



# SOUTH CENTRE COMMON

60 Southgate Blvd South, Lethbridge, Alberta

100% LEASED

TAURUSGROUP.COM

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## ABOUT

# PROPERTY HIGHLIGHTS

South Centre Common is centrally located in southeast Lethbridge, within a major retail node.

- Excellent access and visibility to Mayor Magrath Drive
- Shadow anchored by Costco, Walmart and Superstore
- Targeted uses: quick service restaurant, medical, education/institution, specialty food, apparel, services

[VIEW AERIAL VIDEO](#)



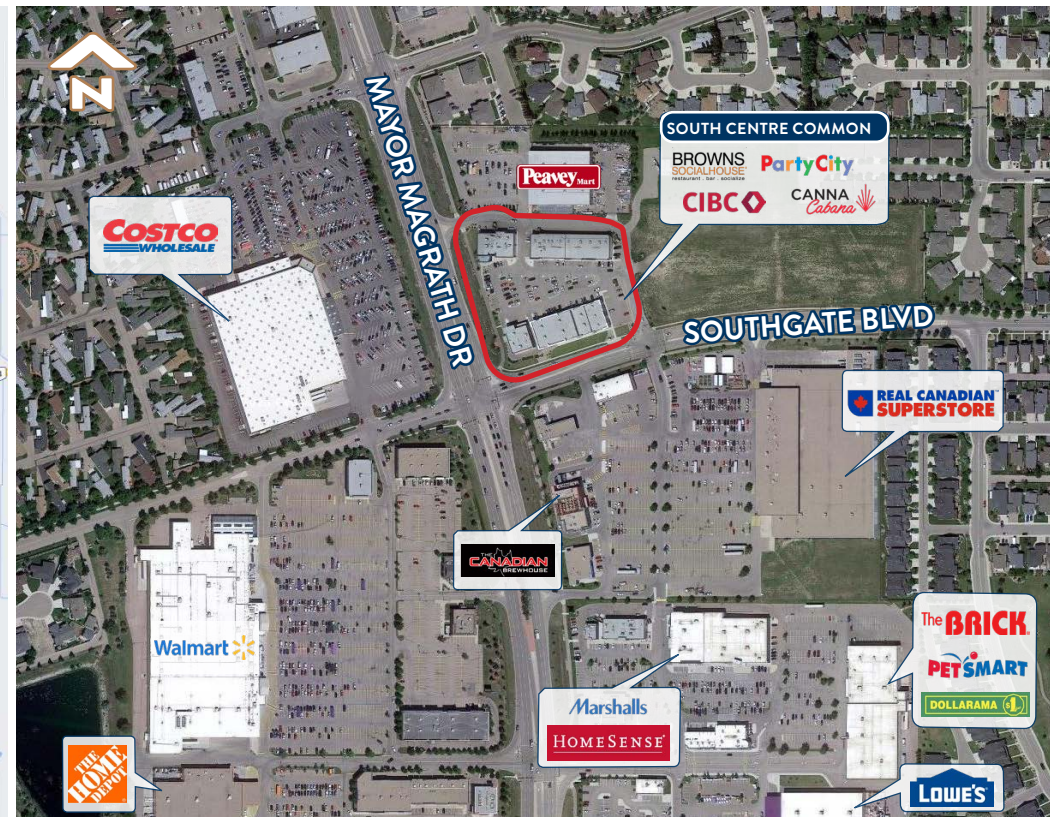
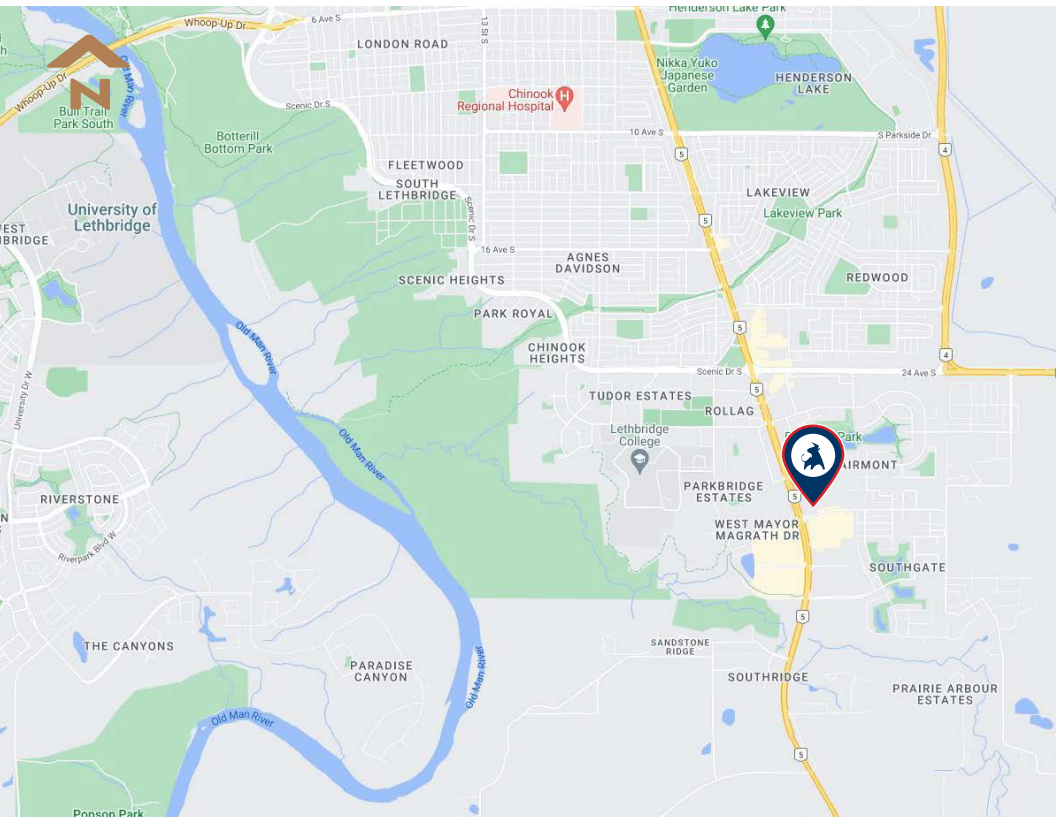


