340 UNIVERSITY DRIVE WEST
LETHBRIDGE, ALBERTA

Partnership. Performance.

Opportunity

1,644 sf & 1,811 sf

WestGate Centre is West Lethbridges' newest retail location. The centre is strategically located between new and mature residential communities and features excellent exposure from University Drive and Walsh Drive West. Excellent opportunity to join a busy retail centre with a diverse tenant mix which includes, Anytime Fitness, Dollarama, RBC, Bong Hong Nails, 1st Choice Savings, Bulk Barn, Tommy Gun's and Co-Op Gas, Convenience and Liquor. Ideal for retail, medical or professional office tenants with immediate possession available.

CANADA'S BEST MANAGED COMPANIES

Jeremy Roden
D 403.942.0293
E jeremy.roden@avisonyoung.com

340 | UNIVERSITY DRIVE WEST LETHBRIDGE, ALBERTA

LOCATION

West Gate Centre is strategically located on University Drive West. The property has excellent visibility and is easily accessible from University Drive and Walsh Drive West. Traffic counts exceed 17,400 VPD on University Drive.

PROPERTY HIGHLIGHTS

- Built-to-shell spaces that can be customized to suit tenant requirements
- Bulk Barn, Dollarama, RBC, Anytime Fitness, Mr. Lube, 1st Choice Savings, Bong Hong Nails and Brown's Social House and Co-op Liquor, Co-op Convenience Store, Co-op Gas Bar NOW OPEN!
- Targeted tenants include: quick serve restaurant, hair salon, medical office, retail stores, and financial institutions

AREA DEMOGRAPHICS

West Lethbridge Population: 37,929 (2016)
Total Population: 96,828 (2016)

CRU'S

1,644 SF & 1,811 SF

LEGAL ADDRESS

Block: 21
Lot: 7
Plan: 1310243

ZONING

C-H - Highway Commercial

SIGNAGE

Pylon and building

- $3 PSF per panel (pylon)

PARKING

Ample On-Site Parking

LEASE RATES

Competitive

ADDITIONAL RENT

$12 PSF (estimated)

AVAILABLE

Immediately

partnership.
performance.

Jeremy Roden
D 403.942.0293
E jeremy.roden@avisonyoung.com

Suite 300, 515 7th Street South
Lethbridge, Alberta, T1J 2G8
M 403.330.3338 **W** avisonyoung.com

AVISON YOUNG Intelligent Real Estate Solutions

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 Inc. nor can it form any part of any future contract. — 2018

340 | UNIVERSITY DRIVE WEST
LETHBRIDGE, ALBERTA

PROPERTY PHOTOGRAPHS

partnership.
performance.

Jeremy Roden
D 403.942.0293
E jeremy.roden@avisonyoung.com

Suite 300, 515 7th Street South
Lethbridge, Alberta, T1J 2G8
M 403.330.3338 **W** avisonyoung.com

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 Inc. nor can it form any part of any future contract. — 2018

AVISON YOUNG
Intelligent Real Estate Solutions

340 | UNIVERSITY DRIVE WEST
LETHBRIDGE, ALBERTA

VACANT SUITE PHOTOGRAPHS

partnership.
performance.

Jeremy Roden
D 403.942.0293
E jeremy.roden@avisonyoung.com

Suite 300, 515 7th Street South
Lethbridge, Alberta, T1J 2G8
M 403.330.3338 **W** avisonyoung.com

AVISON YOUNG Intelligent Real Estate Solutions

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 Inc. nor can it form any part of any future contract. — 2018

340 | UNIVERSITY DRIVE WEST LETHBRIDGE, ALBERTA

SITE PLAN

partnership.
performance.

Jeremy Roden
D 403.942.0293
E jeremy.roden@avisonyoung.com

Suite 300, 515 7th Street South
Lethbridge, Alberta, T1J 2G8
M 403.330.3338 **W** avisonyoung.com

AVISON YOUNG Intelligent Real Estate Solutions

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 Inc. nor can it form any part of any future contract. — 2018

340 | UNIVERSITY DRIVE WEST LETHBRIDGE, ALBERTA

WESTGATE CENTRE SITE PLAN

partnership.
performance.

Jeremy Roden
D 403.942.0293
E jeremy.roden@avisonyoung.com

Suite 300, 515 7th Street South
Lethbridge, Alberta, T1J 2G8
M 403.330.3338 **W** avisonyoung.com

AVISON YOUNG
Intelligent Real Estate Solutions

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 Inc. nor can it form any part of any future contract. — 2018

340 | UNIVERSITY DRIVE WEST LETHBRIDGE, ALBERTA

AREA AERIAL MAP

partnership.
performance.

Jeremy Roden
D 403.942.0293
E jeremy.roden@avisonyoung.com

Suite 300, 515 7th Street South
Lethbridge, Alberta, T1J 2G8
M 403.330.3338 **W** avisonyoung.com

AVISON YOUNG Intelligent Real Estate Solutions

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 Inc. nor can it form any part of any future contract. — 2018