



Commercial Redevelopment

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property
information**

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Warehouse Square



905 1 Avenue South, Lethbridge, AB

Site Area	6.5 Acres
Opportunity	Large Format Restaurant Drive-thru Option Retail CRU's
Zoning	Direct Control (C-D)
Lease Price	Market Rates
Additional Rent	Building B1 & D - \$7.00 psf *Tenant responsible for utilities Building B2 - \$12.68 psf (Est.) *Includes electricity and waste removal
Lease Term	10 Years Preferred
Exposure	Highway 3 - 27,030 VPD+ Stafford Drive - 24,600 VPD+ 1 Avenue South - 5,500 VPD+
Parking	350 paved parking stalls on site
Possession	Negotiable



Opportunity

Warehouse Square is located at the entryway to downtown Lethbridge at the highest trafficked intersection in the city. Adjacent to the retail core of downtown, the property benefits from the revitalization and redevelopment taking place in the area.

Built in 1990, this retail centre was originally owned by an institutional landlord. The site was purchased locally in 2022. Under new ownership, vacancies are being addressed and a redevelopment marketing strategy is underway which focuses on converting Warehouse Square from a traditional retail site to a quality focused mixed-use development. The redevelopment will include modern finishes and energy efficient design practices.

This aligns with the City of Lethbridge's Area Redevelopment Plan (ARP) for the Warehouse District and the revitalization of this portion of central Lethbridge. With an overarching vision and coordinated plan for development, the city aims to establish a broader district-level vision based on extensive stakeholder engagement and a thorough understanding of the area's past and current context.

[VIEW WAREHOUSE DISTRICT ARP](#)

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Leaseable space breakdown



BUILDING B1
5,538 sf building
*Demisable
Starting at 2,500 sf

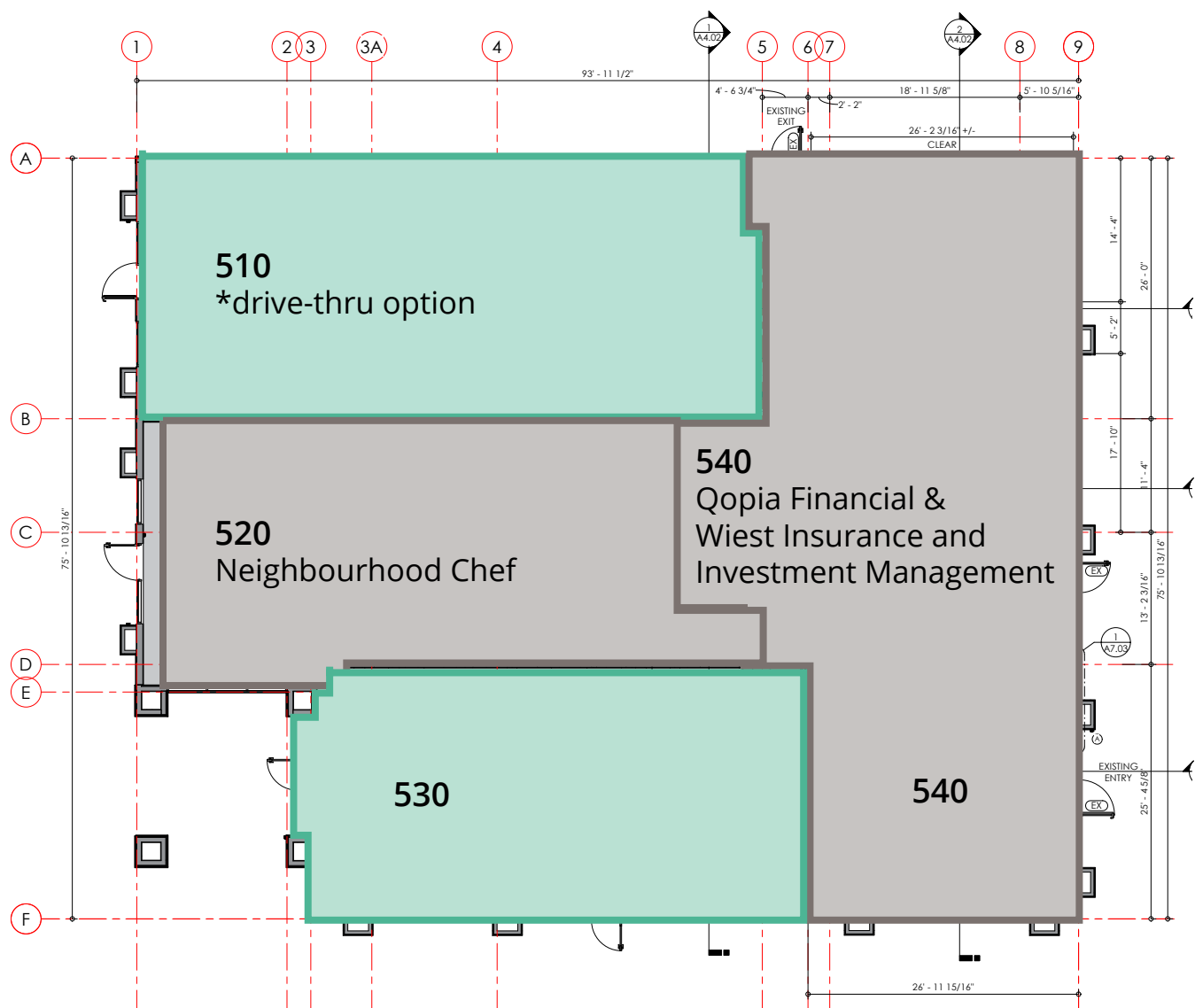


BUILDING B2
Starting at 2,627 sf
*Exact unit size TBD



BUILDING D
6,830 sf building
*Demisable
Drive-thru and expansions available

Building D



AVAILABILITY

Unit #	Size	Status
510	1,763 sf	Available
520	1,488 sf	Leased
530	1,407 sf	Available
540	2,173 sf	Leased



Demographics info (within 5 KM)



Population
85,085



Median age
38.1



Vehicles per day
27,030 (Highway 3)
24,600 (Stafford Drive)
5,500 (1st Avenue South)



Average household income
\$88,305

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