

| 1,016 - 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
- 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

| OMADA-CRE.COM | 403.930.5882






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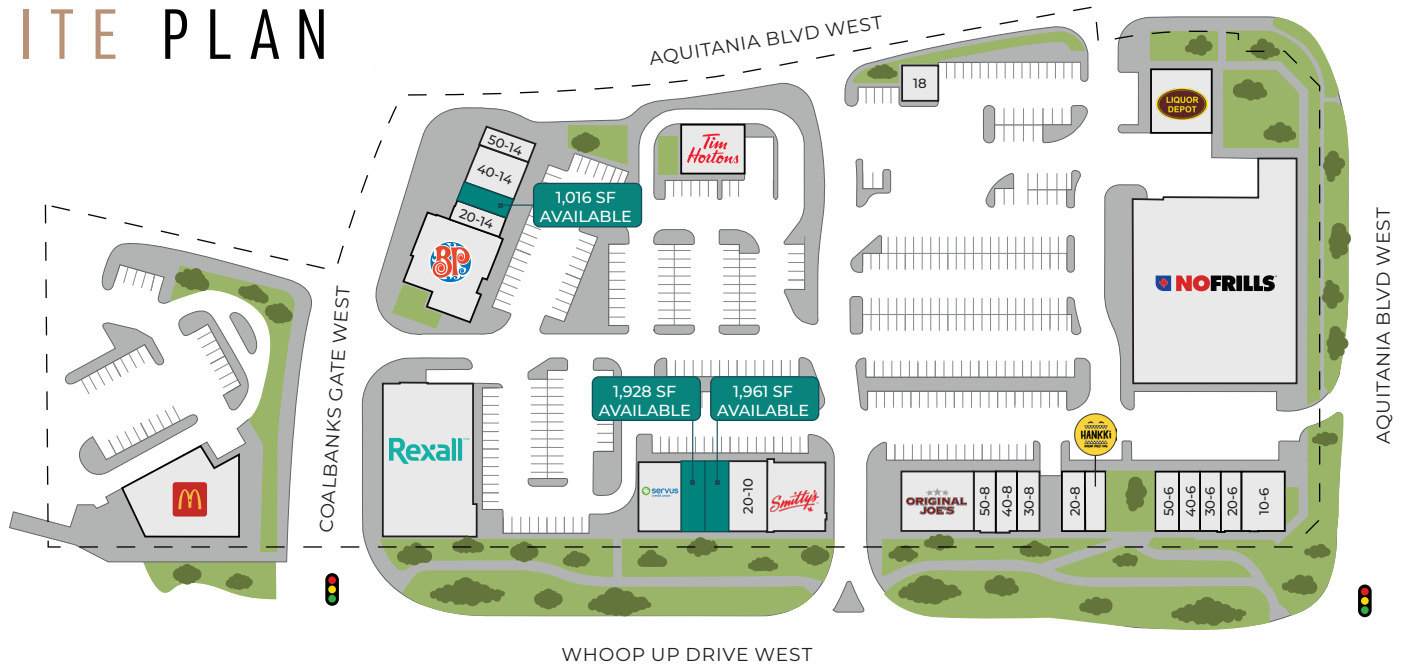
# PROPERTY FEATURES

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 Opaf 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 2026<sup>1</sup>. 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



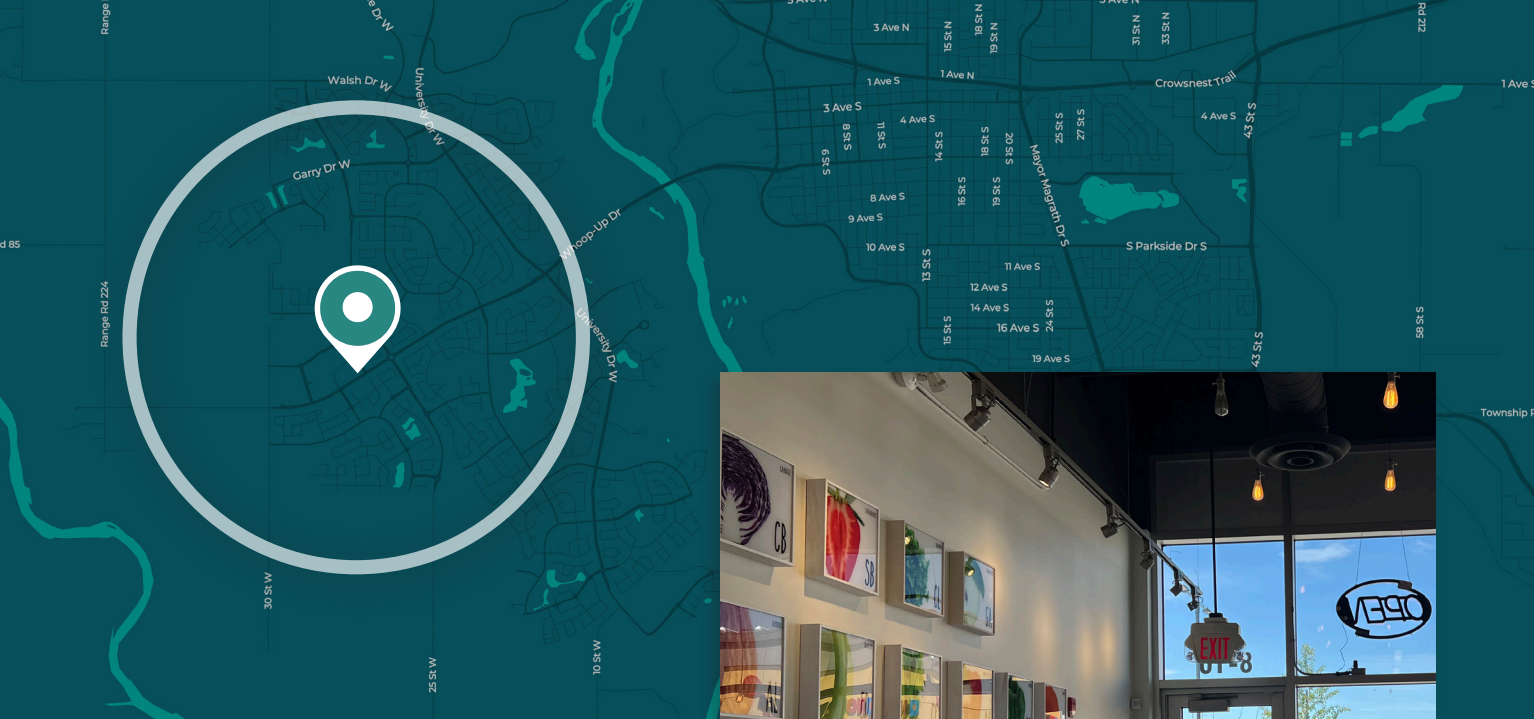
 HIGH GROWTH  
LOCATION



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

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