

**AVISON
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Retail space for lease

1300 Mayor Magrath Drive South
Lethbridge, Alberta



Pacific Palisade

**Get more
property
information**

Jeremy Roden
Principal, Senior Vice President
403 942 0293
jeremy.roden@avisonyoung.com

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

Ryan DiFlorio
Associate
587 800 9978
ryan.diflorio@avisonyoung.com

Property Overview

Municipal Address

1300 Mayor Magrath Drive South
Lethbridge, AB

Legal Address

2562GW;1;18-24

Zoning

Highway Commercial (C-H)

Opportunity

Unit 1320 - 1,147 sf

Unit 1344 - 1,189 sf

Unit 1358 - 4,150 sf

Lease Price

Market Rates

Additional Rent

\$13.95 (Est.)

Signage

Building & Pylon

Parking

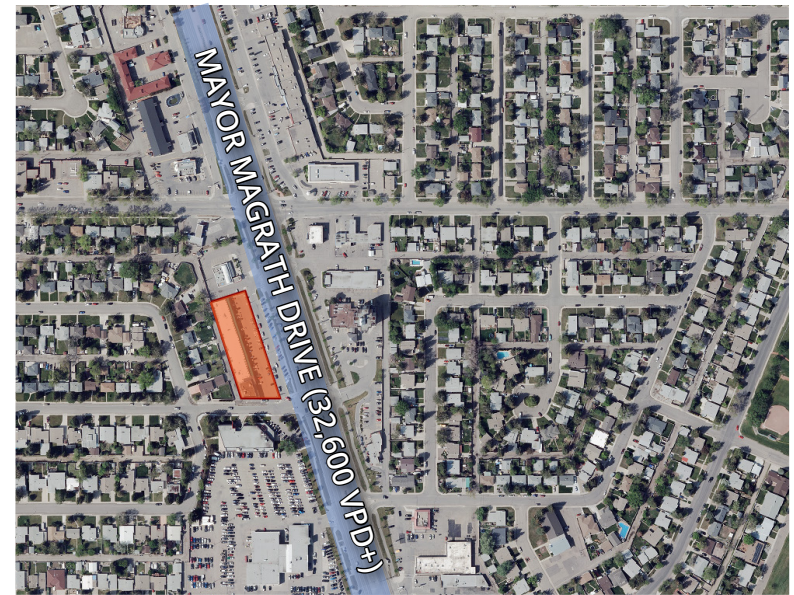
On-site, shared parking lot

Possession

Unit 1320 - Negotiable

Unit 1344 - Negotiable

Unit 1358 - 90 to 120 days



Location

Pacific Palisade is a busy retail plaza in South Lethbridge, located just off Mayor Magrath Drive South (32,600 VPD+). The location offers great exposure and easy access. This commercial site is centrally located in Lethbridge's primary retail node, in close proximity to mature residential neighbourhoods and national anchor tenants. Pacific Palisade recently underwent a renovation and received multiple upgrades.

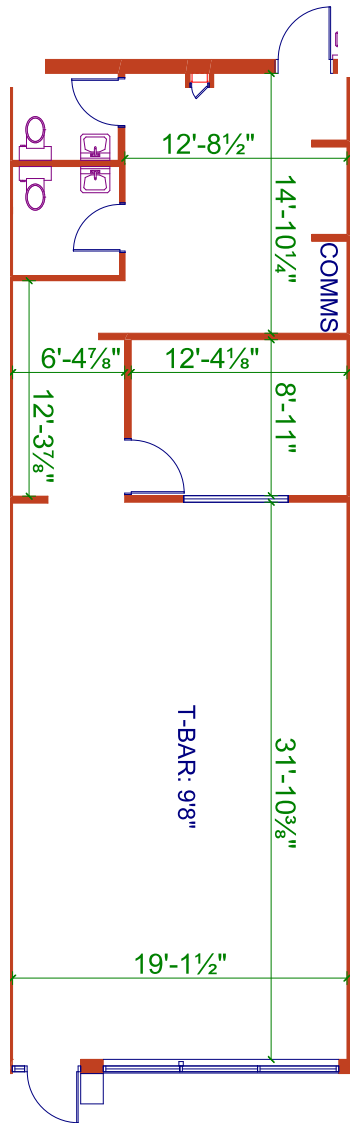
Current Tenants

- Hearing Life
- H&R Block
- Philthy Philly's
- Chopped Leaf
- Ideal iRepair
- Thuan Hoa Vietnamese Restaurant
- Appealing Nails
- Canna Cabana
- Blazzin Dewlys Vape & Smoke



