

**AVISON  
YOUNG**

## Retail property for lease

Coulee Creek Common  
3829 Mayor Magrath Drive South  
Lethbridge , AB T1K 2R6



## Large format retail pad site available at Coulee Creek Common



Up to 11,652 SF +/-



Quality site tenants



Excellent exposure  
(32,600 VPD+)

## Get more information

### Ashley Soames

Principal, Vice President  
403 942 6692  
ashley.soames@avisonyoung.com

### Jeremy Roden

Principal, Executive Vice President  
403 942 0293  
jeremy.roden@avisonyoung.com

## Retail property for lease

3829 Mayor Magrath Drive South



### LEGEND

1. Edo Japan
2. Five Guys
3. Subway
4. Cora's
5. HomeSense
6. Marshalls
7. Dollarama
8. Pet Smart
9. The Brick
10. Church's Chicken, Crumbl Cookies, Massage Addict
11. Canadian Blood Services, StrEATS, Buster's Pizza & Donair
12. Western Financial Group
13. Easy Financial Services
14. Red Wing Shoes
15. Skechers
16. AVAILABLE
17. Lowe's

### Property Description

Large format retail pad site available at Coulee Creek Common. There is the option to demise the building into smaller units, please contact an Associate to discuss this opportunity further.

### Location Description

The subject property is well located in South Lethbridge, Alberta, on the controlled intersection of Mayor Magrath Drive South (32,600 VPD+) and Southgate Boulevard South. The Mayor Magrath South corridor is the primary retail service node for the Lethbridge and area market. The corridor features national and local retailers such as Home Sense, Marshalls, Cora's, Lowe's, Red Wing Shoes, Pet Smart, Canadian Blood Services, Five Guys, and Edo Japan.

### Offering Summary

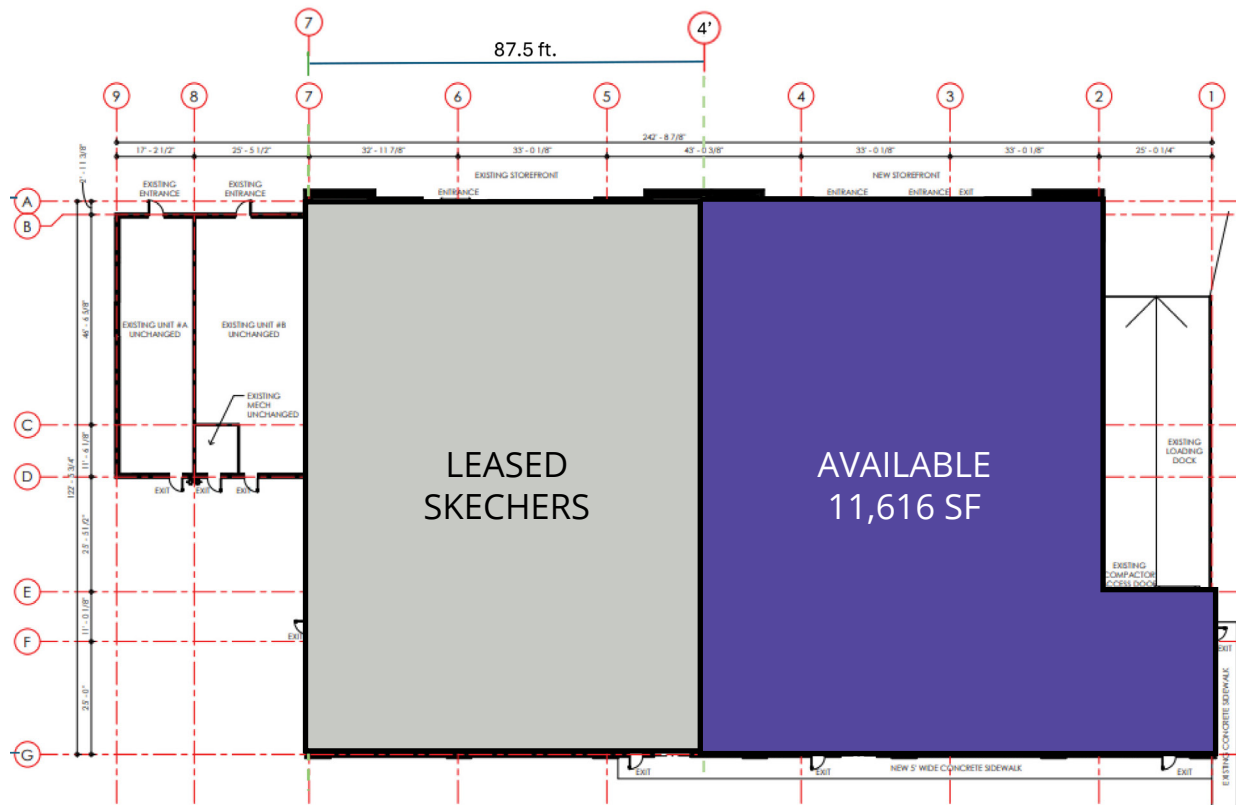
|                  |                          |
|------------------|--------------------------|
| Opportunity:     | 11,652 SF +/-            |
| Legal Address:   | 1413352;13;18            |
| Zoning:          | Highway Commercial (C-H) |
| Lease Price:     | Market Rates             |
| Lot Size:        | 0.25 Acres               |
| Additional Rent: | \$9.00 PSF (Estimated)   |
| Possession:      | Negotiable               |

### Property Highlights

- Quality anchor tenants that are not found anywhere else in Lethbridge
- Ample free parking on site for staff and customers
- Great exposure along Mayor Magrath Drive South (32,600 VPD+)
- Excellent pylon and fascia signage opportunity

# Retail property for lease

3829 Mayor Magrath Drive South



© 2026 Avison Young

The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed or warranted by Avison Young Lethbridge (2016) Inc. nor can it form any part of any future contract.

**AVISON  
YOUNG**



## Retail property for lease

3829 Mayor Magrath Drive South



### Ashley Soames

Principal, Vice President  
403 942 6692  
ashley.soames@avisonyoung.com

### Jeremy Roden

Principal, Executive Vice President  
403 942 0293  
jeremy.roden@avisonyoung.com

### Avison Young

704 4 Avenue South  
Suite 295  
Lethbridge, AB, T1J 0N8