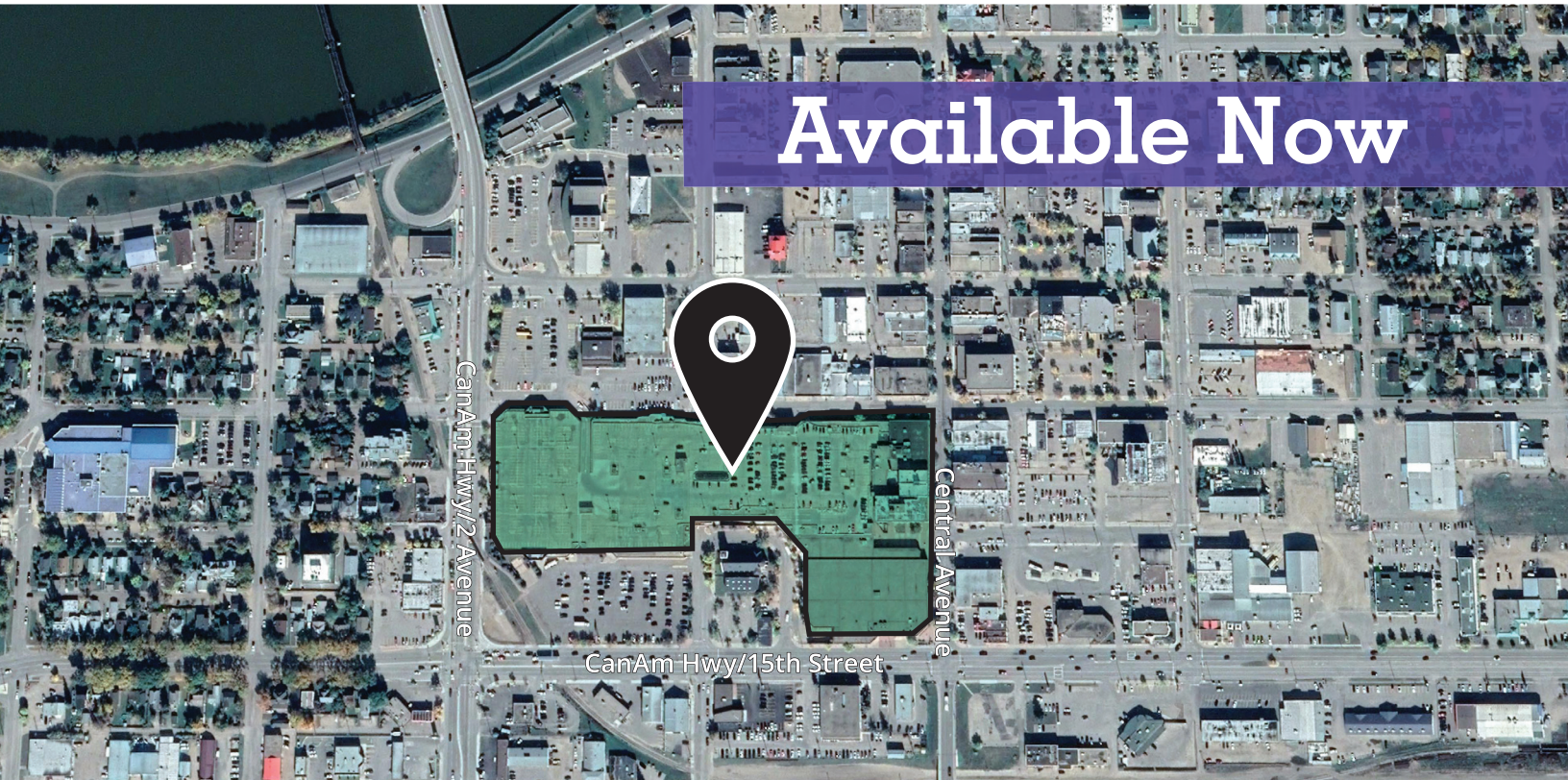


Available Now



Retail, Office, and Professional Opportunities for Lease

- Up to 53,000 SF available immediately
- Join tenants including The Brick, Urban Planet, Ardene, Dollarama, Foot Locker, Paris Jewellers and more
- Opportunities for all sizes of occupiers, with a broad range of bay sizes available immediately.
- Targeting non-traditional retail, public and government entities, experiential users, service providers and large-format retailers to service mall customers and surrounding residents.
- The only regional interior mall for all municipalities within a 1.5 hour drive time.
- Convenient customer access from all major thoroughfares within Prince Albert.
- Strategically located in proximity to current and future post-secondary institutions (University of Saskatchewan).
- Foot traffic at Gateway Mall has increased to 14% YTD from January to June (600,638), compared to the same period in 2022 (526,364). Assuming that there will be a consistent increase, the projected traffic will be approximately 1.4 million by the end of 2023. *(not including The Brick, Ardene and the common area)*

