

Crossings West Lethbridge

100 Aquitania Boulevard, Lethbridge, Alberta

▶ 2 UNITS AVAILABLE



▶ SITE INFO

Busy regional shopping centre located within minutes of two public high schools (approx. 1,700 students), The Crossings Branch Public Library, ATB Recreation Centre (\$110M, 125,000 sq. ft. twin ice and curling facility, aquatic centre, fitness centre, indoor field area, running track and gymnasium facilities), 55 acres of sports field and recreational areas. The Centre is anchored by No Frills and includes co-tenancy with brands such as Tim Hortons, Boston Pizza, Original Joe's, Servus Credit Union, Coulee Veterinary and Crossings Dental. The Centre is part of a larger development project for the area including plans for further residential and retail density.

- **Available Space:** Unit 30-10 - 1,961 sq ft
Unit 40-10 - 1,928 sq ft
- **Asking Minimum Rent:** Market
- **Additional Rent:** \$15.47 PSF (est. 2023) + Mgmt Fee
- **Zoning:** CCP-2014 DC
- **Parking:** 4.2 stalls per 1,000 SF

LEASING CONTACT

Ben Cowie Leasing Manager

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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 Opal of Greece 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 el Vape 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 \$82,000



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

Demographics information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Royop does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.



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.