenue South  | 3.71  | Families in Private HHs   | 7.722   | 27                                       |
| Dollarama   | 1131 Mayor Magrath Dr S   | 4.33  | Couple census families  | 6,104   | 23                                       |
| Dollarama   | 1131 Mayor Magratit DI S  | 4.55  | Without children  | 3.221   | 12                                       |
|   |   |   | With children   | 2,883   | 10                                       |
| 0.00  |   |   | Lone-parent families  | 2,883   | 10                                       |
|   | cery & Drug Stores  | Dist (lum)  |   |   | 4  |
| G & D Name  | Address   | Dist. (km)  | Average Persons Per Family  | 2.8   |  |
| Shoppers Drug Mart  | 3071 26Th Avenue North  | 0.93  | 0/ Danielatian  | 0.01  |  |
| Sobeys  | 327 Bluefox Blvd N  | 1.12  | % Population  | n - 0 - 3 km  |  |
| Nofrills  | 425 13Th St N   | 2.26  | ■0-3 km   | Lethbridge CSD  |  |
| Save-On-Foods Canada  | 45 - 1240 2Nd Avenue A  | 2.91  |   | - Louisinago oob  |  |
| Shoppers Drug Mart  | 501 First Ave S   | 3.67  | 55+   |   |  |
| Wholesale Club  | 1706 Mayor Magrath Dr   | 4.99  |   |   |  |
| #VALUE!   | #VALUE!   | #VALUE!   | 25-54   |   |  |
| #VALUE!   | #VALUE!   | #VALUE!   |   |   |  |
| #VALUE!   | #VALUE!   | #VALUE!   | 0-24  |   |  |
| #VALUE!   | #VALUE!   | #VALUE!   |   |   | _  |
|   | Banks   |   | 0% 5% 10% 15% 20%   | 25% 30% 35%   | 40% 4                                    |
| Bank Name   | Address   | Dist. (km)  | % Household S   | ize - 0 - 3 km  |  |
| Scotiabank Canada   | 425 13 St N   | 1.44  |   |   |  |
| BMO Financial   | 230 13th St N   | 1.63  | 🔳 0 - 3 km  | Lethbridge CSD  |  |
| Canadian Imperial Bank of   | C 701 - 4th Avenue South  | 2.36  |   |   |  |
| Royal Bank of Canada  | 614 4th Ave S   | 2.42  | 40%   |   |  |
| BMO Financial   | 606 4th Avenue South  | 2.44  | 30%   |   |  |
| Scotiabank Canada   | 324 1st Avenue South  | 2.45  | 25%   |   |  |
| TD Canada Trust   | 200 4th Ave S Unit 156  | 2.52  | 20%   |   |  |
| Royal Bank of Canada  | 1139 Mayor Magrath Dr   | 2.71  | 10%   |   |  |
| rtojar Barne or Gariada   | 1100 Mayor Magraar Di   | 2.71  | 5%  |   |  |
|   |   |   | 0% 1p. 2p.  | 3 p. 4 p.   | 5+ p.                                    |
|   |   |   | 1 p. 2 p.   | эр. чр.   |  |
|   |   |   |   |   |  |
|   | AGE   |   | LABOR FORCE &   |   |  |
|   | 0 - 3 km  | CSD   |   | 0 - 3 km  |  |
| Population by Age   | <b>0 - 3 km</b><br>31,027   | 111,912   | Labour Force by Occupation  | <b>0 - 3 km</b><br>16,151   |  |
| 0 to 4 years  | <b>0 - 3 km</b><br>31,027<br>1,664  | 111,912<br>6,227  | Labour Force by Occupation<br>A Management  | <b>0 - 3 km</b><br>16,151<br>19   | 58                                       |
| 0 to 4 years<br>5 to 19 years   | <b>0 - 3 km</b><br>31,027<br>1,664<br>5,128   | 111,912<br>6,227<br>19,171  | Labour Force by Occupation<br>A Management<br>B Business & Finance  | <b>0 - 3 km</b><br>16,151<br>19<br>2,120  | 58<br>58                                 |
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| 0 to 4 years<br>5 to 19 years<br>20 to 24 years   | <b>0 - 3 km</b><br>31,027<br>1,664<br>5,128<br>1,978  | 111,912<br>6,227<br>19,171<br>8,099   | Labour Force by Occupation<br>A Management<br>B Business & Finance<br>C Natural Sciences  | <b>0 - 3 km</b><br>16,151<br>19<br>2,120<br>532   | 58<br>58<br>2<br>6                       |
| 0 to 4 years<br>5 to 19 years<br>20 to 24 years<br>25 to 34 years   | <b>0 - 3 km</b><br>31,027<br>1,664<br>5,128<br>1,978<br>4,570   | 111,912<br>6,227<br>19,171<br>8,099<br>18,078   | Labour Force by Occupation<br>A Management<br>B Business & Finance<br>C Natural Sciences<br>D Health  | <b>0 - 3 km</b><br>16,151<br>19<br>2,120<br>532<br>1,475  | 58<br>58<br>2<br>6                       |
| 0 to 4 years<br>5 to 19 years<br>20 to 24 years<br>25 to 34 years<br>35 to 44 years   | <b>0 - 3 km</b><br>31,027<br>1,664<br>5,128<br>1,978<br>4,570<br>4,472  | 111,912<br>6,227<br>19,171<br>8,099<br>18,078<br>15,625   | Labour Force by Occupation<br>A Management<br>B Business & Finance<br>C Natural Sciences<br>D Health<br>E Educ, Gov't, & Religion   | <b>0 - 3 km</b><br>16,151<br>19<br>2,120<br>532<br>1,475<br>1,394   | 58<br>58<br>2<br>6<br>7                  |
| 0 to 4 years<br>5 to 19 years<br>20 to 24 years<br>25 to 34 years<br>35 to 44 years<br>45 to 54 years<br>55 to 64 years   | <b>0 - 3 km</b><br>31,027<br>1,664<br>5,128<br>1,978<br>4,570<br>4,472<br>3,549   | 111,912<br>6,227<br>19,171<br>8,099<br>18,078<br>15,625<br>12,160                                       | Labour Force by Occupation<br>A Management<br>B Business & Finance<br>C Natural Sciences<br>D Health<br>E Educ, Govt, & Religion<br>F Art, Culture, Rec, & Sport<br>G Sales & Service   | <b>0 - 3 km</b><br>16,151<br>19<br>2,120<br>532<br>1,475<br>1,394<br>167  | (<br>58<br>2<br>6<br>7                   |
