

**AVISON  
YOUNG**



**SHERWOOD**  
DEVELOPMENTS INC.



**CROSSINGS**  
WEST LETHBRIDGE

## Phase 2 For Lease

35 Mauretania Road West  
Lethbridge, AB

### Get more property information

**Jeremy Roden**

Executive Vice President

403 942 0293

[jeremy.roden@avisonyoung.com](mailto:jeremy.roden@avisonyoung.com)

**Ashley Soames**

Senior Associate

403 942 6692

[ashley.soames@avisonyoung.com](mailto:ashley.soames@avisonyoung.com)

# PROPERTY DETAILS

## Opportunity

Up to 30,000 SF  
\*Demising options available

## Site Size

8.95 Acres

## Zoning

Direct Control (DC)

## Legal Address

2312190;2;7

## Lease Price

Market Rates

## Additional Rent

\$15.28 PSF (Est.)

## Parking

317 Stalls +/-  
3.5 stalls per 1,000 SF

## Signage

Building & Pylon

## Possession

Spring 2026

## Site Info

Avison Young is pleased to be representing Sherwood Developments and offer pre-leasing options for Phase 2 of Crossings West Lethbridge. There are exciting mid-box, CRU and drive-thru units available to suit a variety of commercial needs.

Phase 1 of the Crossings is an established and busy regional shopping center anchored by No Frills, Rexall, McDonald's, Tim Horton's, Boston Pizza, Original Joe's, Servus Credit Union, Coulee Veterinary and Crossings Dental. The project is part of a larger development strategy for the area including plans for multi-residential, a hotel, and commercial development.

## Location

Crossings is located in the heart of West Lethbridge and serves as the commercial hub for the area. The Phase 2 commercial site is located within minutes of two high schools (1,700+ students), the Crossings Branch Public Library, Cavendish Recreation Centre (arena & curling facility), and the Cor Van Raay YMCA (aquatics center, fitness facility & indoor track). There is also a new elementary school under construction (610+ students). The area boasts 55 acres of green space.

The City of Lethbridge has an estimated population of 111,400 with over 43% of the population residing on the west side. West Lethbridge has the highest percentage of households earning over \$82,000 annually.

## Key Highlights



**Modern design.** Crossings offers high quality architectural materials and modern building design. The site takes cues from prairie grasses, expansive blue skies, and the rolling coulees.



**Strategic location.** Situated in the heart of West Lethbridge, the Crossings is a desirable commercial hub with high-quality nearby amenities that drive visitors to the area.

