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# Retail space for lease

1300 Mayor Magrath Drive South  
Lethbridge, Alberta



**Pacific Palisade**

**Get more  
property  
information**

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# Property Overview

## Municipal Address

1300 Mayor Magrath Drive South  
Lethbridge, AB

## Legal Address

2562GW;1;18-24

## Zoning

Highway Commercial (C-H)

## Opportunity

Unit 1320 - 1,147 sf

Unit 1344 - 1,189 sf

Unit 1358 - 4,150 sf

## Lease Price

Market Rates

## Additional Rent

\$13.95 (Est.)

## Signage

Building & Pylon

## Parking

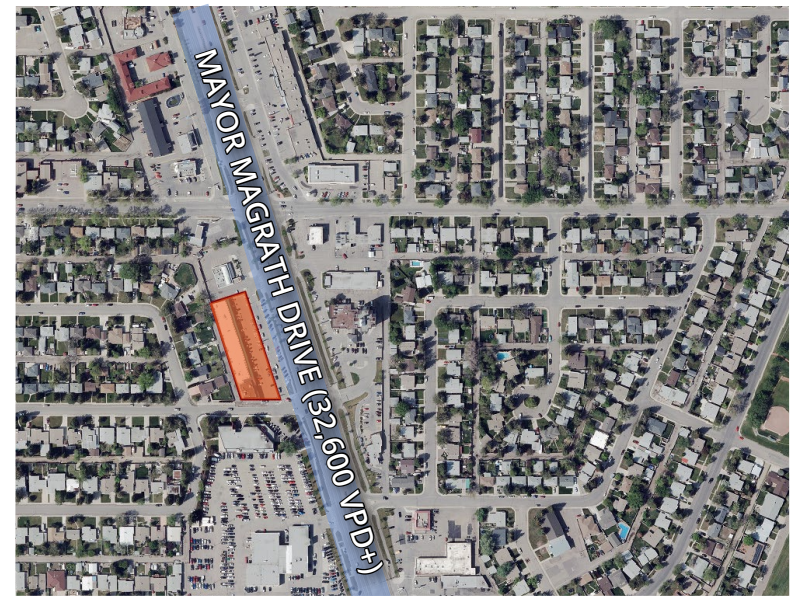
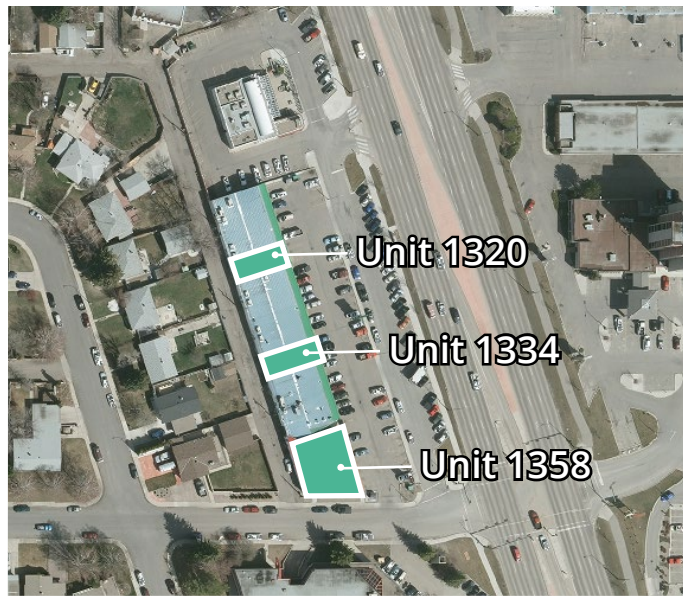
On-site, shared parking lot

## Possession

Unit 1320 - Negotiable

Unit 1344 - Negotiable

Unit 1358 - 90 to 120 days



## Location

Pacific Palisade is a busy retail plaza in South Lethbridge, located just off Mayor Magrath Drive South (32,600 VPD+). The location offers great exposure and easy access. This commercial site is centrally located in Lethbridge's primary retail node, in close proximity to mature residential neighbourhoods and national anchor tenants. Pacific Palisade recently underwent a renovation and received multiple upgrades.

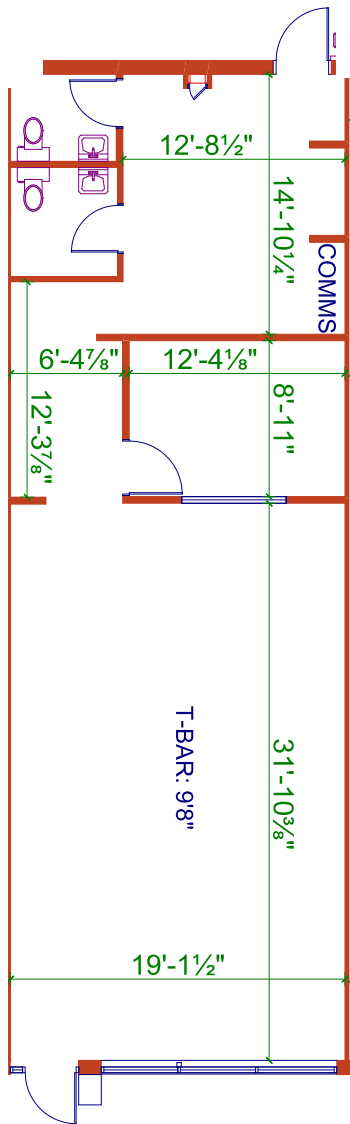
## Current Tenants

- Hearing Life
- H&R Block
- Philthy Philly's
- Chopped Leaf
- Ideal iRepair
- Thuan Hoa Vietnamese Restaurant
- Appealing Nails
- Canna Cabana
- Blazzin Dewlys Vape & Smoke



