

FOR LEASE BRENTWOOD COMMONS

7903 44 STREET, LLOYDMINSTER, AB



Marcus & Millichap

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OPPORTUNITY

Located just off the Yellowhead Highway in Lloydminster, Brentwood Commons is a substantial shopping centre, anchored by various large national tenants. Adjacent to the major highway and in the epicenter of Lloydminster's shopping area, retailers enjoy great exposure and a steady flow of consumers.

Lloydminster is a unique city straddling the Alberta-Saskatchewan border, having an economy driven by the petroleum industry with support from local agriculture. With approximately 36,200 current residents, Lloydminster was recently ranked one of the fastest growing communities in Canada.

HIGHLIGHTS



Phase 1: 3,850 SF & 3,852 SF available for lease



Phase 2: 1,300 SF, 2,058 SF, 2,247 SF & 2,325 SF available for lease



Phase 3: 7,000 SF & 9,100 SF buildings with demising options available for preleasing, including pad opportunities and built-to-suit options



Excellent exposure to over 54,486 vehicles per day on Yellowhead Highway



Anchor tenants include Home Depot, Sport Chek, Winners, Best Buy, Shoppers Drug Mart, Mark's, HomeSense, PetSmart, Michaels, Dollar Tree, and Canadian Tire



Other tenants include Bulk Barn, Plantlife, Q-Nails, Canadian Brew House, Starbucks, Scotia Bank, and more

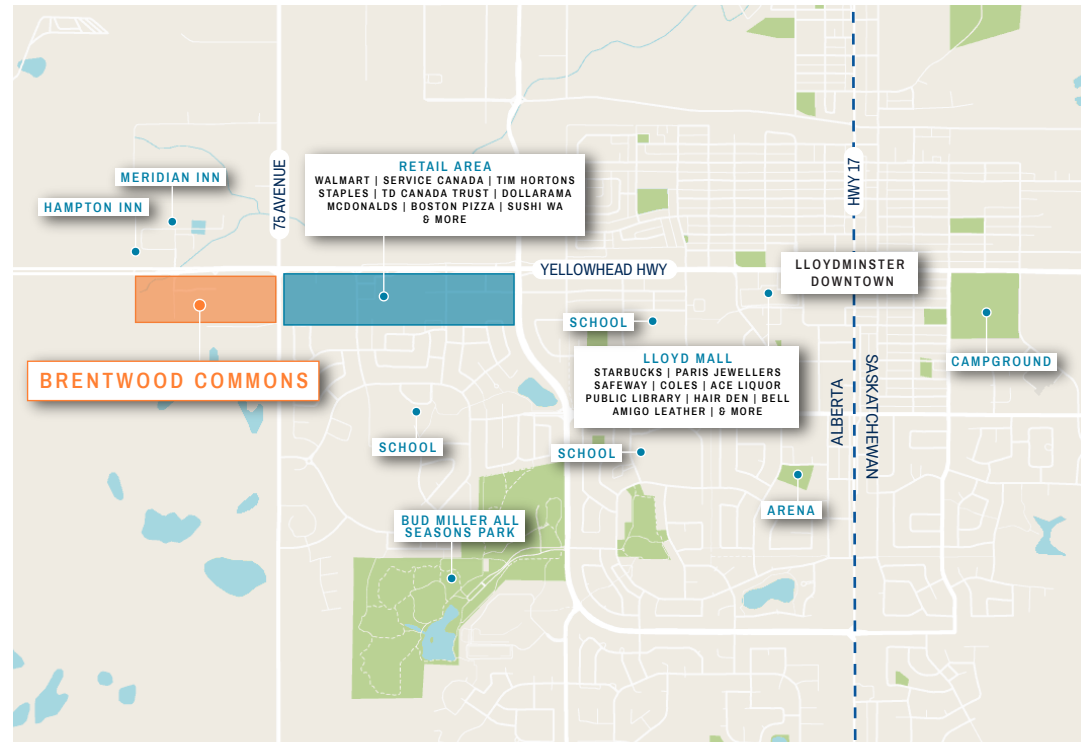


SALIENT DETAILS

Municipal Address:	7903 44 Street, Lloydminster
Legal Description:	Lot 1, Block 2, Plan 1520781 Lot 4, Block 1, Plan 0721697 Lot 5, Block 1, Plan 1423737 Lot 2, Block 1, Plan 0721697
Zoning:	C2 – Highway Corridor Commercial
Unit Sizes:	<u>Phase 1</u> 3,850 SF & 3,852 SF Available for Lease <u>Phase 2</u> 1,300 SF, 2,058 SF, 2,247 SF & 2,325 SF Available for Lease <u>Phase 3</u> 7,000 SF & 9,100 SF Available for Preleasing, including pad opportunities and built-to-suit options
Parking:	2,214 surface parking spaces
Asking Rent:	Market
Additional Rent:	\$10.75 / SF



