I 1,016 - 3,889 SF I

# 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, 1,425 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

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### PROPERTY FEATURES

Vacancy

1,016 SF | 1,928 SF | 1,961 SF available immediately
1,425 SF available Aug 2025

Address

100 Aquitania Blvd, Lethbridge, AB

Zoning

CCP-2014 DC

Lease Rate

Market

Op Costs

\$18.72 PSF (2025 est.) + 5% mgmt fee

4.2 stalls per 1,000 SF







WHOOP UP DRIVE WEST

#### BUILDING 6

10-6 Crossings Dental20-6 Western Financial Group30-6 Kumon

40-6 Coulee Veterinary 50-6 Subway

#### BUILDING 8

10-8

20-8

30-8

40-8

50-8

Hankki Korean Street Food Adapt Chiropractic Vacant - 1,425 SF (Aug 2025) Opa! of Greece Mama La Vietnamese

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 PENDING - 1,016 SF
40-14 Bone & Biscuit
50-14 BarBurrito

#### PAD SITES

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

### THE URBAN HUB

### OF WEST LETHBRIDGE

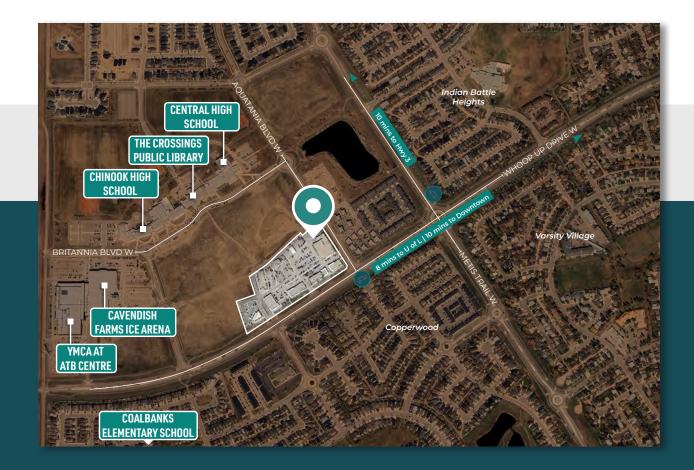
Join the energy of West Lethbridge, one of the fastest growing communities in the city.

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 period<sup>2</sup>.

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.

<sup>1</sup>CoL, June 2023 <sup>2</sup> www.lethbridge.ca















## 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



