

**AVISON
YOUNG**

**PRIME RETAIL
PROPERTY FOR LEASE**

28 Street North (5,400 VPD+)

26 Avenue North (11,400 VPD+)

**28 STREET & 26 AVENUE NORTH
LETHBRIDGE, AB**

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Snapshot - Lethbridge Walmart Centre

Municipal Address	3055 - 26 th Avenue North	Site Area (acres)	26.71 acres
Legal Address	Plan: 0613522 Block: 12 Lot: 1	Year Built	2007
Zoning	Highway Commercial (C-H)	Anchor Tenants	Walmart, Shopper's Drug Mart, Dollarama
Rentable Area (sf)	Up to 4,975 sf	Number of Tenants	14
Property Area (sf)	284,998 sf	Parking Stalls (Ratio)	1,733 stalls (6.22 per 1,000 sf)



Lethbridge Walmart Centre is located in north Lethbridge along 26 Avenue in the Sherring commercial node. It is the largest and last remaining retail zoned parcel along 26 Avenue which provides it with a defensible long term position as the node develops around it.

Lethbridge Walmart Centre is the commercial anchor of the Sherring Business Park which is Lethbridge's newest business park offering 350 acres of serviced land for continued commercial and industrial growth.

Adjacent to the west of the property are the north Lethbridge communities of Uplands, Blackwolf, Legacy Ridge and Hardieville. The Area Structure Plan projects a population of 11,550 residents upon full build-out. The addition of Legacy Regional Park, a 73 acre regional park, adds to the attractiveness of the area and continues to spur the developing communities on the north side of Lethbridge.



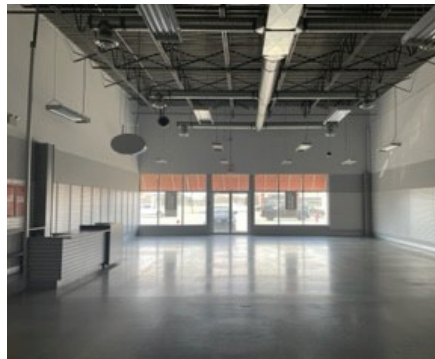
Unit D1 3,409 sf
End cap unit & turn-key liquor store opportunity
Immediate Possession Available



Unit E1 4,975 sf
Drive-thru pad site opportunity
Immediate Possession Available



Unit H3 3,031 sf
Open concept CRU opportunity
Immediate Possession Available



Unit H4 1,533 sf
Open concept CRU opportunity
Immediate Possession Available







Opportunity

Unit D1	3,409 sf	Immediate Possession Available
Unit E1	4,975 sf	Immediate Possession Available
Unit H3	3,031 sf	Immediate Possession Available
Unit H4	1,533 sf	Immediate Possession Available

Lease Details

Lease Price: Market Rates

Additional Rent: \$9.52 psf, plus utilities

LOCATION OVERVIEW





For Lease Inquiries, Contact:

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