



Colliers

2,292 SF  
&  
2,802 SF  
Available

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405 Highlands Boulevard | West Lethbridge, AB

# Retail space available **for lease**

Located in a grocery anchored shopping centre

- Offering two separate end cap units of 2,802 SF and 2,292 SF in West Lethbridge located off Highlands Boulevard.
- Adjoining retailers include Save-On Foods, TD Canada Trust, ATB Financial, Hearing Life and Great Clips.

# Property Overview

**Address:** 405 Highlands Boulevard

**Available Area:** 2,292 SF &  
2,802 SF

**Occupancy:** Immediate

**Parking:** Abundant at grade, shared

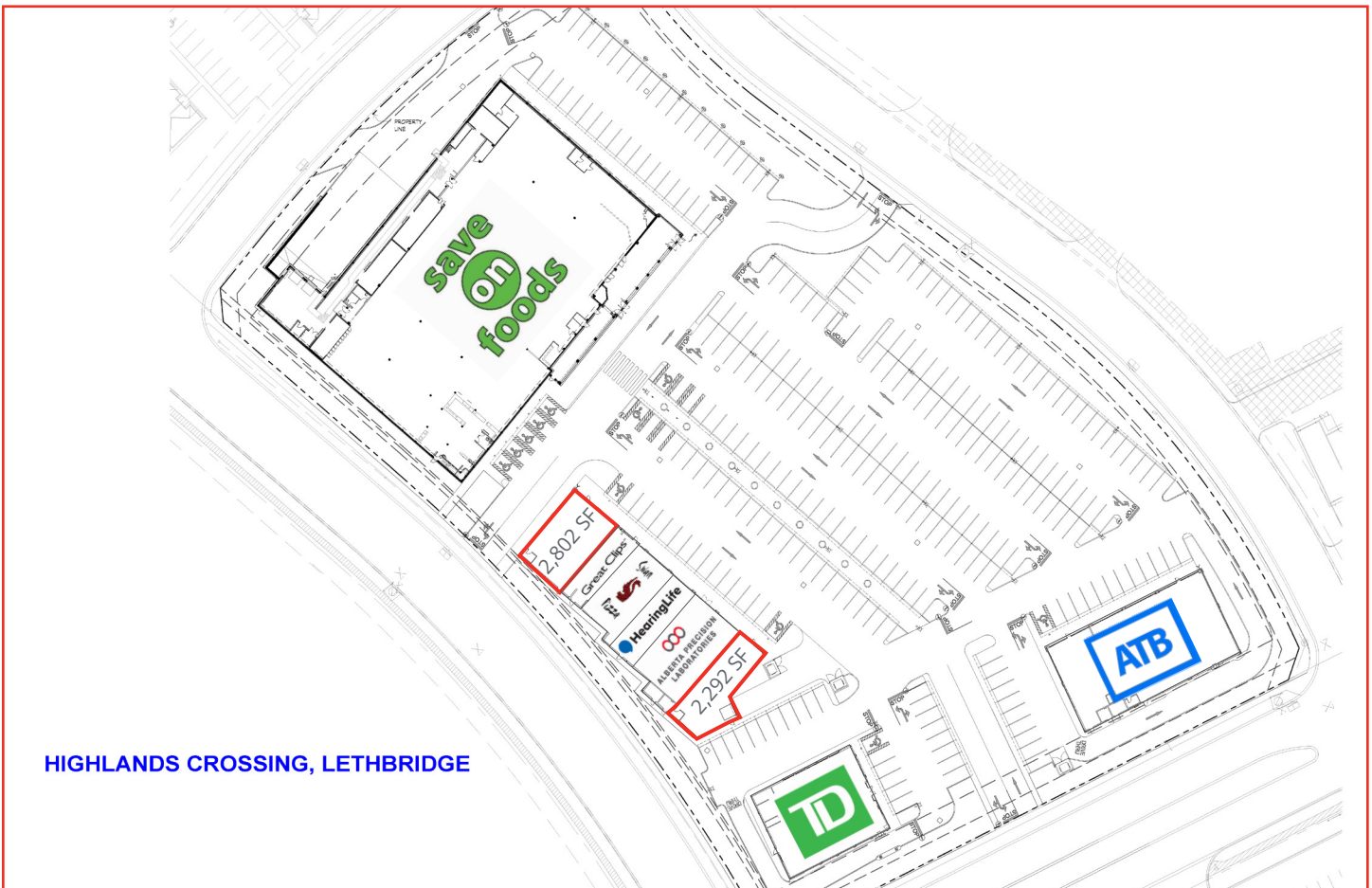
**Lease Rate:** Market

**Operating Costs:** \$15.75 PSF

**Term:** 5-10 years

**Improvement Allowance:** Negotiable

## Floor plan





# Demographics



Current population (2024)