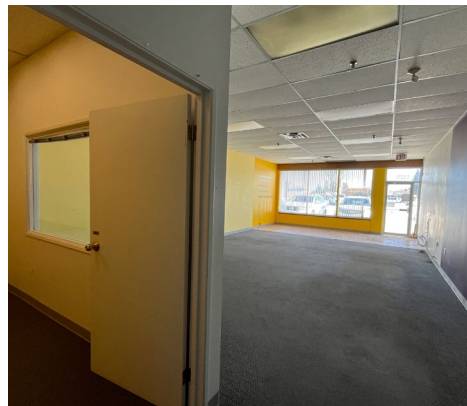
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# Unit 1320



**Opportunity**  
**Unit Size** 1,147 sf  
**Lease Price** Market Rates  
**Additional Rent** \$13.95 psf  
**Possession** Neogitbale

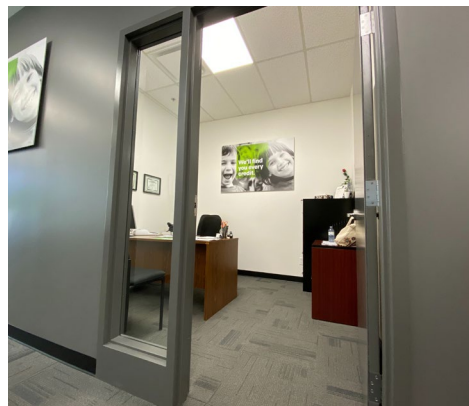
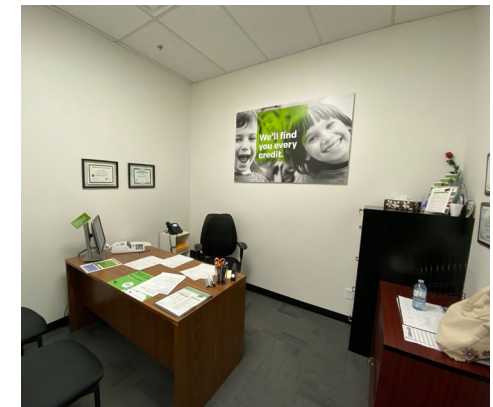
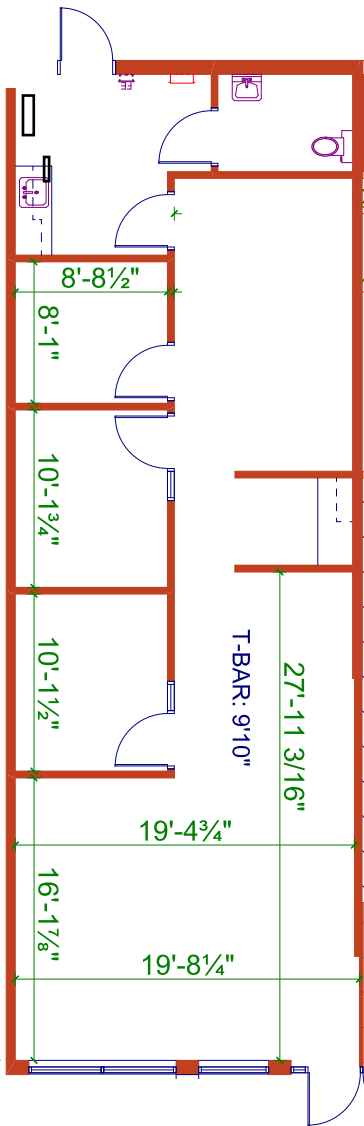
The layout for Unit 1320 includes a large open front area with great natural light. There is also a private office, storage area, and two private washrooms. This flexible layout would be suitable for a wide variety of businesses. Please contact an Associate to discuss this unit further.



# Unit 1344

<b>Opportunity</b>	
<b>Unit Size</b>	1,189 sf
<b>Lease Price</b>	Market Rates
<b>Additional Rent</b>	\$13.95 psf
<b>Possession</b>	Neogitbale

Unit 1344 offers a spacious reception / waiting area with great natural light from the large front windows. The current layout includes two offices, a storage room, open work area, a lunch room with a small kitchenette, and a private washroom. Please contact an Associate to discuss this unit further.



# Unit 1358

## Opportunity

Unit Size	4,150 sf
Lease Price	Market Rates
Additional Rent	\$13.95 psf
Possession	Neogitbale

The layout for Unit 1358 offers a high-quality restaurant buildout. The current layout offers a large dining room, kitchen area, lobby, office space, POS pick-up counter, washrooms, and ample storage. There are modern finishes and large windows to make the space inviting for patrons. Please contact an Associate to discuss this unit further.



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## Demographics info (within 5 KM)

 Population  
**54,959**

 Median age  
**42.2**

 Vehicles per day  
**32,600** (Mayor Magrath Drive)

 Average household income  
**\$95,648**

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