



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

- 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: \$14.42 psf

Unit 140: \$13.82 psf

*subject to adjustments

Opportunity to join a highly

desirable location in

south Lethbridge

OPPORTUNITY

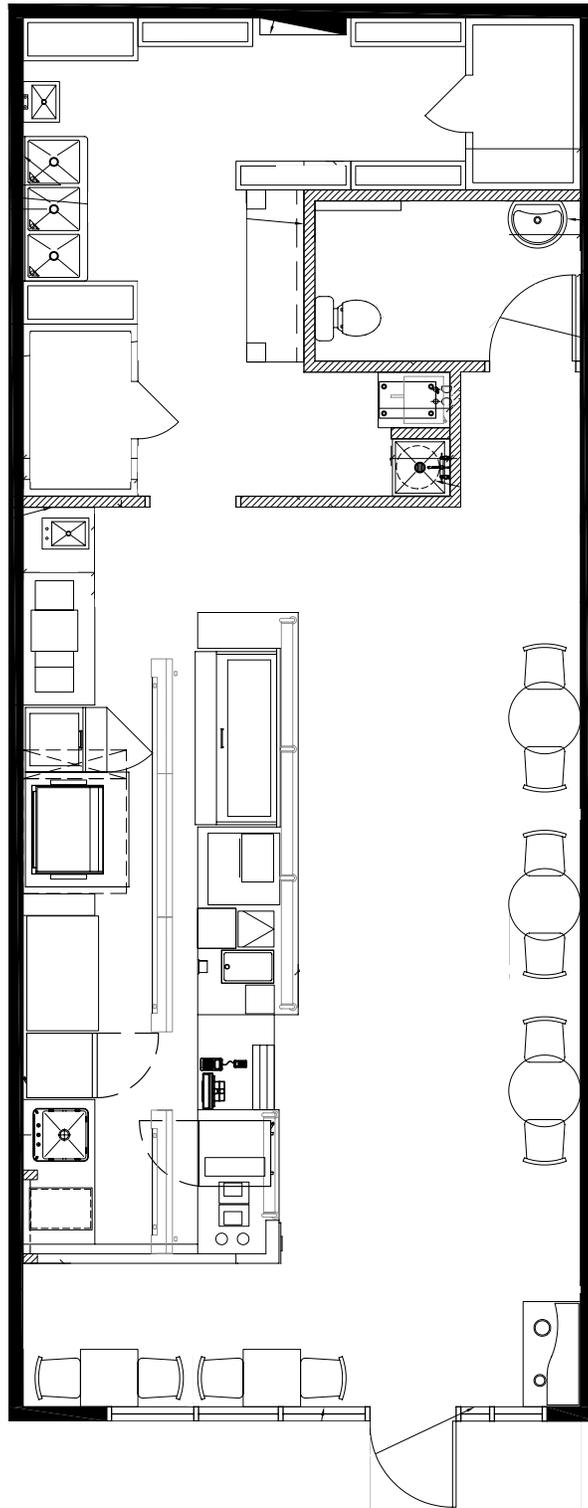
Avison Young is pleased to present the opportunity to be part of a busy South Lethbridge strip centre. College Centre is well established and home to quality anchor tenants.

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 4th Avenue South, Suite 295
Lethbridge, Alberta, T1J 0N8

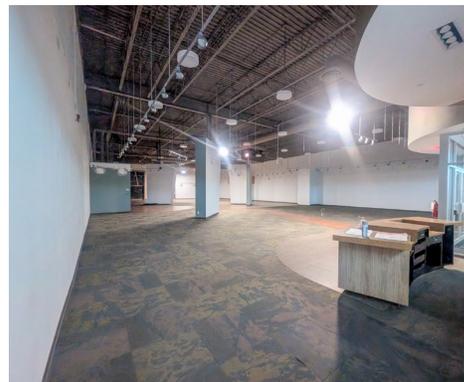
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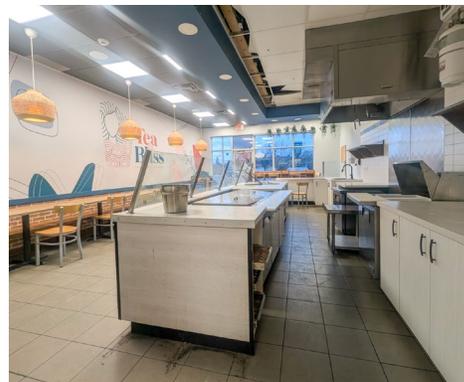
UNIT PHOTOS



Unit 104



Unit 140



PROPERTY PHOTOS



Avison Young
 704 4th Avenue South, Suite 295
 Lethbridge, Alberta, T1J 0N8

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SITE PLAN



Avison Young
 704 4th Avenue South, Suite 295
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Get more property information

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AVISON YOUNG

CANADA BEST
MANAGED
COMPANIES

Platinum member

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