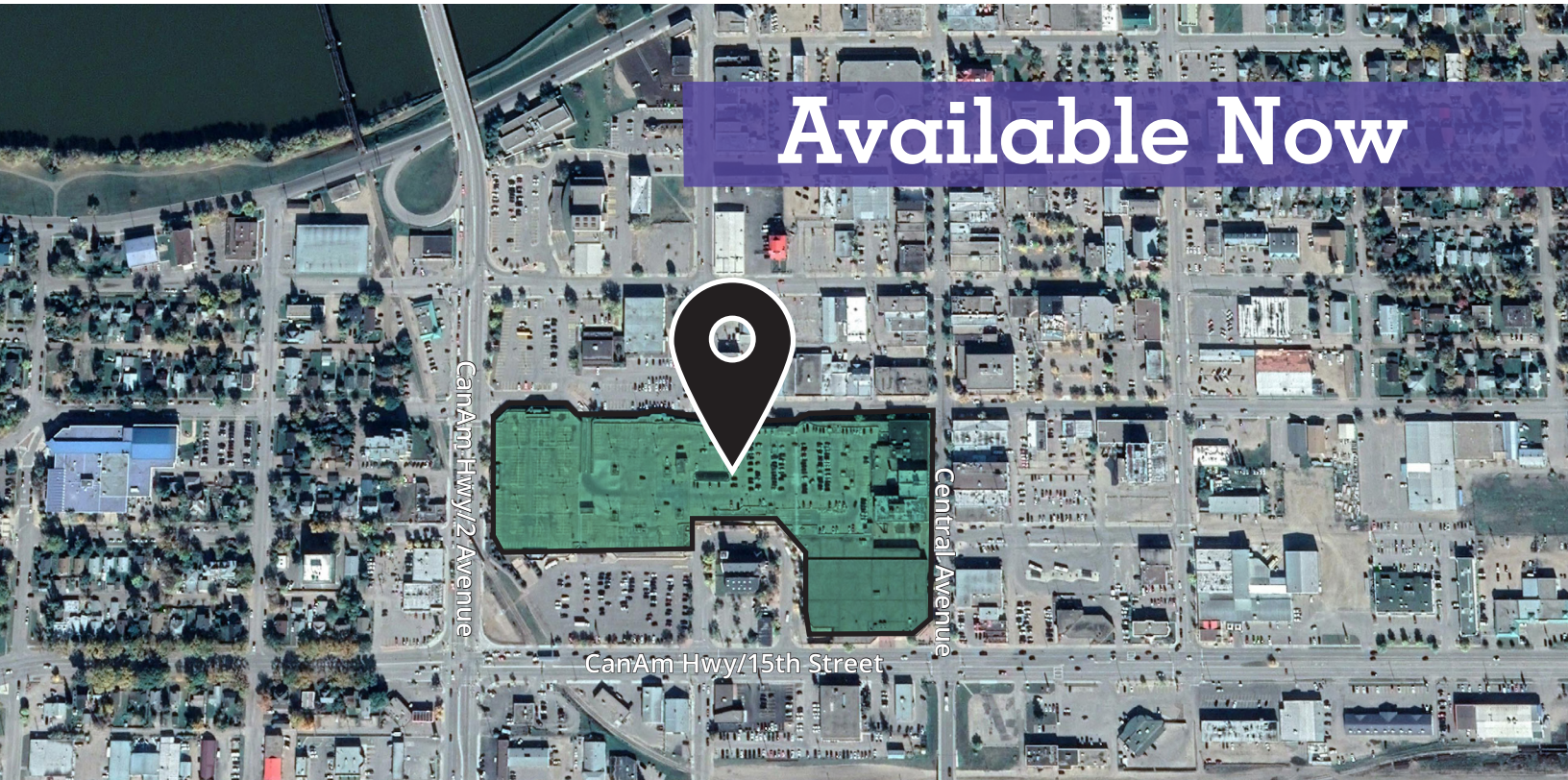


Available Now



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



69,148

2022 Population estimate within 60 minutes



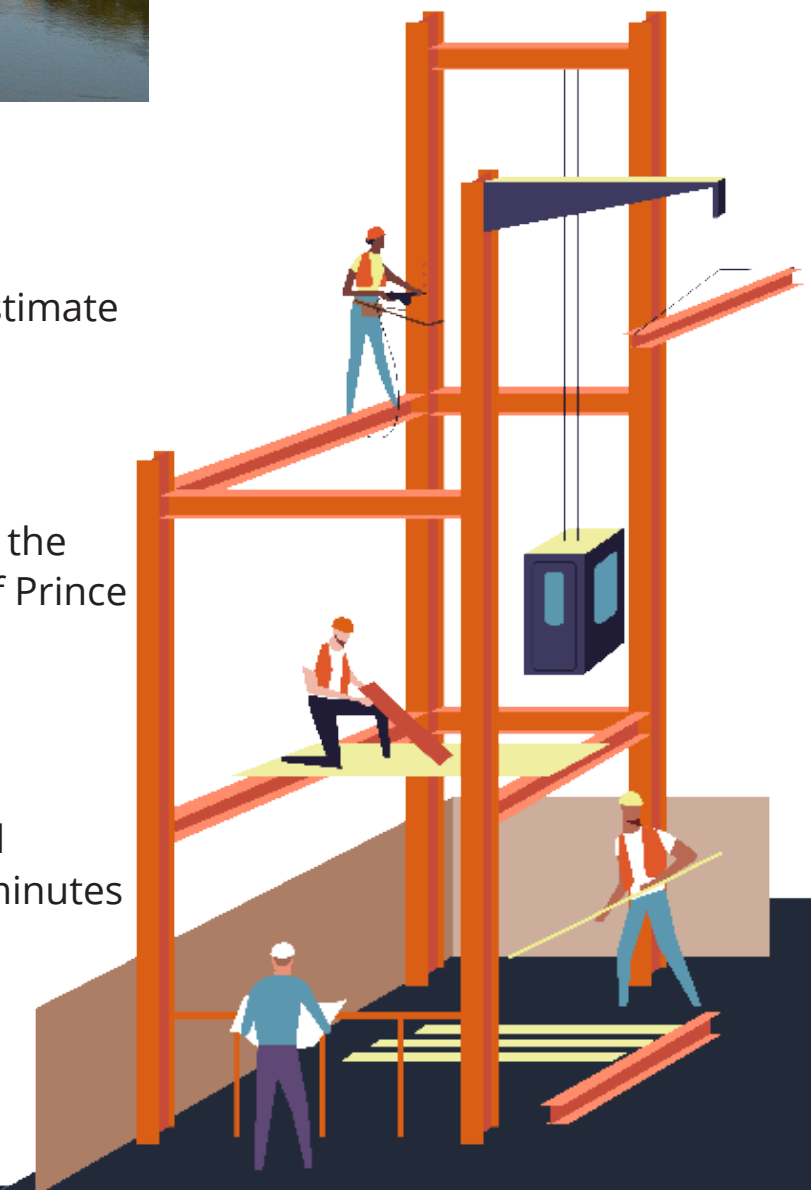
210,243

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

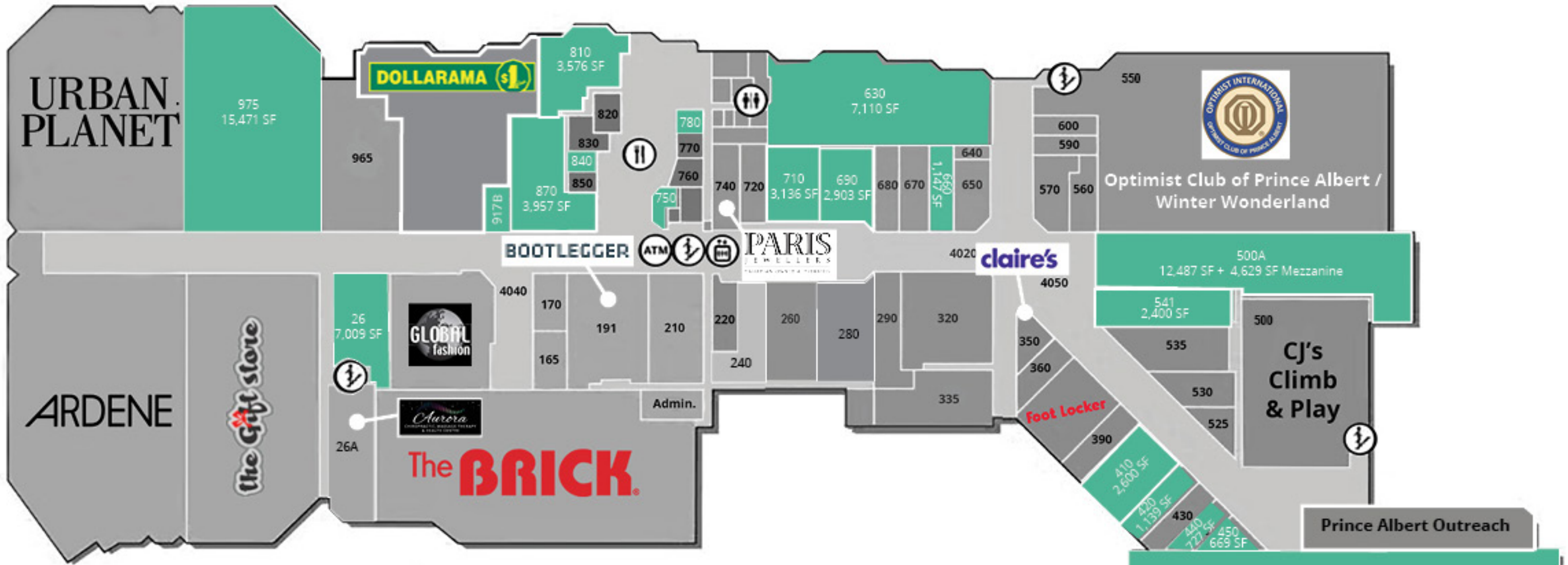


\$94,161

Average household income within 30 minutes (2022 estimate)



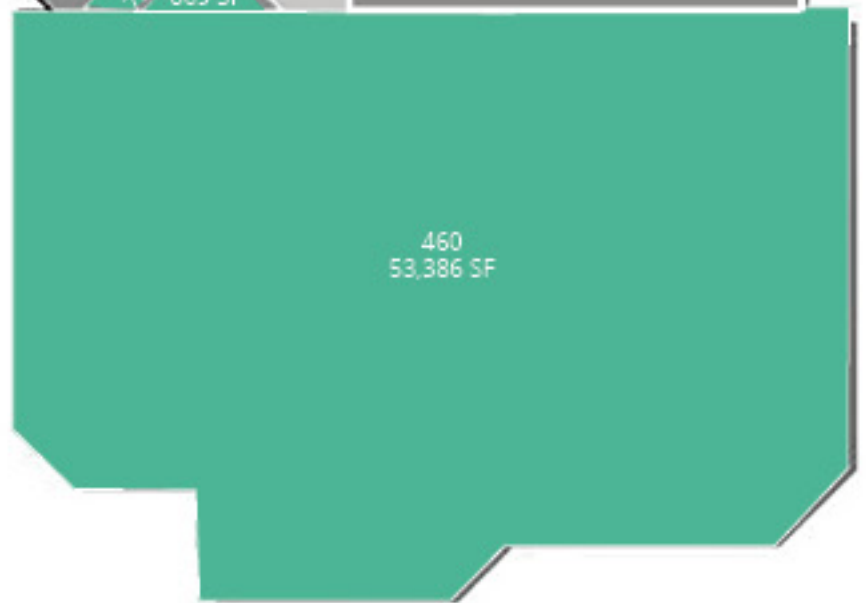
Be part of a growing community



Ardene	5	Vacant	420	Vacant	740A
The Gift Shop	15	Sporty T's	430	Vacant	750
Vacant	26	Vacant	440	Triffions Pizza	760
