



Commercial Redevelopment

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property
information**

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Centre Village Mall



1240 2A Avenue North, Lethbridge, AB

Site Area	19.06 Acres
Opportunity	Building A - Up to 6,070 SF Building B - Up to 12,000 SF - PENDING Building C - Up to 6,070 SF
Zoning	Shopping Mall Commercial (C-S)
Lease Price	Market Rates
Additional Rent	\$14.00 PSF (2025 Est.)
Lease Term	10 Years Preferred
Exposure	Highway 3 - 27,030 VPD+ Stafford Drive - 24,600 VPD+ 13 Street North -19,600 VPD+ 2A Avenue North - 14,300 VPD+
Parking Ratio	4.78 stalls / 1,000 SF
Possession	Negotiable



Opportunity

Centre Village Mall is a 380,995 SF shopping centre, centrally located at the corner of 13 Street and 2A Avenue North. This commercial centre is home to a mix of over 20 quality tenants and has been a hub in the community for over 54 years.

Since being acquired by Anthem in 2006, the site has seen extensive work including an expansion of Canadian Tire in 2009 and the construction of the new Save-On-Foods, London Drugs, and Dollar Tree stores in 2016.

To further update and reinvigorate the Centre Village Mall site a redevelopment strategy is underway. The landlord is focusing on converting the North-West portion of the site into a quality hub that will include three new commercial buildings. These CRU's will be ideal for retail users, large-format restaurants, QSR's, and drive-thru options.

The redevelopment project will incorporate modern finishes and energy efficient design practices. For more information on this exciting opportunity, please contact the Avison Young office.

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Leaseable space breakdown



BUILDING A

6,070 SF

*Demisable

*Drive-thru option



BUILDING B

12,000 SF

*Demisable



BUILDING C

6,070 SF

*Demisable

*Drive-thru option

Centre Village Mall site plan



Available Units

Unit #	Size
Unit 11	3,008 SF
Unit 16	3,168 SF
Unit 23A	2,841 SF
Unit 25	662 SF
Unit 29	1,158 SF
Unit 30	1,091 SF
Unit 31	2,322 SF
Unit 37	1,333 SF
Unit 38	1,333 SF

Redevelopment Opportunity

Building	Size
BLDG A	6,700 SF
BLDG B	12000 SF - PENDING
BLDG C	6,700 SF

Current Tenants

Unit # Tenant Name

45	Save-On-Foods
65	London Drugs
9	Distilled Liquor
14	Beltone Hearing
15	Lovely Nails
19	Canadian Tire
20	The Shoe Company
21	Warehouse One
23	Lammie's Western Wear
24	Knitting Time
26	Bingham Sports
27	Chimes
28	Management Office
33	Alberta Precision Laboratories
34	A&W
35	Dollar Tree
39	Pet Valu
40	Canadian Tire Gas Bar
41	Mark's
65A	London Drugs Medical Clinic



Downtown Lethbridge

Warehouse Square

Fit 4 Less



Stafford Drive (13,200 VPD+)

Highway 3 (27,030 VPD+)

LONDON DRUGS

save on foods

LAMMIE'S
WESTERN WEAR & TACK

DISTILLED
LIQUOR CO

SHOE
WAREHOUSE

WAREHOUSE ONE
THE JEAN STORE

DOLLAR TREE

ALBERTA
PRECISION
LABORATORIES

2A Avenue North (14,300 VPD+)

Mark's



CANADIAN TIRE

A&W

petvalu
your pet - your store



Demographics info (within 5 KM)



Population
71,617



Median age
40.6



Average household income
\$89,031

About Lethbridge

Located in Southern Alberta, Lethbridge is in the centre of a trade area that serves over 340,000 people across areas of Alberta, British Columbia and Montana.

Lethbridge is one of the fastest growing cities in the province with a growth rate of 5% between 2019 and 2024. According to Alberta Venture Magazine, Lethbridge is the second-best community for business in Alberta.

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