

**AVISON
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Centre Village Mall

1249 2A Avenue North
Lethbridge, AB



Retail & service space for lease

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property
information**

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Centre Village Mall



1240 2A Avenue North, Lethbridge, AB

Opportunity	Flexible Unit Sizes Starting at 401 sf
Zoning	Shopping Mall Commercial (C-S)
Lease Price	Market Rates
Additional Rent	\$16.36 psf (2026 Est.)
Lease Term	10 Years Preferred
Exposure	Highway 3 - 27,030 VPD+ Stafford Drive - 24,600 VPD+ 13 Street North -19,600 VPD+ 2A Avenue North - 14,300 VPD+
Parking Ratio	4.78 stalls / 1,000 sf
Signage	Building & Pylon
Possession	Negotiable



Opportunity

Centre Village Mall is a 380,995 sf shopping centre, strategically located at the corner of 13 Street and 2A Avenue North in the heart of Lethbridge. This commercial centre is home to a mix of over 20 quality tenants and has been a hub in the community for over 54 years.

Since Anthem Properties acquired the property in 2006, Centre Village Mall has seen extensive work including an expansion of Canadian Tire in 2009 and the addition of the new Save-On-Foods, London Drugs, and Dollar Tree locations in 2016.

Other tenants include: Distilled Liquor Co., Pet Valu, Mark's, A&W, Starbucks, Alberta Precision Labs, Lammle's, Shoe Warehouse, Mira Bead Studio, and Welcome to the Hive, providing a diverse mix of national, regional, and local businesses.

Ideally situated in North Lethbridge, the property offers exceptional visibility, convenient access, and ample parking. With multiple leasing opportunities available for immediate possession, Centre Village Mall presents an excellent opportunity for retailers, service providers, and professional users.

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Property photos



Centre Village Mall site plan



Available Units

Unit #	Size
Unit 11	3,008 sf
Unit 14	1,413 sf
Unit 16	3,168 sf
Unit 21	3,606 sf
Unit 23A	2,841 sf
Unit 25	662 sf
Unit 27	401 sf
Unit 29	1,158 sf
Unit 30	1,091 sf
Unit 37	1,333 sf
Unit 38	1,333 sf

Land For Sale

Size	Sale Price
3.0 acres +/-	\$3,300,000

Current Tenants

Unit # Tenant Name

45	Save-On-Foods
65	London Drugs
9	Distilled Liquor
15	Lovely Nails
19	Canadian Tire
20	The Shoe Company
23	Lammle's Western Wear
24	Knitting Time
25	Mira Bead Studio
26	Bingham Sports
27	Chimes
28	Management Office
31	Welcome to the Hive
33	Alberta Precision Laboratories
34	A&W
35	Dollar Tree
39	Pet Valu
40	Canadian Tire Gas Bar
41	Mark's
65A	Bridge City Medical Clinic

MELCOR | CENTRE

Downtown Lethbridge

PARK PLACE

Fit 4 Less

Stafford Drive (13,200 VPD+)

Warehouse Square

Highway 3 (27,030 VPD+)

LONDON DRUGS

save on foods

LAMMIE'S
WESTERN WEAR & TACK

DISTILLED
LIQUOR CO

DOLLAR TREE

SHOE
WAREHOUSE

ALBERTA
PRECISION
LABORATORIES

CANADIAN
TIRE

Mark's

A&W

petvalu
your pet • your store

2A Avenue North (14,300 VPD+)



Demographics info (within 5 KM)



Population
71,617



Median age
40.6



Average household income
\$89,031

About Lethbridge

Located in Southern Alberta, Lethbridge is in the centre of a trade area that serves over 340,000 people across areas of Alberta, British Columbia and Montana.

Lethbridge is one of the fastest growing cities in the province with a growth rate of 5% between 2019 and 2024. According to Alberta Venture Magazine, Lethbridge is the second-best community for business in Alberta.

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