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Unit 1320



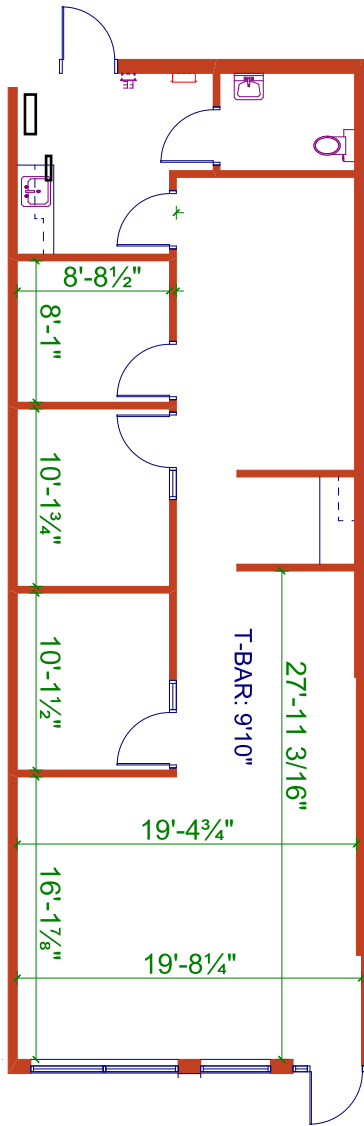
Opportunity

Unit Size	1,147 sf
Lease Price	Market Rates
Additional Rent	\$13.95 psf
Possession	Neogitbale

The layout for Unit 1320 includes a large open front area with great natural light. There is also a private office, storage area, and two private washrooms. This flexible layout would be suitable for a wide variety of businesses. Please contact an Associate to discuss this unit further.



Unit 1344



Opportunity	
Unit Size	1,189 sf
Lease Price	Market Rates
Additional Rent	\$13.95 psf
Possession	Neogitbale

Unit 1344 offers a spacious reception / waiting area with great natural light from the large front windows. The current layout includes two offices, a storage room, open work area, a lunch room with a small kitchenette, and a private washroom. Please contact an Associate to discuss this unit further.

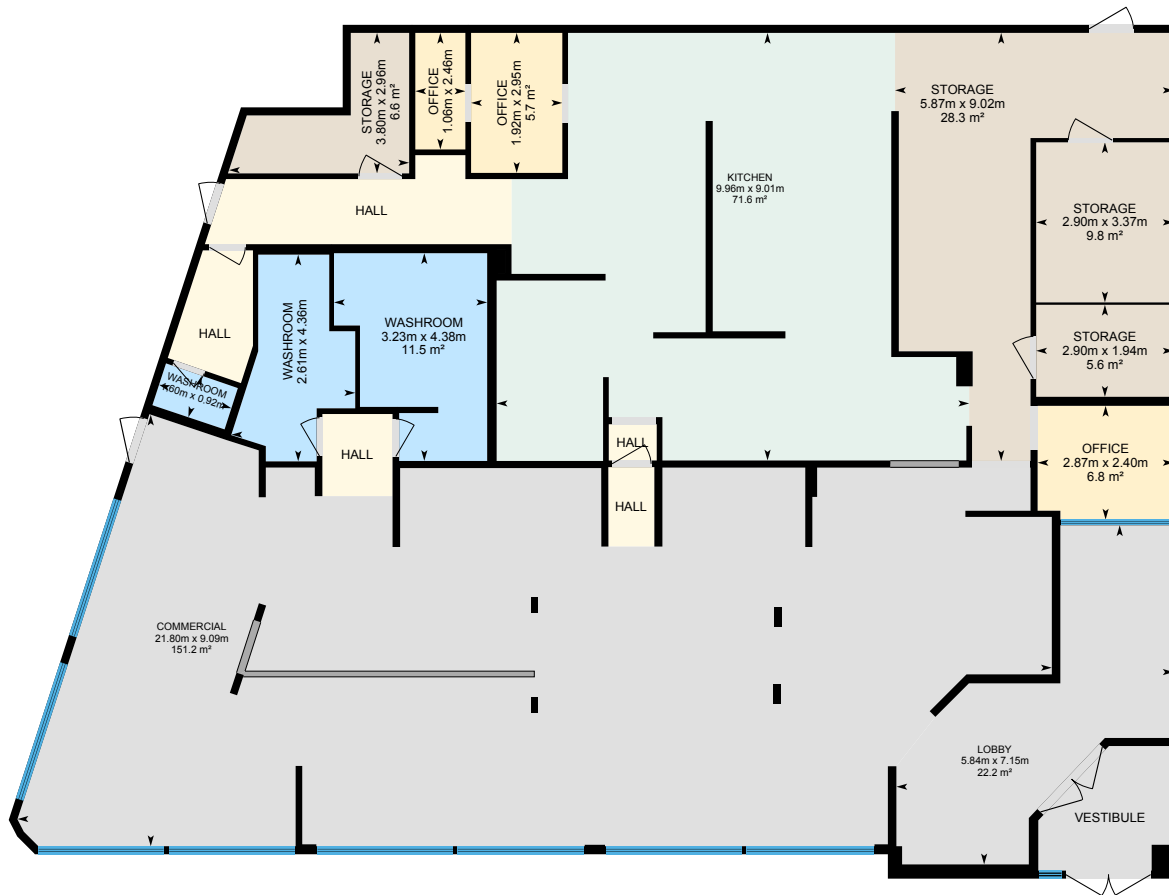


Unit 1358

Opportunity

Unit Size	4,150 sf
Lease Price	Market Rates
Additional Rent	\$13.95 psf
Possession	Neogitbale

