



18 AVENUE

28 STREET

FOR LEASE

# BROADCAST VILLAGE CENTRE

Prime North Lethbridge Location

28 Street North & 15 Avenue North  
Lethbridge, AB

NEW DEVELOPMENT

RETAIL AVAILABLE

Cushman & Wakefield Edmonton  
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# PROPERTY HIGHLIGHTS

- Mixed use site to include approximately 45 purpose built residential rental units
- Over 125 new residential rental units located on the south end of block
- High visibility location
- Excellent access off 28 Street North
- New access points from 29 Street North and 15 Avenue North
- Over 140 parking stalls on site with dedicated parking for residential
- Bays available from 1,250 SF
- Anchor position available
- Drive-thru available
- Zoning: Urban Innovation

BUSINESSES		
Major Retailers		
Retailer Name	Address	Dist. (km)
Dollarama	3019 26Th Ave. N	0.99
Walmart Canada	3195 26Th Ave N	1.16
Canadian Tire	1240 - 2Nd Avenue A No...	2.83
Dollarama	104 13Th St N	2.86
Staples Canada	501 1St Avenue South	3.68
Dollarama	501 1 Ave	3.71
Winners	501 First Avenue South	3.71
Dollarama	1131 Mayor Magrath Dr S	4.33
Grocery & Drug Stores		
G & D Name	Address	Dist. (km)
Shoppers Drug Mart	3071 26Th Avenue North	0.93
Sobeys	327 Bluefox Blvd N	1.12
Nofrills	425 13Th St N	2.26
Save-On-Foods Canada	45 - 1240 2Nd Avenue A...	2.91
Shoppers Drug Mart	501 First Ave S	3.67
Wholesale Club	1706 Mayor Magrath Dr ...	4.99
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Banks		
Bank Name	Address	Dist. (km)
Scotiabank Canada	425 13 St N	1.44
BMO Financial	230 13th St N	1.63
Canadian Imperial Bank of C 701 - 4th Avenue South		2.36
Royal Bank of Canada	614 4th Ave S	2.42
BMO Financial	606 4th Avenue South	2.44
Scotiabank Canada	324 1st Avenue South	2.45
TD Canada Trust	200 4th Ave S Unit 156	2.52
Royal Bank of Canada	1139 Mayor Magrath Dr	2.71

POPULATION & HOUSEHOLD SUMMARY		
	0 - 3 km	CSD
2021 Population (Census)	28,516	102,177
2024 Population Estimate	31,027	111,912
2027 Population Projection	33,063	120,538
% Pop. Change (2021-24)	8.8%	9.5%
% Pop. Change (2024-27)	6.6%	7.7%
Families in Private HHs	7,722	27,434
Couple census families	6,104	23,011
Without children	3,221	12,187
With children	2,883	10,824
Lone-parent families	1,618	4,423
Average Persons Per Family	2.8	2.9
% Population - 0 - 3 km		
% Household Size - 0 - 3 km		