**46,834**



Projected population (2029)

**51,518**



Average household income (2024)

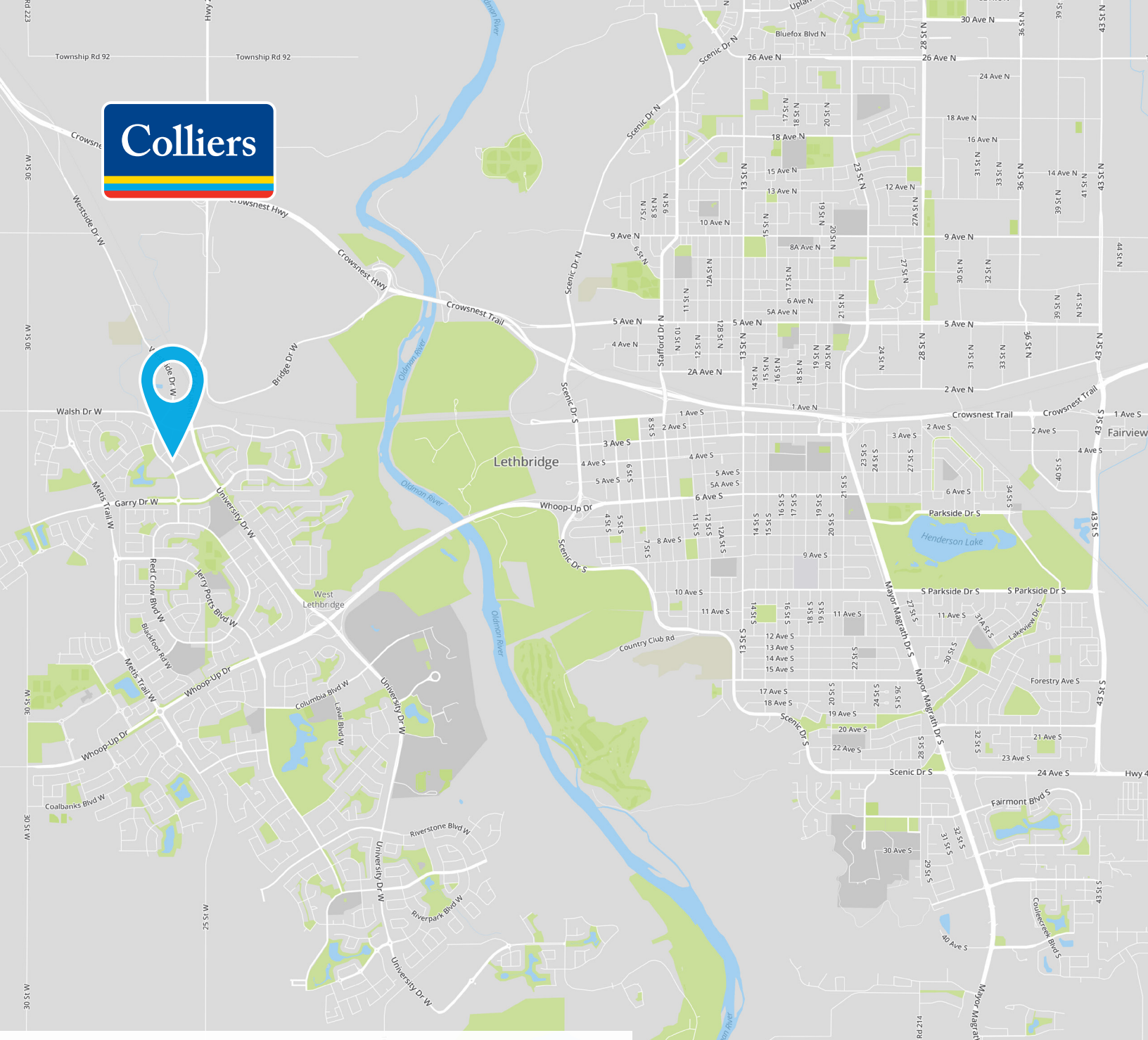
**\$100,339.74**



Projected household income (2034)

**\$133,305.26**

\* Based on a 5km radius



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