

| 1,016 - 3,889 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
- Small bay vacancies available immediately - 1,016 SF, 1,928 SF & 1,961 SF with the ability to be combined for up to 3,889 SF
- 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

NIC KRYWOLT

Associate
403.930.5882
nic.krywolt@omada-cre.com

GABRIEL LORIEAU

Partner
780.540.5324
gabriel.lorieau@omada-cre.com

CHRIS KILLINGSWORTH

Associate
780.232.6939
chris.killingsworth@omada-cre.com

PROPERTY FEATURES

Vacancy	1,016 SF 1,928 SF 1,961 SF
Available	Immediately
Address	100 Aquitania Blvd, Lethbridge, AB
Zoning	CCP-2014 DC
Lease Rate	Market
Op Costs	\$18.72 PSF (2025 est.) + 5% mgmt fee
Parking	4.2 stalls per 1,000 SF



ALL TURNS LIT INTERSECTION
AT COALBANKS GATE W



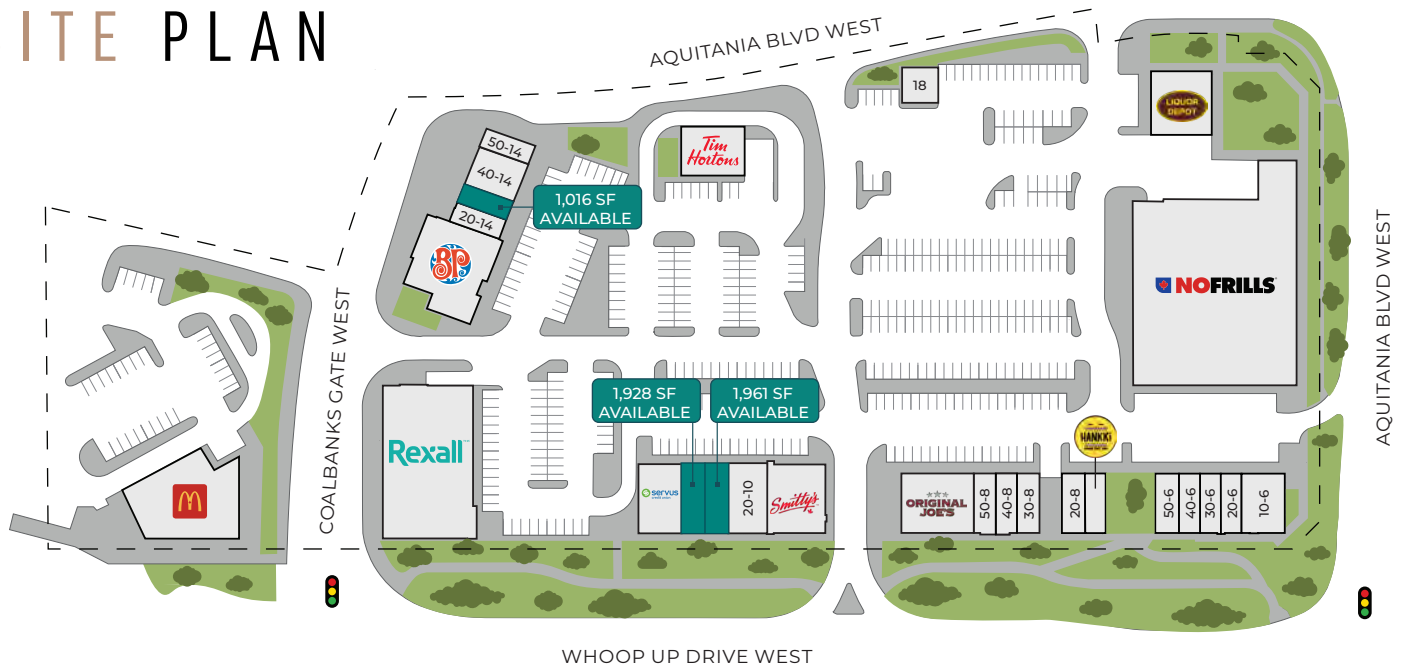
STRATEGICALLY LOCATED IN
GROWING WEST LETHBRIDGE



CLOSE TO NUMEROUS HIGH-
USE PUBLIC AMENITIES



SITE PLAN



BUILDING 6

10-6	Crossings Dental
20-6	Western Financial Group
30-6	Kumon
40-6	Coulee Veterinary
50-6	Subway

BUILDING 8

10-8	Hankki Korean Street Food
20-8	Adapt Chiropractic
30-8	M&M Foods
40-8	Opal of Greece
50-8	Mama La Vietnamese
60-8	Original Joe's