## ABOUT

# LOCATION HIGHLIGHTS

[VIEW ON GOOGLE MAPS](#)

- Exposure to 16,000 vehicles per day
- Lethbridge College located 2km from site with 5,600 students enrolled and 500 students living on campus
- Development makes up a portion of south Lethbridge Power Centre District
- All turns access at Mayor Magrath Dr. & Southgate Blvd.

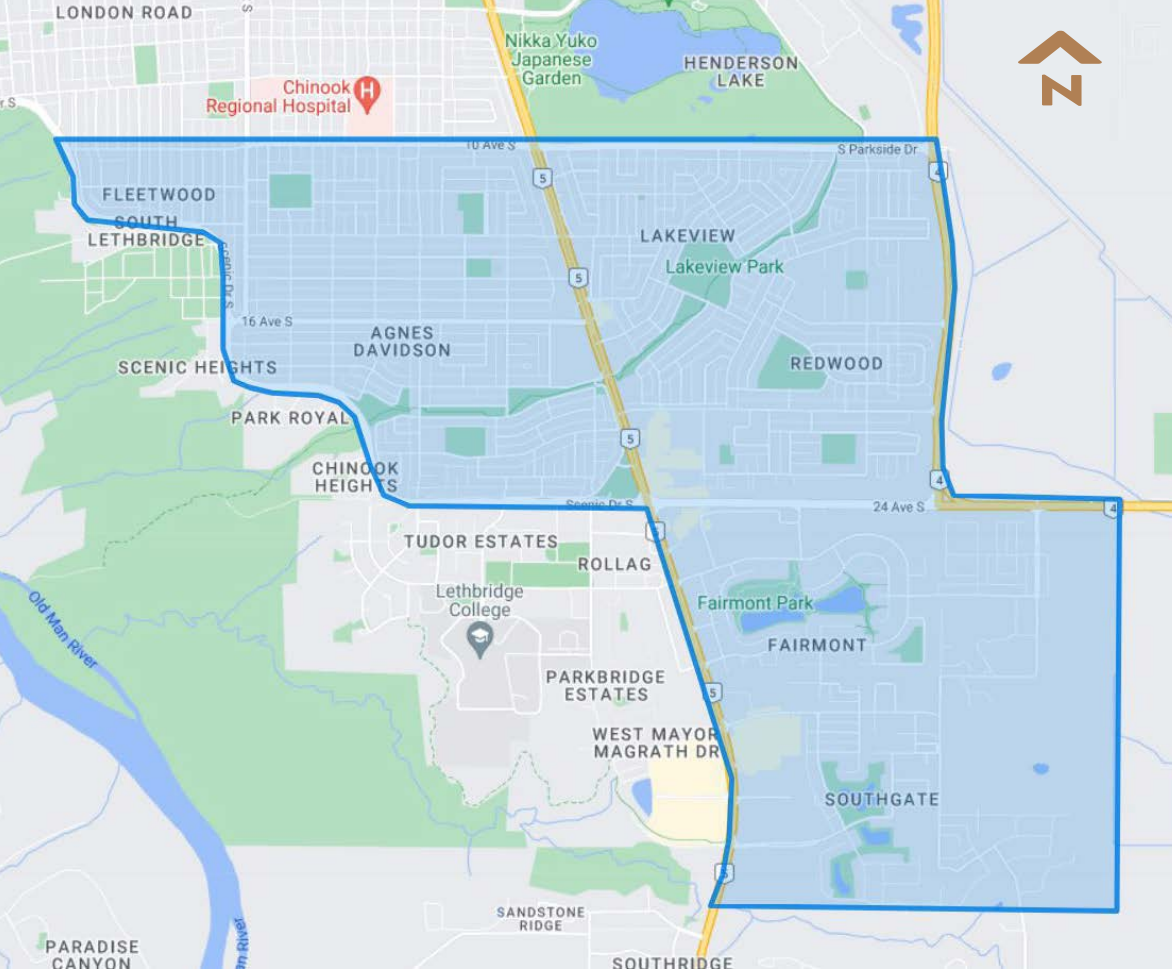




# SURROUNDING AREA







## COMMUNITY

# DEMOGRAPHIC DATA



### POPULATION

Primary: 17,306  
Lethbridge: 98,406



### DAYTIME POPULATION

Primary: 20,051



### AVERAGE AGE

Primary: 44.6  
Lethbridge: 40.2



### HOUSEHOLD INCOME

Primary: \$98,293  
Lethbridge: \$99,300



### EDUCATION

Primary: 63.0%  
Lethbridge: 61.9%



## BUILDING

# PROPERTY DETAILS

## CENTRE SQUARE FOOTAGE

47,393 sq ft

## LANDLORD

Prime Funds Group

## ZONING

CH (Commercial Retail)

