

AT THE ADDRESS OF ADDR

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PRIME RETAIL PROPERTY FOR LEASE

28 STREET & 26 AVENUE NORTH LETHBRIDGE, ALBERTA



Please Contact:

28 STREET NORTH (5,400 VPD+)

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Property Information

		Snapshot - Leth	bridge Walma	rt Centre
Walmart >¦	Municipal Address	3055 - 26 th Avenue North	Site Area (acres)	26.71 acres
pet valu	Legal Address	Plan: 0613522 Block: 12 Lot: 1	Year Built	2007
OLLARAMA RDENE Allstate	Zoning	Highway Commercial (C-H)	Anchor Tenants	Walmart, Shopper's Drug Mart, Dollarama
All North Bental SHOPPERS	Rentable Area (sf)	Up to 4,975 SF	Number of Tenants	14
	Property Area (sf)	284,998 SF	Parking Stalls (Ratio)	1,733 stalls (6.22 per 1,000 sf)

Lethbridge Walmart Centre is located in north Lethbridge along 26th Avenue in the Sherring commercial node. It is the largest and last remaining retail zoned parcel along 26th Avenue which provides it with a defensible long term position as the node develops around it.

Lethbridge Walmart Centre is the commercial anchor of the Sherring Business Park which is Lethbridge's newest business park offering 350 acres of serviced land for continued commercial and industrial growth.

Adjacent to the west of the property are the north Lethbridge communities of Uplands, Blackwolf, Legacy Ridge and Hardieville. The Area Structure Plan projects a population of 11,550 residents upon full build-out. The addition of Legacy Regional Park, a 73 acre regional park, adds to the attractiveness of the area and continues to spur the developing communities on the north side of Lethbridge.

Unit Options





3,409 SF Unit D1 End cap unit & turn-key liquor store opportunity Immediate Possession Available



4,975 SF Unit E1 Drive-thru pad site opportunity Immediate Possession Available



Unit H3

3,031 SF Unit H4 Open concept CRU opportunity Immediate Possession Available

1,533 SF





4,948 SF Unit M1 Drive-thru pad site opportunity Immediate Possession Available

Site Plan



Lease Pricing



Opportunity

Jnit D1	3,409 SF
Jnit E1	4,975 SF
Jnit H3	3,031 SF
Jnit H4	1,533 SF
Jnit M1	4,948 SF

Immediate Possession Available Immediate Possession Available Immediate Possession Available Immediate Possession Available Immediate Possession Available

Lease Details

Lease Price: Market Rates Additional Rent: \$9.52 PSF, plus utilities

LOCATION OVERVIEW

LETHBRIDGE SPORTS PARK **Legacy Regional Park** St. Paul Edmonton Lloydr nste Hardieville/Legacy Ridge/Uplands ASP Projected Population: 11,550 LETHBRIDGE WALMART CENTRE **ALBERTA** National Park Red Deer 6 AVEN (9.700 VPD BRITISH Banff Drumheller Kinders National Park UPLANDS COMMON Jobey/ 👰 🍻 COLUMBIA Calgary Kamloops Brooks Vernon Medicine Hat Kelowna PARK MEADOWS MALL 3 km ethbridge GALANY T - Canada-United States Border --TO CALGARY (213km) Kootenai BLACKFEET National Forest RESERVATION 2 Flathead USA TO MEDICINE natchee National Forest Spokane nal Forest HAT (170KM) Great Falls ATHEA PARK PLACE MALL ESERVATION 3 CENTRE VILLAGE MALL WASHINGTON 5 AVEN (9,100 VPD) save on foods Lange oMissoula MONTAN Michaels SPORTCHER Mark's 13127 GROWSNEST TRAIL / HIGHWISS Downtown Lethbridge LETHBRIDGE VIADUCT (HIGH LEVEL BRIDGE) GALT GARDENS CHINOOK REGIONAL 🔳 HOSPITAL Henderson Lake FORT WHOOP-UP UNIVERSITY OF Lethbrid LETHBRIDGE 4 Ν LETHBRIDGE COLLEGE

Sherring Business & Industrial ASP



For Lease Inquiries, Contact:

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