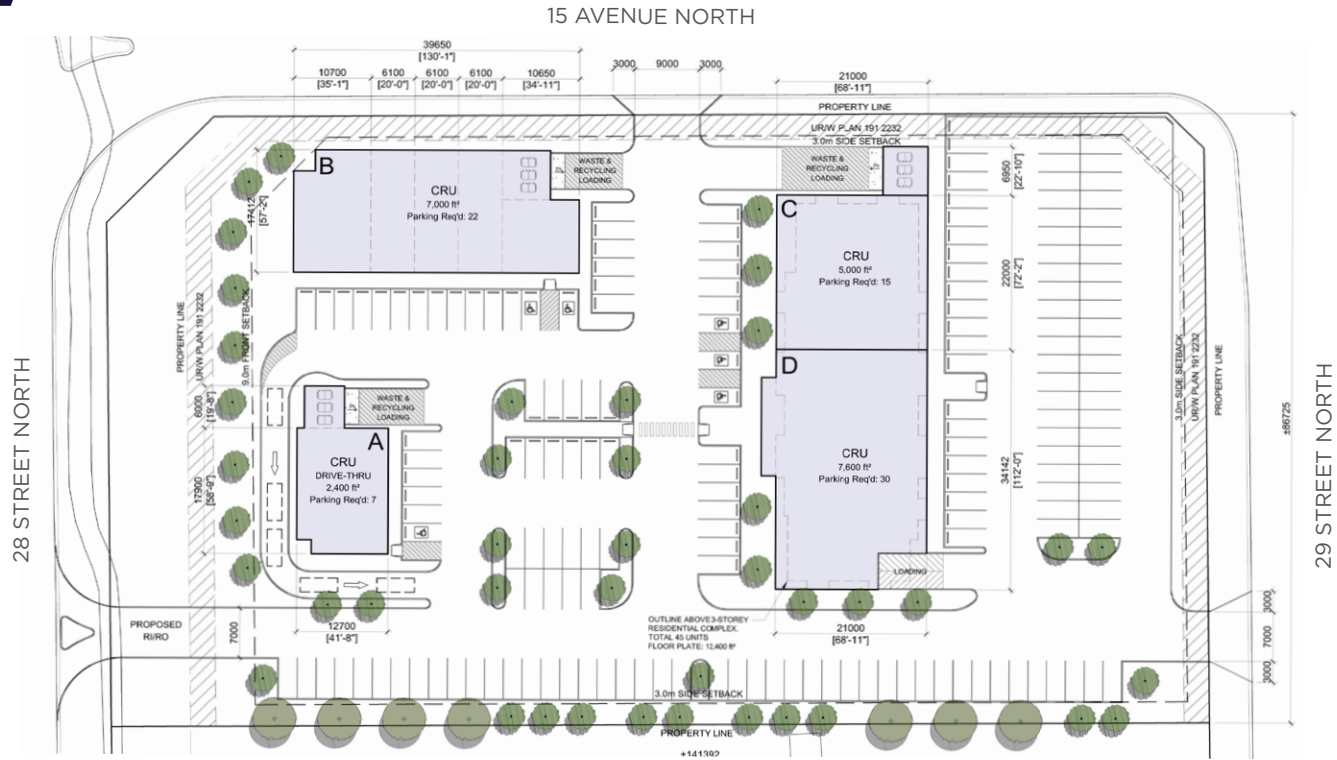
INCOME		
	0 - 3 km	CSD
Under \$20K	152	868
\$20 - \$40K	1,687	5,763
\$40 - \$60K	2,072	6,547
\$60 - \$80K	2,073	6,283
\$80 - \$100K	1,746	5,864
\$100 - \$125K	1,455	5,019
\$125 - \$150K	1,131	4,245
\$150 - \$200K	1,080	4,841
\$200K +	511	2,992
Average Household Income	\$ 102,370	\$ 116,778
Median Household Income	\$ 79,697	\$ 86,057
% Households by Income - 0 - 3 km		

AGE		
	0 - 3 km	CSD
Population by Age	31,027	111,912
0 to 4 years	1,664	6,227
5 to 19 years	5,128	19,171
20 to 24 years	1,978	8,099
25 to 34 years	4,570	18,078
35 to 44 years	4,472	15,625
45 to 54 years	3,549	12,160
55 to 64 years	3,931	12,429
65 to 74 years	3,268	11,111
75 to 84 years	1,752	6,290
85 years and over	714	2,722
Median Age	39.7	37.7
% Age - 0 - 3 km		

LABOR FORCE & OCCUPATIONS		
	0 - 3 km	CSD
Labour Force by Occupation	16,151	58,453
A Management	19	128
B Business & Finance	2,120	8,482
C Natural Sciences	532	2,617
D Health	1,475	6,185
E Educ, Gov't, & Religion	1,394	7,983
F Art, Culture, Rec, & Sport	167	824
G Sales & Service	4,572	15,958
H Trades & Transportation	3,848	11,094
I Primary Industry	286	1,306
J Processing & Manufacturing	1,500	2,926
K Not Applicable	237	950
% Occupations - 0 - 3 km		

EXPENDITURES PER HOUSEHOLD		
	0 - 3 km	CSD
Expenditure Per Household	\$ 70,890	\$ 77,631
Food	\$ 11,461	\$ 12,519
Shelter	\$ 21,532	\$ 23,586
Household operation	\$ 6,396	\$ 6,996
Household equipment	\$ 3,666	\$ 4,032
Clothing	\$ 2,293	\$ 2,512
Transportation	\$ 10,722	\$ 11,762
Health care	\$ 2,735	\$ 2,974
Personal care	\$ 1,699	\$ 1,864
Recreation	\$ 4,255	\$ 4,657
Reading materials	\$ 205	\$ 224
Education	\$ 2,087	\$ 2,319
Tobacco and alcohol	\$ 1,784	\$ 1,934
Games of chance	\$ 252	\$ 275
Miscellaneous expenditures	\$ 1,802	\$ 1,979
Annual Expenditures per HH - 0 - 3 km		

# SITE MAP



Bldg 1 South Elevation



Bldg 1 East Elevation



Bldg 2 South Elevation



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