## PARKING

172 surface stalls

## LEGAL DESCRIPTION

Plan: 0514175

Block: 1

Lot: 28

## YEAR BUILT

2013/2015



## TENANTS

**BROWNS**  
**SOCIALHOUSE**  
restaurant . bar . socialize

**PartyCity**

**CIBC**

**COBS BREAD**

**Great Clips**

**DOLLAR TREE**

**CANNA**  
*Cabana*

**Mucho burrito**  
fresh mexican grill

## SHADOW ANCHORED BY

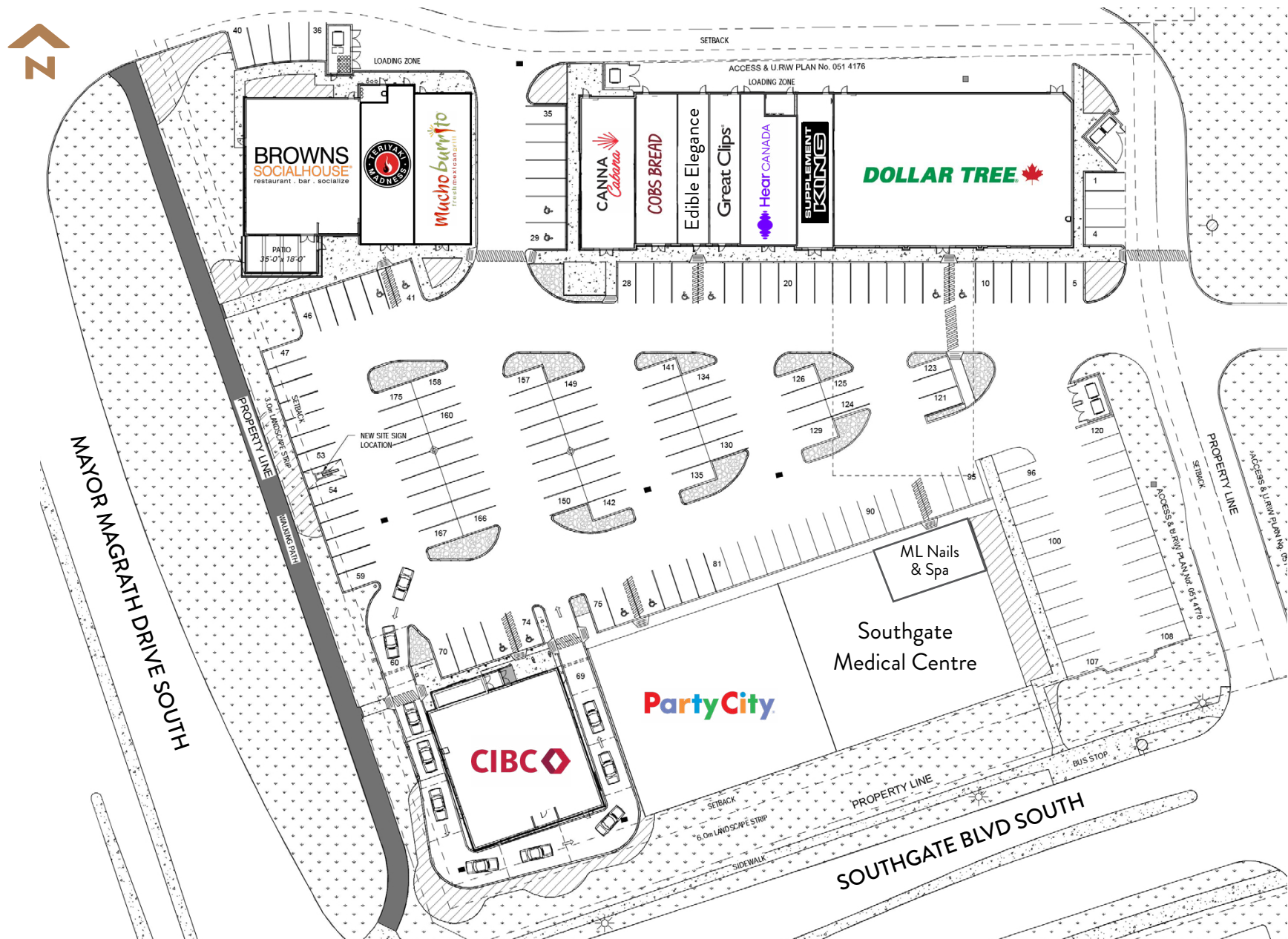
**COSTCO**  
WHOLESALE

**REAL CANADIAN**  
**SUPERSTORE**

**Walmart**

**THE**  
**HOME**  
**DEPOT**

# SITE PLAN



## CONNECT WITH US

# CONTACT

### GENERAL



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### ABOUT THIS LISTING

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## ADVISOR AND ADVOCATE FOR OWNERS AND DEVELOPERS OF RETAIL AND MIXED USE PROPERTY

We conduct ourselves at all times with integrity, with the objective of building long-term relationships based on trust and positive results; our primary focus is on building and sustaining the value of our clients' assets over time.