Aurora Chiropractic, Massage Therapy and Heath Centre	26A	Vacant	450	Sam's Pinoy Express	770
Global Fashions	55	Vacant	460	Vacant	780
The Brick	105 & 165	PA Outreach	471, 480, 475, 490	Vacant	810
Management office	155	CJ's Climb & Play	500	Fireside Grill	820
Smart Cell Solutions	170	Vacant	500A	Sizzling Wok	830
Bootlegger	191	PA Literacy	525	Vacant	840
Global Outlet	210	Stuffly Rinders	530	Orange Julius	850
My Frequency Jewellery	220	PA Science Centre	535	Vacant	870
Adcom	240	Vacant	541	Dollarama	917 & 960
Tots Treasure Trunk	260	Optimist Club of PA	550	Vacant	917B
Underground		Kids First	560, 570 & 590	Twilight Framing	965 & 965A
Performance Limited	280	Beautiful Nails	600	Vacant	975
Kids First	290 & 320	Vacant	630	Urban Planet	985
Dr. Robin Slowenko	335	Craze Mania Storage	640	Vacant	4010
Claire	350	Craze Mania	650	Vacant	4020
Downtown Business Improvement District	360	Vacant	660	Vacant	4030
Foot Locker	380	Eclipse	670	Honey Badger	4040
Sporty T's	390	Oh Pair! Shoes	680	Milo Silver	4060
Vacant	410	Vacant	690	Vacant	5040
		Vacant	710		
		Vacant	720		
		Paris Jewelers	740		

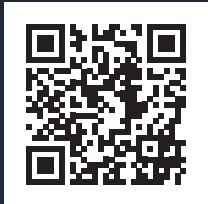
Details

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



For Lease

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