BUILDING 10

10-10	Smitty's
20-10	West Cannabis
30-10	Vacant - 1,961 SF
40-10	Vacant - 1,928 SF
50-10	Servus Credit Union

BUILDING 14

10-14	Boston Pizza
20-14	Nail Salon
30-14	Vacant - 1,016 SF
40-14	Bone & Biscuit
50-14	BarBurrito

PAD SITES

2	Liquor Depot
4	No Frills
10-12	Rexall
16	Tim Hortons
18	No Frills Gas

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



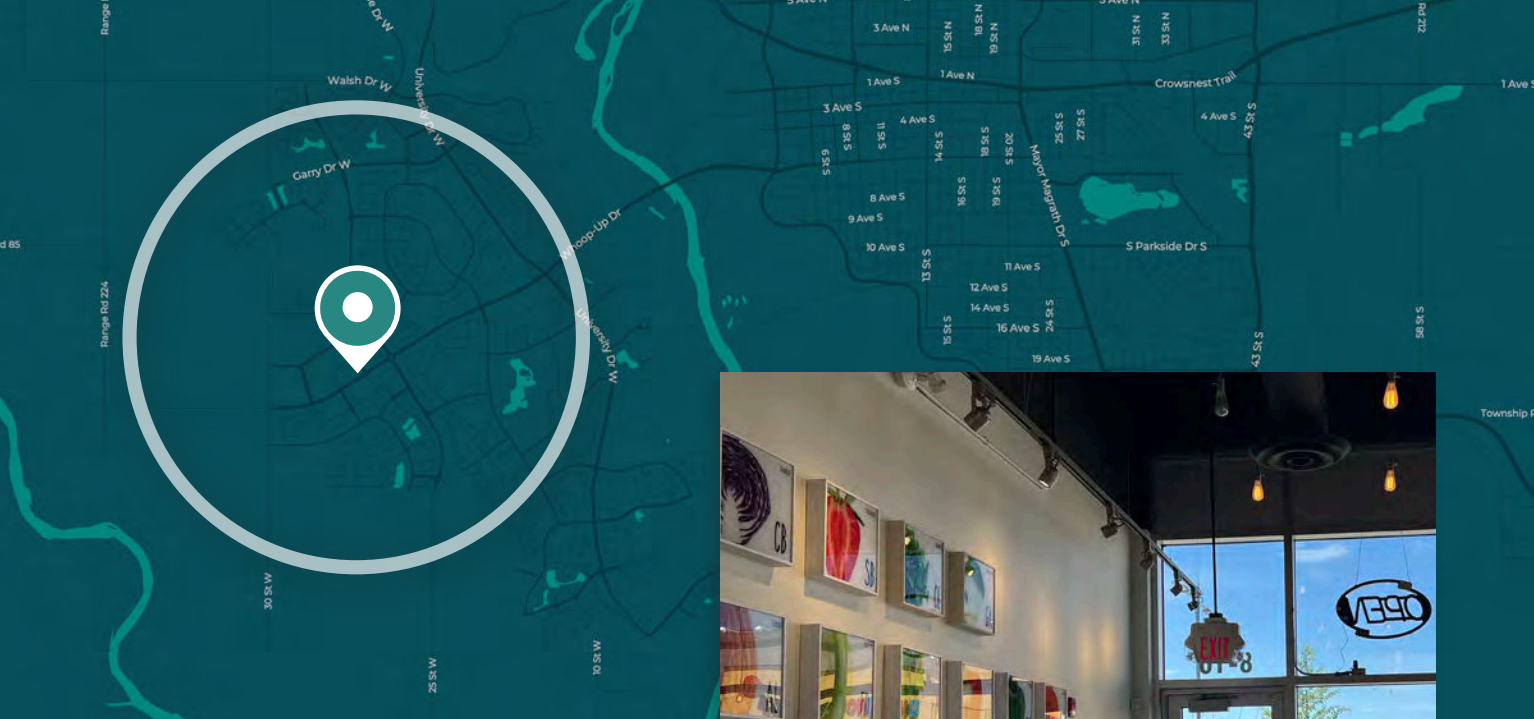
HIGH GROWTH
LOCATION



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

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

This disclaimer shall apply to Omada Commercial; to include all employees and independent contractors ("Omada"). The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, Omada does not represent, warrant or guarantee the accuracy, correctness and completeness of the information. April 14, 2025

OMADA-CRE.COM

403.930.5882

OMADA COMMERCIAL
1000 The Edison, 150 9th Avenue SW
Calgary, AB T2P 3H9



Omada
COMMERCIAL