LOCATION OVERVIEW



DEMOGRAPHICS



54,486
Vehicles
per day



HIGHWAY ACCESS
On Yellowhead
Highway



PARKING
2,214 surface parking
spaces



HOTELS
Multiple in close
proximity

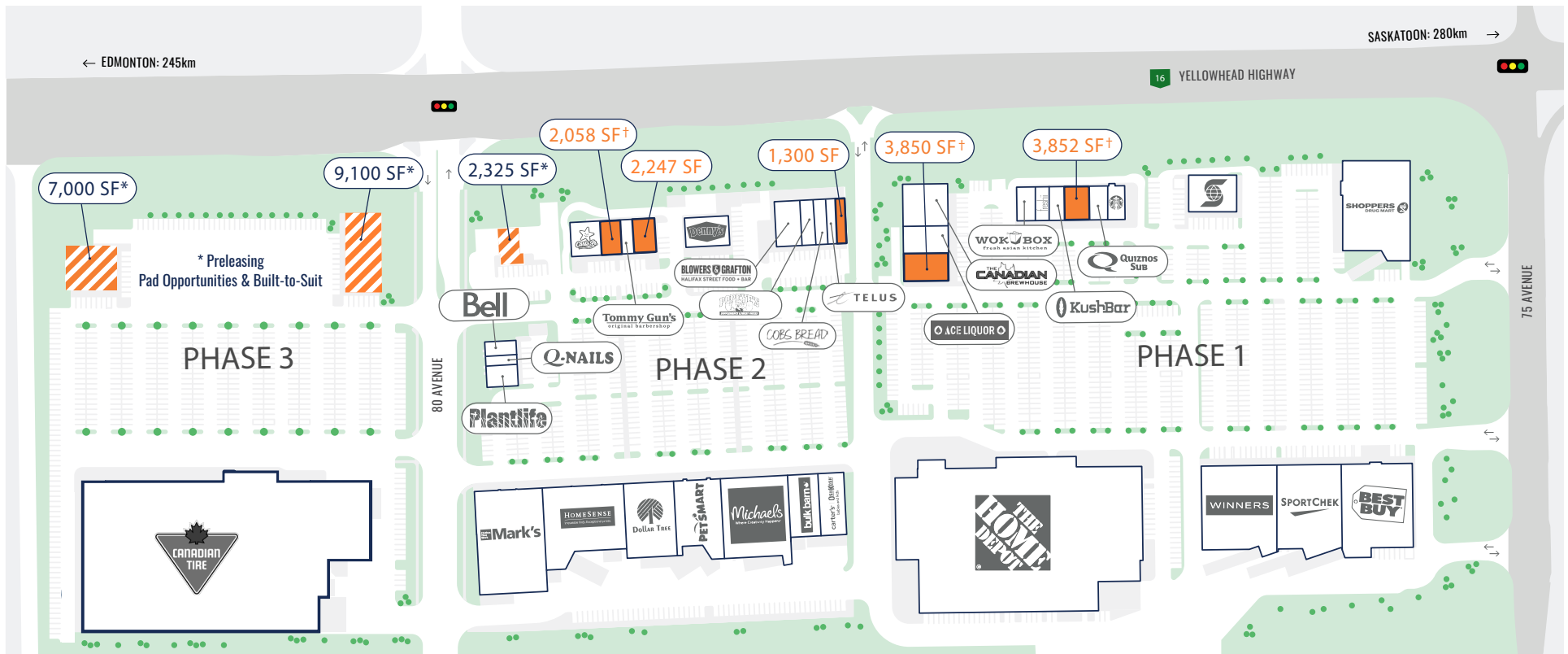


\$160,200
Average household
income in Lloydminster



36,200
Population in
Lloydminster

SITE PLAN



† Demising Options Available

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[MarcusMillichap.com](https://www.MarcusMillichap.com)

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