



CROSSINGS
WEST LETHBRIDGE

Phase 2 For Lease

35 Mauretania Road West
Lethbridge, AB

Get more property information

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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

\$18.50 psf (Est.)

Parking

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

Signage

Building & Pylon

Possession

Fall 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.



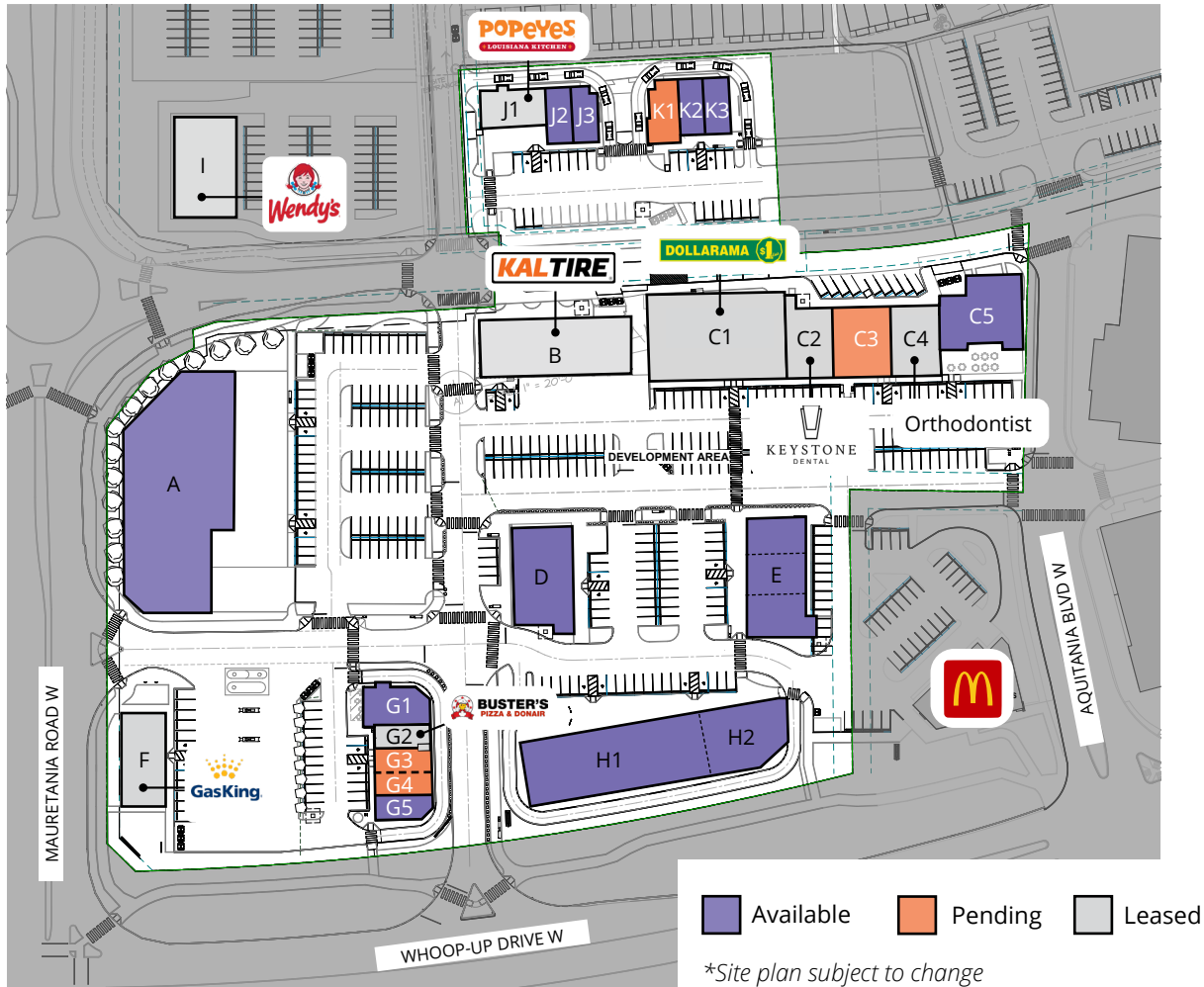
Strategic location. Situated in the heart of West Lethbridge, the Crossings is a desirable commercial hub with high-quality nearby amenities that drive visitors to the area.



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.

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YOUNG**

SITE PLAN



MID-BOX, CRU & DRIVE-THRU OPPORTUNITIES

Building A

Up to 30,000 sf

Building B

Kal-Tire

Building C

C1 - Dollararama
 C2 - Keystone Dental
 C3 - 2,642 sf (Pending) Optical
 C4 - Orthodontist
 C5 - 4,176 sf

Building D

Up to 5,293 sf

Building E

Up to 5,960 sf

Building F

Gas King

Building G

G1 - 2,085 sf
 G2 - Buster's Pizza & Donair
 G3 - 1,074 sf (Pending) Liquor
 G4 - 1,114 sf (Pending) Liquor
 G5 - 1,123 sf

Building H

H1 - 9,752 sf
 H2 - 4,707 sf

Building I

Wendy's

Building J

J1 - Popeyes Chicken
 J2 - 1,095 sf
 J3 - 1,207 sf


Building K

K1 - 1,601 sf (Pending)
 K2 - 1,205 sf
 K3 - 1,207 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



WEST LETHBRIDGE COMMERCIAL SITES

- 1 - Heritage Station
- 2 - Westgate Centre
- 3 - West Lethbridge Town Centre
- 4 - West Village Mall
- 5 - Sunridge Corner



DRIVE TIMES

| | |
|----------------------|------------|
| Nicholas Sheran Park | 5 minutes |
| Downtown Lethbridge | 10 minutes |

| | |
|--------------------------|------------|
| University of Lethbridge | 8 minutes |
| Lethbridge Airport (YQL) | 20 minutes |

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