| 0 to 4 years<br>5 to 19 years<br>20 to 24 years<br>25 to 34 years<br>35 to 44 years<br>45 to 54 years<br>55 to 64 years<br>65 to 74 years   | 0 - 3 km<br>31,027<br>1,664<br>5,128<br>4,570<br>4,472<br>3,549<br>3,931<br>3,268   | 111,912<br>6,227<br>19,171<br>8,099<br>18,078<br>15,625<br>12,160<br>12,429<br>11,111                   | Labour Force by Occupation<br>A Management<br>B Business & Finance<br>C Natural Sciences<br>D Health<br>E Educ, Gov't, & Religion<br>F Art, Culture, Rec, & Sport<br>G Sales & Service<br>H Trades & Transportation   | <b>0 - 3 km</b><br>16,151<br>19<br>2,120<br>532<br>1,475<br>1,394<br>167<br>4,572<br>3,848                                  | (<br>58<br>2<br>6<br>7<br>15             |
| 0 to 4 years<br>5 to 19 years<br>20 to 24 years<br>25 to 34 years<br>35 to 44 years<br>45 to 54 years<br>55 to 64 years<br>65 to 64 years<br>75 to 64 years   | <b>0 - 3 km</b><br>31,027<br>1,664<br>5,128<br>1,978<br>4,570<br>4,472<br>3,549<br>3,931  | 111,912<br>6,227<br>19,171<br>8,099<br>18,078<br>15,625<br>12,160<br>12,429<br>11,111<br>6,290          | Labour Force by Occupation<br>A Management<br>B Business & Finance<br>C Natural Sciences<br>D Health<br>E Educ, Govt, & Religion<br>F Art, Culture, Rec, & Sport<br>G Sales & Service<br>H Trades & Transportation<br>I Primary Industry  | <b>0 - 3 km</b><br>16,151<br>19<br>2,120<br>532<br>1,475<br>1,394<br>167<br>4,572   | (<br>58<br>2<br>6<br>7<br>15<br>11<br>11 |
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| 0 to 4 years<br>5 to 19 years<br>20 to 24 years<br>25 to 34 years<br>35 to 44 years<br>45 to 54 years<br>55 to 64 years<br>65 to 74 years<br>75 to 64 years<br>85 years and over                            | 0 - 3 km<br>31,027<br>1,664<br>5,128<br>4,570<br>4,472<br>3,549<br>3,931<br>3,268<br>1,752<br>714   | 111,912<br>6,227<br>19,171<br>8,099<br>18,078<br>15,625<br>12,160<br>12,429<br>11,111<br>6,290<br>2,722 | Labour Force by Occupation<br>A Management<br>B Business & Finance<br>C Natural Sciences<br>D Health<br>E Educ, Govt, & Religion<br>F Art, Culture, Rec, & Sport<br>G Sales & Service<br>H Trades & Transportation<br>I Primary Industry  | 0 - 3 km<br>16,151<br>19<br>2,120<br>532<br>1,475<br>1,394<br>167<br>4,572<br>3,848<br>286                                  | 158<br>22<br>6<br>7<br>15<br>11<br>11    |
| 0 to 4 years<br>5 to 19 years<br>20 to 24 years<br>25 to 34 years<br>35 to 44 years<br>55 to 64 years<br>55 to 64 years<br>65 to 74 years<br>75 to 84 years<br>85 years and over<br>Median Age              | <b>0 - 3 km</b><br>31,027<br>1,664<br>5,128<br>1,978<br>4,570<br>4,472<br>3,549<br>3,393<br>3,268<br>1,752<br>714<br>39,7                         | 111,912<br>6,227<br>19,171<br>8,099<br>18,078<br>15,625<br>12,160<br>12,429<br>11,111<br>6,290          | Labour Force by Occupation<br>A Management<br>B Business & Finance<br>C Natural Sciences<br>D Health<br>E Educ, Gov1, & Religion<br>F Art, Culture, Rec, & Sport<br>G Sales & Service<br>H Trades & Transportation<br>I Primary Industry<br>J Processing & Manufacturing  | 0 - 3 km<br>16,151<br>19<br>2,120<br>532<br>1,475<br>1,394<br>167<br>4,572<br>3,848<br>286<br>1,500<br>237                  | 158<br>22<br>6<br>7<br>15<br>11<br>11    |
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| 0 to 4 years<br>5 to 19 years<br>25 to 34 years<br>25 to 34 years<br>35 to 44 years<br>45 to 54 years<br>55 to 64 years<br>65 to 74 years<br>75 to 64 years<br>85 years and over<br>Median Age              | <b>0 - 3 km</b><br>31,027<br>1,664<br>4,570<br>4,472<br>3,549<br>3,931<br>3,268<br>1,752<br>714<br>39.7<br>6 Age - 0 - 3 km                       | 111,912<br>6,227<br>19,171<br>8,099<br>18,078<br>15,625<br>12,160<br>12,429<br>11,111<br>6,290<br>2,722 | Labour Force by Occupation<br>A Management<br>B Business & Finance<br>C Natural Sciences<br>D Health<br>E Educ, Govt, & Religion<br>F Art, Culture, Rec, & Sport<br>G Sales & Service<br>H Trades & Transportation<br>I Primary Industry<br>J Processing & Manufacturing<br>K Not Applicable<br><b>% Occupation</b><br><b>=</b> 0 - 3 km  | 0 - 3 km<br>16,151<br>19<br>2,120<br>532<br>1,475<br>1,394<br>167<br>4,572<br>3,848<br>286<br>1,500<br>237<br>is - 0 - 3 km | (<br>58<br>2<br>6<br>7<br>15<br>11<br>11 |
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| EXPENDITURES PER HOUSEHOLD |           |           |  |  |
|----------------------------|-----------|-----------|--|--|
|                            | 0 - 3 km  | CSD       |  |  |
| Expenditure Per Household  | \$ 70,890 | \$ 77,631 |  |  |
| Food                       | \$ 11,461 | \$ 12,519 |  |  |
| Shelter                    | \$ 21,532 | \$ 23,586 |  |  |
| Household operation        | \$ 6,396  | \$ 6,996  |  |  |
| Household equipment        | \$ 3,666  | \$ 4,032  |  |  |
| Clothing                   | \$ 2,293  | \$ 2,512  |  |  |
| Transportation             | \$ 10,722 | \$ 11,762 |  |  |
| Health care                | \$ 2,735  | \$ 2,974  |  |  |
| Personal care              | \$ 1,699  | \$ 1,864  |  |  |
| Recreation                 | \$ 4,255  | \$ 4,657  |  |  |
| Reading materials          | \$ 205    | \$ 224    |  |  |
| Education                  | \$ 2,087  | \$ 2,319  |  |  |
| Tobacco and alcohol        | \$ 1,784  | \$ 1,934  |  |  |
| Games of chance            | \$ 252    | \$ 275    |  |  |
| Miscellaneous expenditures | \$ 1,802  | \$ 1,979  |  |  |