Get more information

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For Lease

Gateway Mall, Prince Albert, SK



Property Description

Position your business within the most centrally located shopping centre in Prince Albert. We're actively targeting tenants of all sizes, with large opportunities still available. **We have the ability to accommodate retail and non-retail users at competitive rates and flexible terms.** Gateway Mall is located in the heart of downtown Prince Albert, with a young population demanding retail, professional and personal services. Join tenants including The Brick, Urban Planet, Ardene, Dollarama, Foot Locker, Paris Jewellers and more with ample parking on site, with multiple access points to parking pools on main and second levels.



Join major retail tenants

Prince Albert sees a 5.1% population increase from the last census

Statistics Canada has released the 2021 Census data that shows a 5.1% increase in population for Prince Albert. The population grew from 35,926 (2016) to 37,756 (2021). This compares to the provincial population data which shows Saskatchewan's population grew by 3.1%

"It's exciting to see that our growth outpaced the province," said Mayor Greg Dionne. "It's a sign of the confidence in Prince Albert as a place to live and do business."

"We've got a lot on the horizon in Prince Albert with the new Arena and Aquatics Recreation Centre, the announcement that the OSB plant will be locating here and more recently the re-opening of Cameco mining operations," added Mayor Greg Dionne. "There's a lot to look forward to and I expect we will see an even greater population growth in the next census."

The increase in population is welcome news for Prince Albert as grants from senior governments are based on per-capita funding models. The more people counted the more the City receives to pay for services and infrastructure.

Prince Albert sees a 5.1% population increase from the last census (2022, February 16) Retrieved from <https://www.citypa.ca/en/news/prince-albert-sees-a-5-1-population-increase-from-the-last-census.aspx> (February 17, 2022)



Gateway Mall, Prince Albert, SK

Industry Revitalization

'Prince Albert Pulp Incorporated is expected to restart in the second half 2023, employing 200 people and creating over \$300 million per year in economic benefits for Prince Albert and all of Saskatchewan.'

paNOW Staff. "Paper Excellence hires staff as work continues to restart pulp mill" panow.com, paNOW, June 10, 2021, <https://panow.com/2021/06/10/paper-excellence-hires-staff-as-work-continues-to-restart-pulp-mill/> Accessed October 28, 2021



New Residential Development

As part of the Gateway Mall property, a new residential tower is in development. Construction is set to begin July 2022 with completion of 98 residential units anticipated for Fall of 2024. This development will significantly increase foot traffic for Gateway Mall.



69,148

2022 Population estimate within 60 minutes



210,243

Total population in the Economic region of Prince Albert (2021)



\$94,161

Average household income within 30 minutes (2022 estimate)



Be part of a growing community



Over 37 retailers including:

- | | | |
|--|----------------------------------|------------------------------|
| Anchors | Home Decor & Gifts | Fashion & Shoes |
| Ardene..... 5 | The Brick 105 | Ardene..... 5 |
| The Brick 105 | The Blanket Store..210 | Bootlegger191 |
| Urban Planet.....985 | Vacant.....690 | Claire's.....350 |
| Food | Dollarama 917 | Cleo280 |
| Vacant 770 | Twilight Framing....965 | Eclipse.....670 |
| Famous Wok.....830 | Vacant535 | Foot Locker380 |
| Fireside Grill.....820 | Services | Global Fashions.....55 |
| Orange Julius850 | Dr. Robin Slowenko.... 335 | Oh Pair! Shoes680 |
| Trifons Pizza.....760 | P.A. Literacy Network. 525 | Sporty T's.....390 |
| Health & Beauty | Family Resource Center 290 & 320 | Stellar Gear650 |
| Beautiful Nails600 | Kids First.....560 & 570 | Tots Treasure Trunk260 |
| Vacant360 | Sasktel410 | Urban Planet.....985 |
| Vacant.....590 | Jewelry & Accessories | The Blanket Store.....210 |
| Urban Planet.....985 | Ardene..... 5 | |
| Entertainment & Electronics | Milo Silver..... 4060 | |
| Sasktel410 | Paris Jewellers740 | |
| Vacant.....541 | | |
| Cj's Climb and Play 500 | | |

Details

- Available:**
Food court, small and large-format retailers & alternative users
- Timing:**
Immediately
- Base Rent:**
Negotiable
- Tenant Inducements:**
Negotiable
- Parking:**
Surface and Rooftop



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