



A future grocery-anchored 8-10 acre retail
hub adjacent to the University of Lethbridge

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property
information**

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ULeth Property Developments

 1-4095 University Drive West, Lethbridge, AB

Site Area	8 - 10 Acres
Opportunity	Grocery Store Large Format Restaurant Drive-thru QSR's Fuel / Convenience Store Retail CRU's
Zoning	Valley, Future Urban Development
Lease Price	Market Rates
Additional Rent	TBD
Lease Term	10 Years Preferred
Exposure	University Drive West - 15,800 VPD+
Parking	165 +/- parking stalls on site
Development Timeline	Site Servicing - Spring 2027 (Est.) Construction - Fall 2027 (Est.) Possession - Summer / Fall 2028 (Est.)



Opportunity

Located on University of Lethbridge lands and immediately adjacent to the University of Lethbridge Community Stadium, this proposed 8–10 acre grocery-anchored commercial development represents one of the most strategic upcoming retail opportunities in the city.

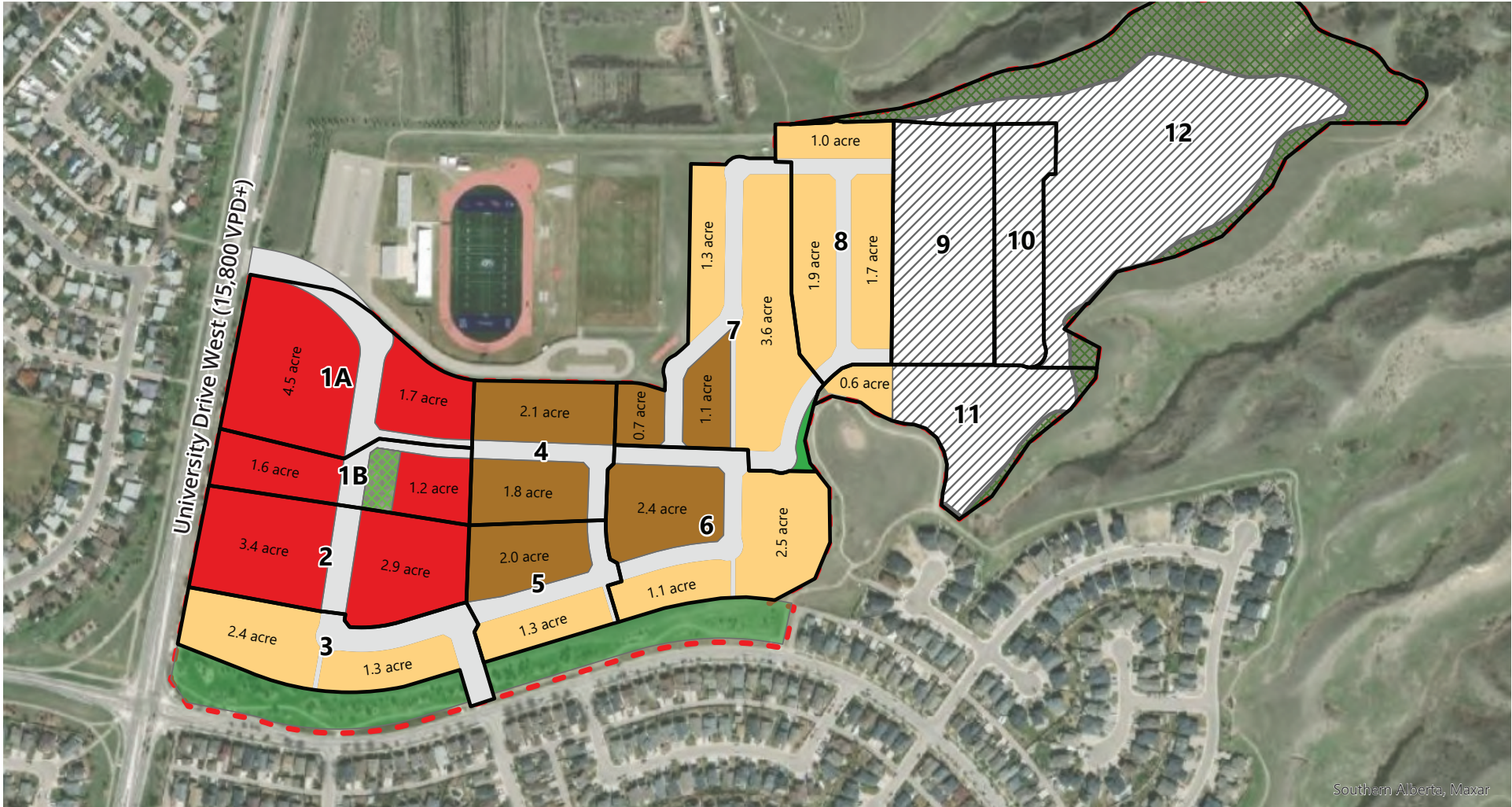
Designed to serve an expanding residential population, a strong student presence, and the broader west-side trade area, this project is envisioned as a modern, convenience-driven retail destination supporting daily needs, specialty retailers, restaurants, and service-oriented uses.

With direct access from University Drive West and excellent visibility, the site benefits from consistent traffic drivers—including university activity, recreation and sporting events, nearby residential growth, and established institutional uses. The planned grocery anchor will further solidify the site as a day-to-day shopping hub while supporting strong co-tenancy opportunities.

As planning advances, tenants will have the opportunity to be part of a thoughtfully designed commercial environment positioned to grow alongside West Lethbridge’s future.



Proposed Staging Plan



**Preliminary and subject to change*

- Legend

 - Plan Boundary
 - Staging Plan
 - Environmental Reserve
 - Linear Park
 - Neighbourhood Plaza
- Pocket Park
 - Commercial Mixed Use
 - High/Medium Density Residential
 - Medium/Low Density Residential
 - Special Study Area



Demographics Info

-  **Population**
43,793 (West Lethbridge)
36,237 (within 3 KM)
-  **Five Year growth rate**
7.8% (projected)
-  **Median age**
33.8
-  **Average annual household food spend**
\$13,379
-  **Average household income**
\$106,070

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