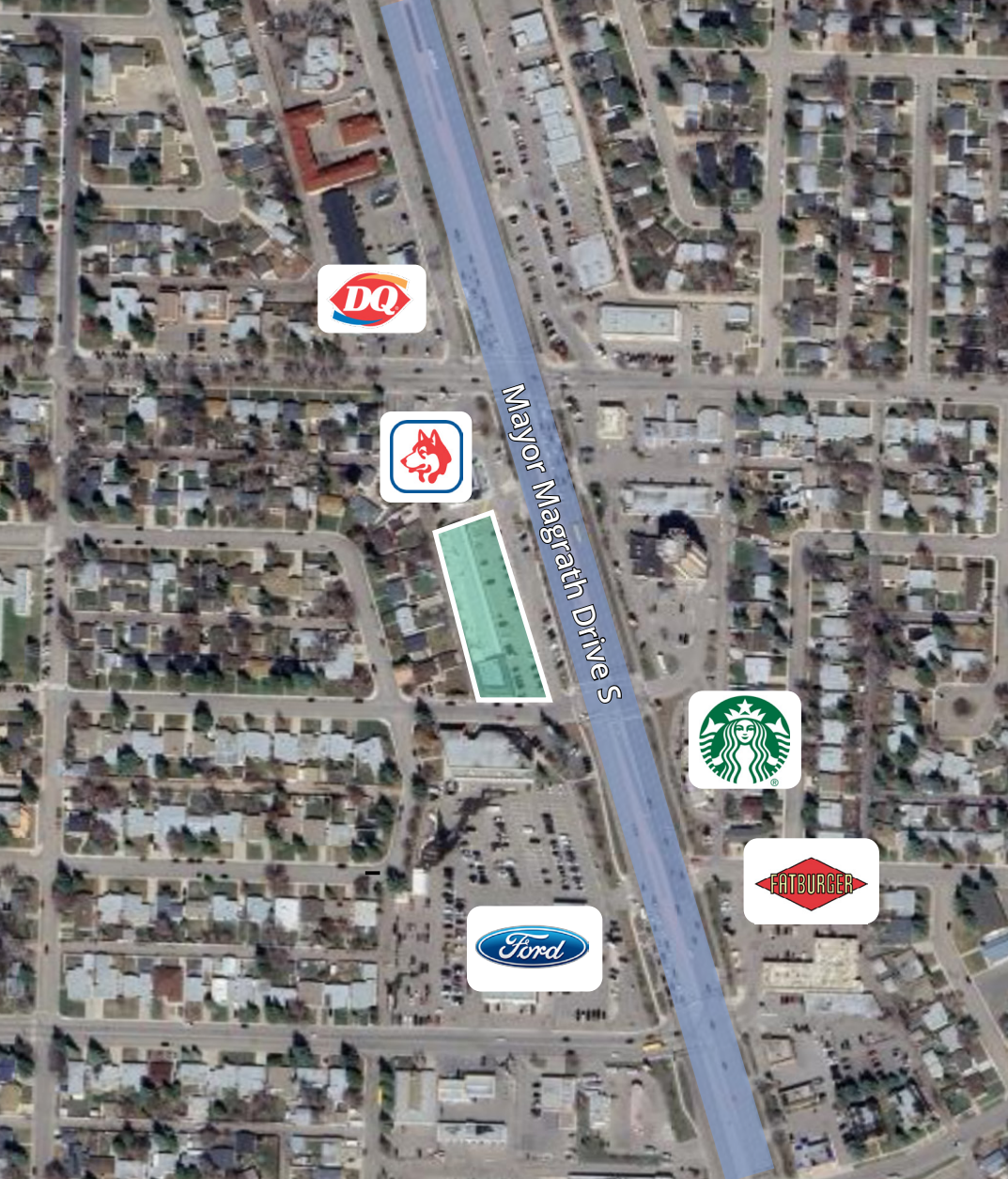
The layout for Unit 1358 offers a high-quality restaurant buildout. The current layout offers a large dining room, kitchen area, lobby, office space, POS pick-up counter, washrooms, and ample storage. There are modern finishes and large windows to make the space inviting for patrons. Please contact an Associate to discuss this unit further.



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Demographics info (within 5 KM)

 Population
54,959

 Median age
42.2

 Vehicles per day
32,600 (Mayor Magrath Drive)

 Average household income
\$95,648

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704 4 Avenue South, Suite 295 | Lethbridge, AB | 403 330 3338

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