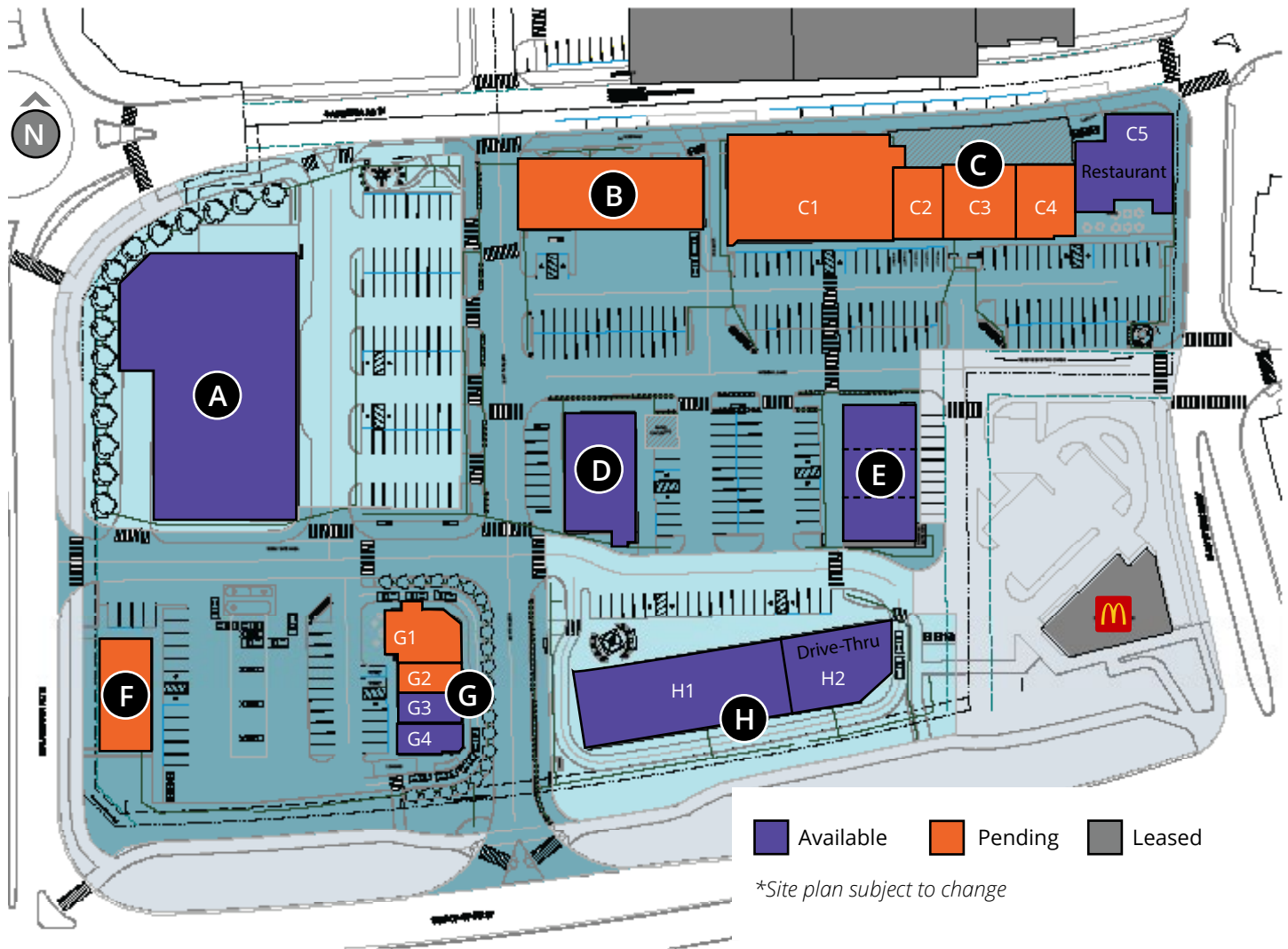


**Pedestrian friendly.** The goal for the Crossings neighbourhood as a whole is to create a vibrant community focused on place-making and ease of pedestrian movement.

**AVISON  
YOUNG**



# SITE PLAN



## MID-BOX, CRU & DRIVE-THRU OPPORTUNITIES

**Building A**  
Up to 30,000 SF

**Building B**  
7,367 SF (Pending)

**Building C**  
C1 - 9,817 SF (Pending)  
C2 - 2,642 SF (Pending)  
C3 - 2,642 SF  
C4 - 2,642 SF (Pending)  
C5 - 4,176 SF

**Building D**  
Up to 5,293 SF

**Building E**  
Up to 5,960 SF

**Building F**  
3,519 SF (Pending)

**Building G**  
G1 - 2,490 SF (Pending)  
G2 - 1,160 SF (Pending)  
G3 - 1,160 SF  
G4 - 1,233 SF

**Building H**  
H1 - 9,752 SF  
H2 - 4,707 SF

# DEMOGRAPHICS (within 3 KM)



Population  
**33,146**



Population Growth  
**13.1%** (2019-2024)



