

Crossings West Lethbridge

100 Aquitania Boulevard, Lethbridge, Alberta

4 UNITS AVAILABLE



SITE INFO

Crossings has three units available. Flexible open concept CRU's available for quick possession. Join quality tenants including No Frills, Tim Hortons, Boston Pizza, Rexall, Original Joe's, Servus Credit Union, Smitty's, Able Dental, Bone & Biscuit and Coulee Veterinary.

- Two high schools (1,700 students) and The Crossings Branch Public Library
- 55 acres of sports fields and recreation facilities
- Crossing Leisure Complex - 125,000 SF twin ice and curling facility
- Multi-Purpose Leisure Centre - \$110M aquatic centre, fitness centre, indoor field area, running track and gymnasium
- 7,800 vehicles per day count on Whoop Up Drive between McMaster Boulevard and Blackfoot Road
- Only 3.8km east (approximately 6 minute drive time) to the University of Lethbridge via common routes.

- **Available Space:** Unit 30-10 - 1,961 sq ft
Unit 40-10 - 1,928 sq ft
Unit 30-14 - 1,016 sq ft
Unit 40-08 - 1,227 sq ft
- **Asking Minimum Rent:** Market
- **Additional Rent:** \$14.73 PSF (est.2022) + Mgmt Fee
- **Zoning:** CCP-2014 DC
- **Parking:** 4.2 stalls per 1,000 SF

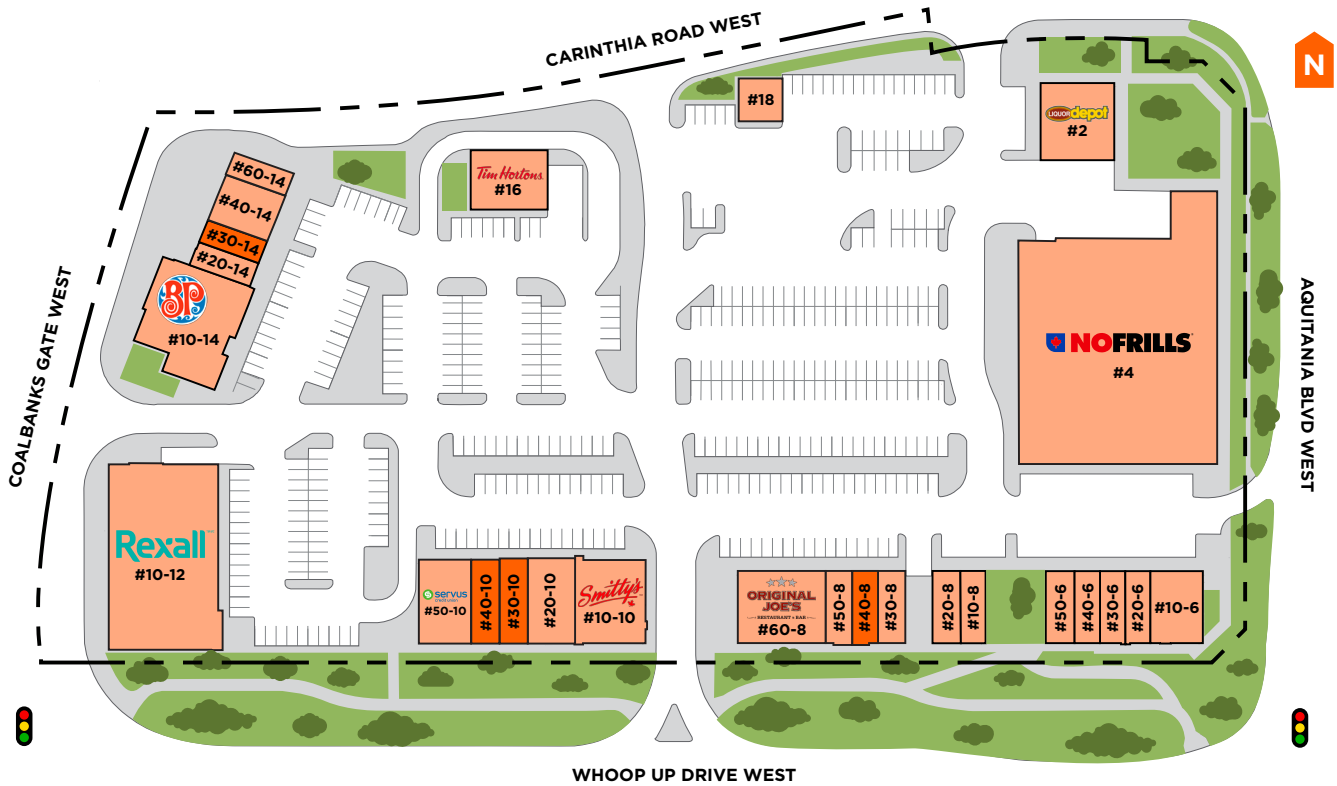
LEASING CONTACT

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Royop Development Corporation
510 211-11th Avenue SW, Calgary, AB

SITE PLAN



BUILDING 6

- #10-6 Crossings Dental 2,387 sf
- #20-6 Western Financial Group 1,211 sf
- #30-6 Kumon 1,207 sf
- #40-6 Coulee Vet 1,240 sf
- #50-6 Subway 1,450 sf

BUILDING 8

- #10-8 Freshii 1,225 sf
- #20-8 Adapt Chiropractic 1,445 sf
- #30-8 M&M Foods 1,425 sf
- #40-8 Vacant 1,227 sf
- #50-8 Mama La Vietnamese 1,234 sf
- #60-8 Original Joe's 4,240 sf

BUILDING 10

- #10-10 Smitty's 3,405 sf
- #20-10 West Cannabis 2,050 sf
- #30-10 Vacant 1,961 sf
- #40-10 Vacant 1,928 sf
- #50-10 Servus 3,010 sf

BUILDING 14

- #10-14 Boston Pizza 6,332 sf
- #20-14 Nail Salon 1,038 sf
- #30-14 Vacant 1,016 sf
- #40-14 Bone & Biscuit 2,006 sf
- #60-14 Barburrito 1,013 sf

PAD SITES

- #2 Liquor Depot 4,018 sf
- #4 No Frills 30,196 sf
- #10-12 Rexall 13,219 sf
- #16 Tim Hortons 3,122 sf
- #18 No Frills Gas 1,300 sf

AREA DEMOGRAPHICS



Population

City Population	101,482
West Population	40,898



Income

West Lethbridge has the highest % of households earning annually over \$80,000



Traffic

Whoop-Up Drive b/n Scenic Dr & University Dr	44,200 VPD+
Whoop-Up Drive b/n University Dr & McMaster Blvd	12,800 VPD+

Trade Area

Alberta's 4th largest City with over 100,000 residents
Trade area population of over 341,000 which includes parts of BC and Montana

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Our rich history spans 60 years in Western Canada. Royop is a leader and expert in development and management. Our leasing strategy is proven to retain and attract best-in-class retailers to our centres. We develop and manage mixed use projects.