

| 1,225 - 1,961 SF |

RETAIL FOR LEASE



THE CROSSINGS

100 Aquitania Boulevard, Lethbridge, AB

- High profile grocery-anchored shopping centre, servicing the growing communities of West Lethbridge with access to residential neighborhoods and numerous public amenities
- Three CRU vacancies available ranging from 1,225 - 1,961 SF; fully-fixture quick service restaurant available immediately
- Located in close proximity to two public high schools, The Crossings Public Library, and ATB Recreation Centre
- Co-tenants include: No-Frills, Rexall, Tim Hortons, Boston Pizza, Original Joe's, Service Credit Union, Coulee Veterinary, Crossings Dental and many more

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Omada
COMMERCIAL

THE URBAN HUB OF WEST LETHBRIDGE

Join the energy of West Lethbridge, one of the fastest growing communities in the city.

The population of Lethbridge is forecasted to grow to between 108,149 and 110,788 by the end of 2026, and growth in the number of households is expected to increase by 6-9% between by 2026¹. Currently sitting at over 106,000 residents across the city, West Lethbridge saw the most marked increase since 2019, growing by over 7% compared to

the city's growth of 5% overall in the same time period².

Join The Crossings, the urban hub of this growth in the No-Frills anchored commercial core. Surrounded by numerous high schools and elementary schools, newly built recreation centre, growing residential communities, and a public library just a short drive from the University of Lethbridge.

¹CoL, June 2023
² www.lethbridge.ca



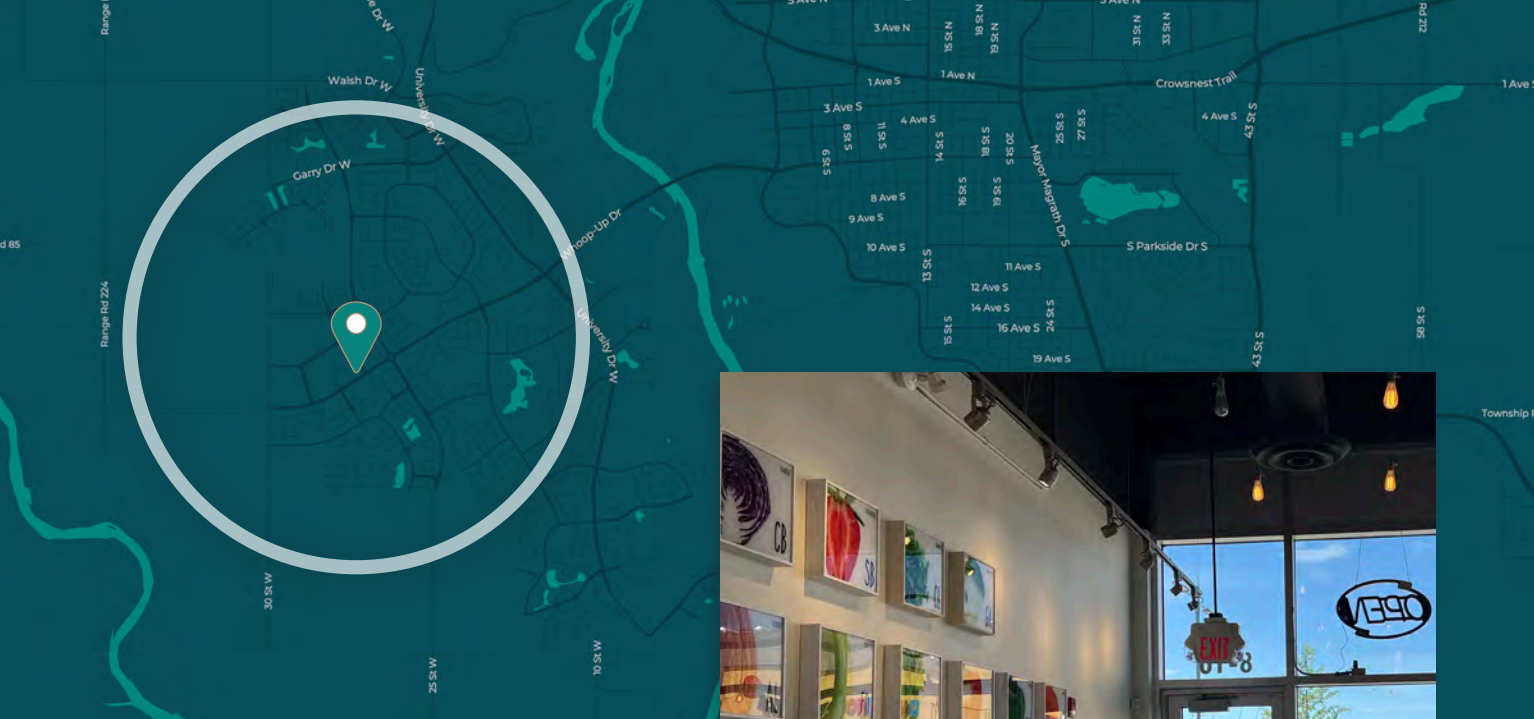
 HIGH GROWTH
LOCATION



STRONG SURFACE
PARKING RATIO



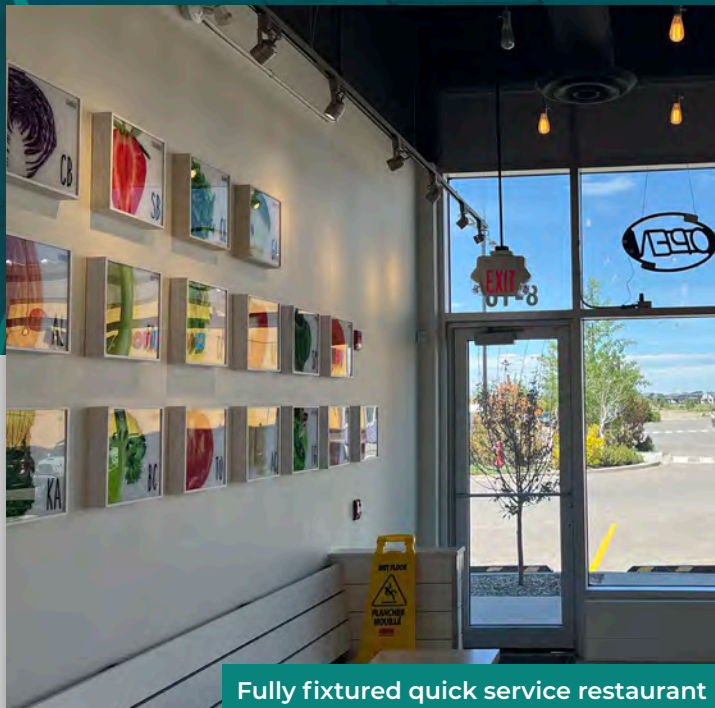
PYLON SIGNAGE
AVAILABLE



44,200 VPD ON WHOOP UP DRIVE NEAR SCENIC DRIVE



12,800 VPD ON WHOOP UP DRIVE NEAR MCMASTER BLVD



Fully fixtured quick service restaurant



AREA DEMOGRAPHICS



West Lethbridge has the highest percentage of area households earning \$82,000+



Lethbridge has a City population of 106,000+ and West Lethbridge has 40,000+ residents



The City of Lethbridge has a trade area population of over 341,000 workers

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