Households  
**12,536**



Income  
(Household Average)  
**\$99,484**



Median Age  
**31.9**



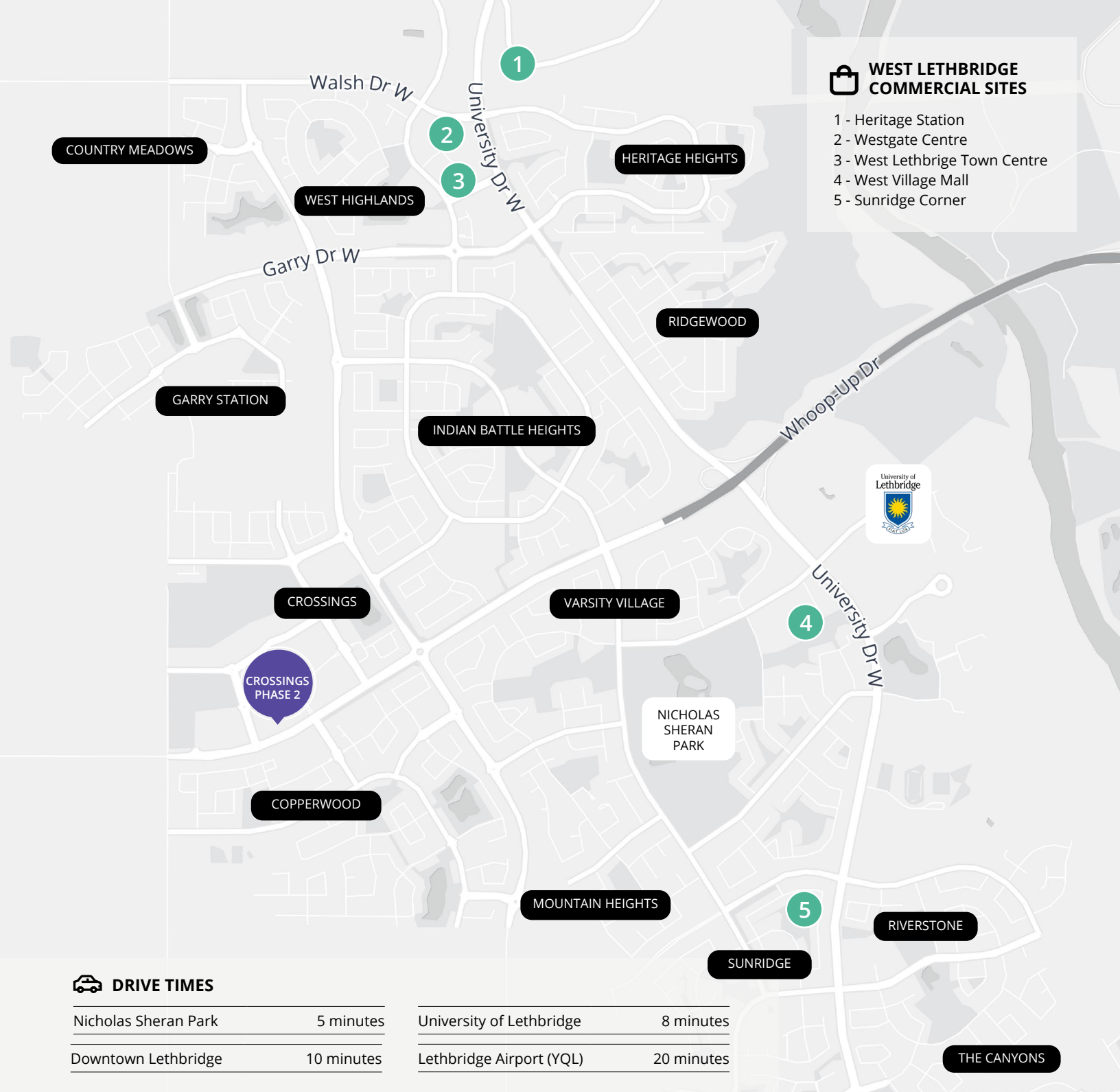
Total Expenditure  
(Household Average)  
**\$110,503**

## PROPERTY RENDERINGS



*\*Crossings building renderings are subject to change*

**AVISON  
YOUNG**



## Get more property information

### Jeremy Roden

Executive Vice President

403 942 0293

[jeremy.roden@avisonyoung.com](mailto:jeremy.roden@avisonyoung.com)

### Ashley Soames

Senior Associate

403 942 6692

[ashley.soames@avisonyoung.com](mailto:ashley.soames@avisonyoung.com)

Avison Young | 704 4th Avenue South, Suite 295 | Lethbridge, AB T1J 0N8 | 403 330 3338

© 2025, Avison Young. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.

**AVISON  
YOUNG**