



**Available Now**

## Retail, Office, and Professional Opportunities for Lease

- Up to 53,000 SF available immediately
- Join tenants including The Brick, Urban Planet, Ardene, Dollarama, Foot Locker, Paris Jewellers and more
- Opportunities for all sizes of occupiers, with a broad range of bay sizes available immediately.
- Targeting non-traditional retail, public and government entities, experiential users, service providers and large-format retailers to service mall customers and surrounding residents.
- The only regional interior mall for all municipalities within a 1.5 hour drive time.
- Convenient customer access from all major thoroughfares within Prince Albert.
- Strategically located in proximity to current and future post-secondary institutions (University of Saskatchewan).
- Foot traffic at Gateway Mall has increased to 14% YTD from January to June (600,638), compared to the same period in 2022 (526,364). Assuming that there will be a consistent increase, the projected traffic will be approximately 1.4 million by the end of 2023. *(not including The Brick, Ardene and the common area)*



### Get more information

**Joe Trudelle**, Associate Broker  
+1 306 559 9007  
[joe.trudelle@avisonyoung.com](mailto:joe.trudelle@avisonyoung.com)

**Jeremy Schick**, Sales and Leasing  
+1 306 559 9004  
[jeremy.schick@avisonyoung.com](mailto:jeremy.schick@avisonyoung.com)

[avisonyoung.com](http://avisonyoung.com)



For Lease

Gateway Mall, Prince Albert, SK



## Property Description

Position your business within the most centrally located shopping centre in Prince Albert. We're actively targeting tenants of all sizes, with large opportunities still available. **We have the ability to accommodate retail and non-retail users at competitive rates and flexible terms.** Gateway Mall is located in the heart of downtown Prince Albert, with a young population demanding retail, professional and personal services. Join tenants including The Brick, Urban Planet, Ardene, Dollarama, Foot Locker, Paris Jewellers and more with ample parking on site, with multiple access points to parking pools on main and second levels.



Join major  
retail tenants



# Prince Albert sees a 5.1% population increase from the last census

Statistics Canada has released the 2021 Census data that shows a 5.1% increase in population for Prince Albert. The population grew from 35,926 (2016) to 37,756 (2021). This compares to the provincial population data which shows Saskatchewan's population grew by 3.1%

"It's exciting to see that our growth outpaced the province," said Mayor Greg Dionne. "It's a sign of the confidence in Prince Albert as a place to live and do business."

"We've got a lot on the horizon in Prince Albert with the new Arena and Aquatics Recreation Centre, the announcement that the OSB plant will be locating here and more recently the re-opening of Cameco mining operations," added Mayor Greg Dionne. "There's a lot to look forward to and I expect we will see an even greater population growth in the next census."

The increase in population is welcome news for Prince Albert as grants from senior governments are based on per-capita funding models. The more people counted the more the City receives to pay for services and infrastructure.

*Prince Albert sees a 5.1% population increase from the last census (2022, February 16) Retrieved from <https://www.citypa.ca/en/news/prince-albert-sees-a-5-1-population-increase-from-the-last-census.aspx> (Febuary 17, 2022)*



**69,148**  
2022 Population estimate within 60 minutes



**210,243**  
Total population in the Economic region of Prince Albert (2021)



**\$94,161**  
Average household income within 30 minutes (2022 estimate)

Gateway Mall, Prince Albert, SK

## Industry Revitalization

'Prince Albert Pulp Incorporated is expected to restart in the second half 2023, employing 200 people and creating over \$300 million per year in economic benefits for Prince Albert and all of Saskatchewan.'

*paNOW Staff. "Paper Excellence hires staff as work continues to restart pulp mill" panow.com, paNOW, June 10, 2021, <https://panow.com/2021/06/10/paper-excellence-hires-staff-as-work-continues-to-restart-pulp-mill/> Accessed October 28, 2021*



