

**AVISON
YOUNG**

Retail property for lease

2920 26 Avenue South
Lethbridge, AB



Lease Rate
Market Rates



Opportunity
3,000 SF pad site
& 36,844 SF pad site



Possession
Spring 2025



**Retail redevelopment located off
Mayor Magrath Drive South (32,600 VPD+)**

**Get more
property
information**

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Property Description

The subject property offers a redevelopment opportunity including a 3,000 SF pad site and a 36,844 SF pad site with three demising options available. Both buildings benefit from the retail site’s high visibility, high traffic counts, excellent signage opportunities, and ample parking. Please contact an Associate to discuss this opportunity further.

Location Description

Located at the central and highly visible corner of Mayor Magrath Drive (32,600 VPD+) and Scenic Drive South. The site is part of the busy Scenic Square shopping area and is located in the South Lethbridge retail hub. Neighbouring and nearby major retail tenants include Safeway, Walmart, Superstore, Costco, Shopper’s Drug Mart, Lowes, Home Depot, and Rona.

Ideal Users

- Fitness
- Grocery
- Furniture
- Fashion

Offering Summary

Opportunity	Unit 1 - 16,000 SF - PENDING Unit 2 - 11,000 SF Unit 3 - 9,844 SF Pad Site - 3,000 SF
Legal Address	0312313;5;4 0312313;5;6
Zoning	Direct Control (D-C)
Lease Price	Market Rates
Additional Rent	\$10.65 PSF (2025 Est.)
Possession	Spring 2025

Property Highlights

- Excellent tenant mix including Mr. Lube & A&W
- Easily accessible from Mayor Magrath Drive (32,600 VPD+)
- Large parking lot with ample free parking
- Dock and grade loading options
- Excellent signage opportunities
- Flexible occupancy





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