## SITE MAP

39650 [130'-1"] 6100 6100 6100 [20'-0"] [20'-0"] [20'-0"] 3000, 9000 3000, 10700 [35'-1"] 10650 [34'-11"] 21000 [68'-11"] PROPERTY LINE URIN PLAN 191/2232 WASTE & RECYCLING LOADING B WASTE & RECYCLING 6950 CRU 7,000 ft<sup>a</sup> Parking Regid: 22 C 111 CRU 5,000 ft<sup>2</sup> Parking Req'd: 15 72-27 6 Ġ. () () () () SETB 3.0m SIDE SETBACK Яľ D STREET NORTH STREET NORTH C WASTE & RECYCLING 86725 А CRU 7,600 ft<sup>2</sup> Parking Req'd: 30 CRU 34142 DRIVE-THRU 2,400 ft<sup>2</sup> Parking Reg'd: 7 -0 28 29 LOADING 3000 OUTLINE ABOVE 3-STOREY RESIDENTIAL COMPLEX. TOTAL 45 UNITS FLOOR PLATE: 12,400 M<sup>4</sup> PROPOSED RI/RO 21000 [68'-11"] 7000 12700 [41'-8"] 7000 \_\_\_\_ / 300 PERTY LINE +141392

15 AVENUE NORTH





Bldg 1 South Elevation

Bldg 1 East Elevation



Bldg 2 South Elevation



David Cooney Partner 780 917 8327 david.cooney@cwedm.com

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