

# AVISON YOUNG

# FOR LEASE



## COLLEGE CENTRE

2045 MAYOR MAGRATH DRIVE SOUTH, LETHBRIDGE, AB

College Centre is a busy retail centre located in the heart of South Lethbridge. The property is easily accessible with great visibility, and high traffic counts along Mayor Magrath Drive (32,600 VPD+) and Scenic Drive South (19,400 VPD+). The retail centre features an excellent tenant mix including Shopper's Drug Mart, Boston Pizza, Lethbridge Vehicle Licensing & Registry, Wow Bakery, Marble Slab, Smitty's, TD Bank, InVision Eyecare, Cut Fitness and Pet Valu.

### Jeremy Roden

Executive Vice President

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### Ashley Soames

Senior Associate

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# PROPERTY SUMMARY

## MUNICIPAL ADDRESS

2045 Mayor Magrath Drive South  
Lethbridge, AB

## LEGAL DESCRIPTION

Plan: 0111888; Block: 11; Lot: 8

## ZONING

Shopping Mall Commercial

## OPPORTUNITY

### Unit 104 - PENDING

- 10,372 SF
- Ideal layout for a retail tenant
- Possession: Negotiable

### Unit 140

- 1,014 SF
- Ideal layout for food services
- Possession: Negotiable

## LEASE PRICE

Market Rates

## OPERATING COSTS (ESTIMATED)

Unit 104: \$13.26 PSF

Unit 140: \$12.65 PSF

\*subject to adjustments

Opportunity to join a highly

*desirable location in*

*south Lethbridge*

## OPPORTUNITY

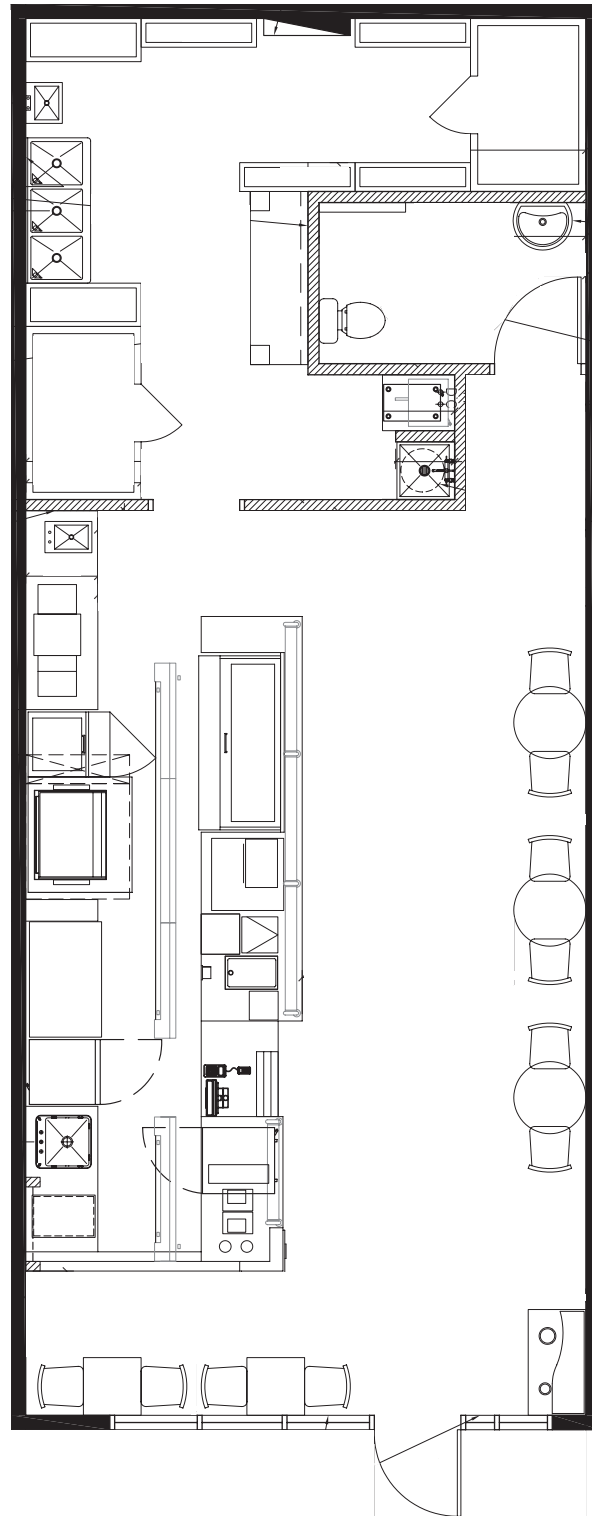
Avison Young is pleased to present the opportunity to be part of a busy South Lethbridge strip centre. College Centre is well established and home to quality anchor tenants.

The location is in a desirable area, in close proximity to major retailers and new and mature residential neighbourhoods. South Lethbridge is well established and home to 32% of the City of Lethbridge's population (32,558 people).

College Centre is a short four-minute drive from the Lethbridge College campus where more than 4,000 students are enrolled.



# UNIT 140 EXISTING FLOOR PLAN



Avison Young  
704 4<sup>th</sup> Avenue South, Suite 295  
Lethbridge, Alberta, T1J 0N8

The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed or warranted by Avison Young Lethbridge (2016) Inc. nor can it form any part of any future contract.

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## UNIT PHOTOS



## PROPERTY PHOTOS



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# SITE PLAN



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## Get more property information

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# AVISON YOUNG



Platinum member

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