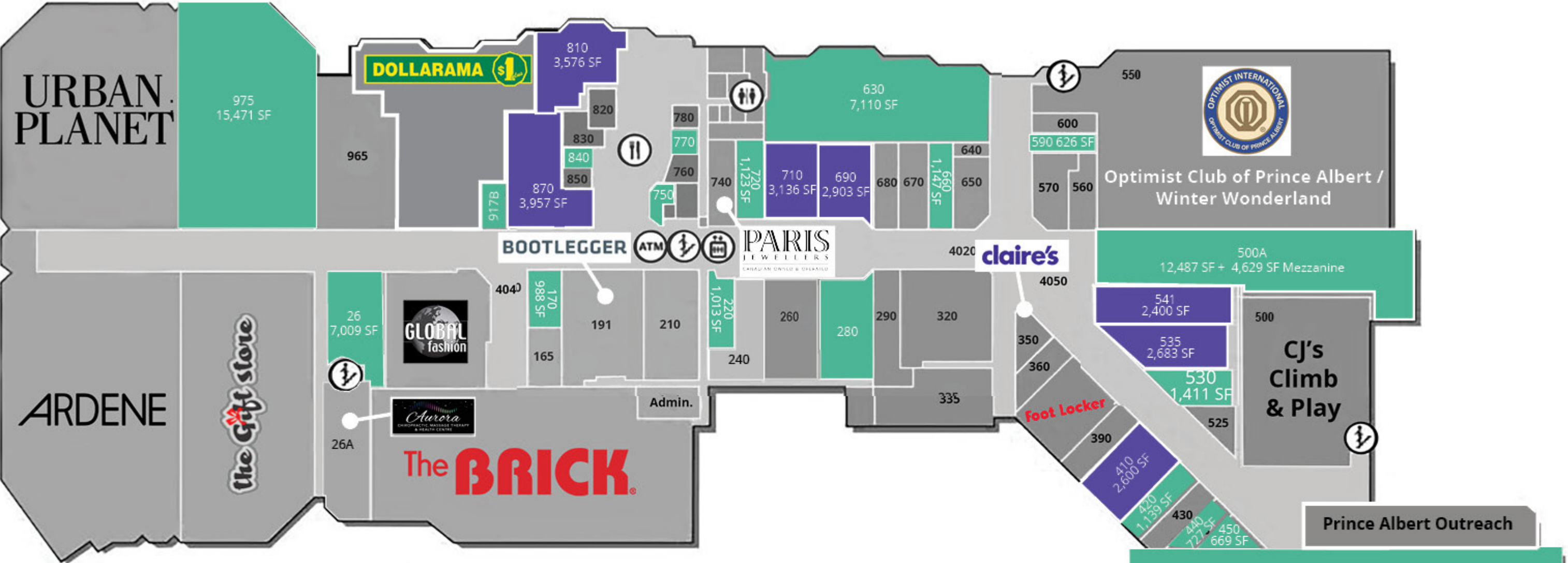
## New Residential Development

As part of the Gateway Mall property, a new residential tower is in development. Construction is set to begin July 2022 with completion of 98 residential units anticipated for Fall of 2024. This development will significantly increase foot traffic for Gateway Mall.



Be part of a growing community





Ardene.....	5
The Gift Shop.....	15
Vacant.....	26
Aurora Chiropractic, Massage Therapy and Heath Centre.....	26A
Global Fashions.....	55
The Brick.....	105 & 165
Management office.....	155
Vacant.....	170
Bootlegger.....	191
Global Outlet.....	210
Vacant.....	220
Adcom.....	240
Tots Treasure Trunk ..	260
Vacant.....	280
Kids First.....	290 & 320
Dr. Robin Slowenko ..	335
Claire.....	350
Downtown Business Improvement District ..	360
Foot Locker.....	380
Sporty T's.....	390
Vacant.....	410
Vacant.....	420

Storage.....	430
Vacant.....	440
Vacant.....	450
Vacant.....	460
PA Outreach.....	471, 480, 475, 490
CJ's Climb & Play.....	500
Vacant.....	500A
PA Literacy.....	525
Vacant.....	530
PA Science Centre.....	535
Vacant.....	541
Optimist Club of PA ..	550
Kids First.....	560 & 570
Vacant.....	590
Beautiful Nails.....	600
Vacant.....	630
Craze Mania Storage ..	640
Craze Mania.....	650
Vacant.....	660
Eclipse.....	670
Oh Pair! Shoes.....	680
Vacant.....	690
Vacant.....	710
Vacant.....	720
Paris Jewelers .....	740

Vacant.....	740A
Vacant.....	750
Triffons Pizza.....	760
Vacant.....	770
Suyah Spice Food.....	780
Vacant.....	810
Fireside Grill.....	820
Sizzling Wok.....	830
Vacant.....	840
Orange Julius.....	850
Vacant.....	870
Dollarama .....	917 & 960
Vacant.....	917B
Twilight Framing.....	965 & 965A
Vacant.....	975
Urban Planet.....	985
Vacant.....	4010
Vacant.....	4020
Vacant.....	4030
Honey Badger.....	4040
Milo Silver.....	4060
Vacant.....	5040

Details

- Available:**  
Food court, small and large-format retailers & alternative users
- Timing:**  
Immediately
- Base Rent:**  
Negotiable
- Tenant Inducements:**  
Negotiable
- Parking:**  
Surface and Rooftop



**For Lease**

**Gateway Mall, Prince Albert, SK**



**Joe Trudelle**  
Associate Broker  
+1 306 559 9007  
joe.trudelle@avisonyoung.com

**Jeremy Schick**  
Sales and Leasing  
+1 306 559 9004  
jeremy.schick@avisonyoung.com

**AVISON  
YOUNG**