



CROSSINGS
WEST LETHBRIDGE

100 AQUITANIA BLVD W | LETHBRIDGE, ALBERTA

PHASE 1

[CLICK HERE FOR YOUTUBE VIDEO](#)



BOX, PAD & CRU OPPORTUNITIES

RETAIL SPACE FOR LEASE

[SHOPCROSSINGS.COM](https://shopcrossings.com)

Crossings is now leasing for the first and second phases of the 66 acre mixed-use development. Phase 1 tenants include No Frills, Tim Hortons, Boston Pizza, Subway, Freshii, Rexall, Liquor Depot, Original Joe's, 9Round Fitness, M & M Meat Shop, Wi West, Mama La and Adapt Chiropractic.

WEST LETHBRIDGE RANKED #1

GREATEST RESIDENTIAL GROWTH | LARGEST POPULATION | HIGHEST PROJECTED FUTURE GROWTH | FASTEST GROWING REGION

**AVISON
YOUNG**



ROYOP
DEVELOPMENT CORPORATION

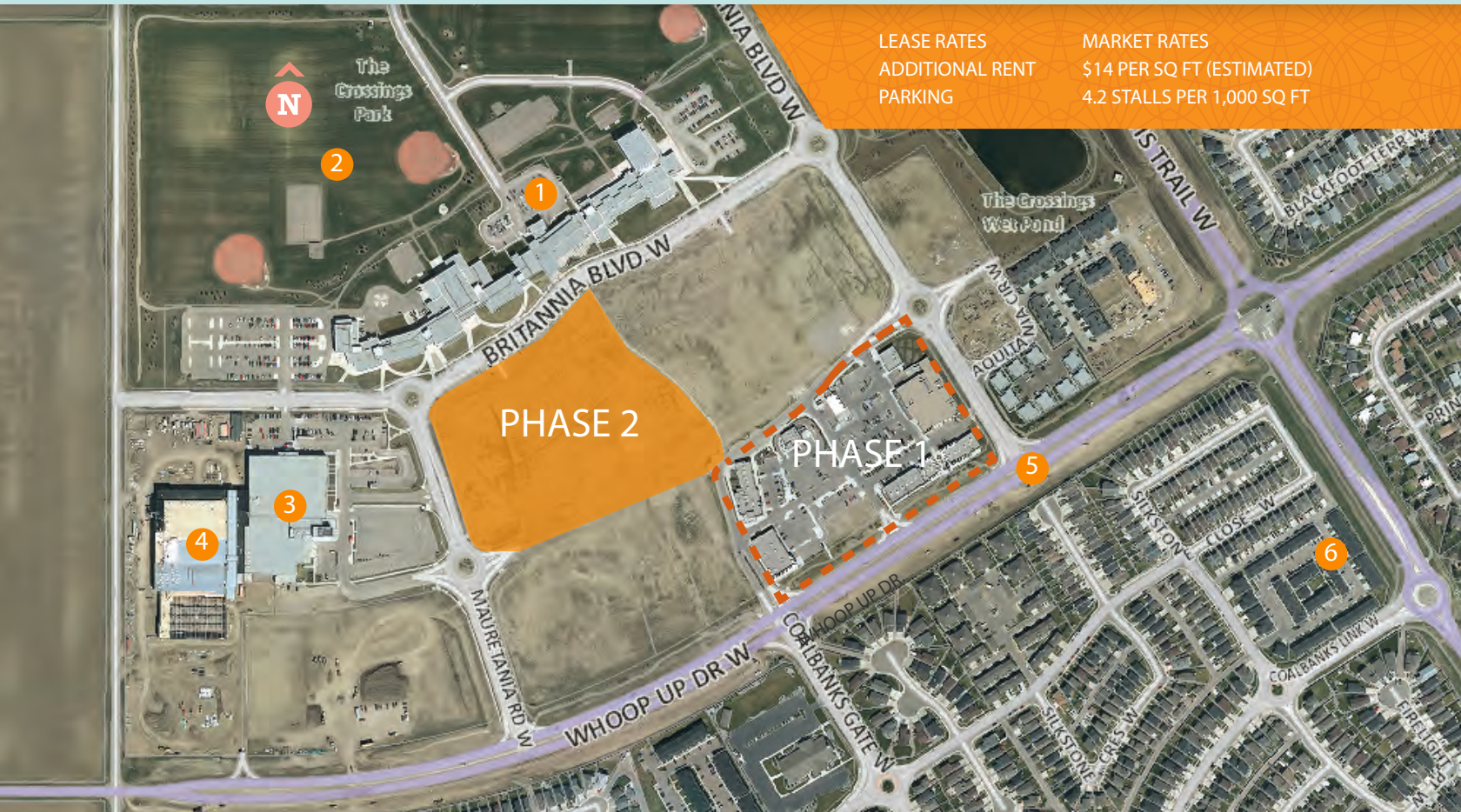
BUILDING
EXCEPTIONAL
EXPERIENCES

JEREMY RODEN
403.942.0293
jeremy.roden@avisonyoung.com

SITE DETAILS

WEST LETHBRIDGE RANKED #1

GREATEST RESIDENTIAL GROWTH | LARGEST POPULATION | HIGHEST PROJECTED FUTURE GROWTH | FASTEST GROWING REGION



LEASE RATES
ADDITIONAL RENT
PARKING

MARKET RATES
\$14 PER SQ FT (ESTIMATED)
4.2 STALLS PER 1,000 SQ FT

SITE

66 acre mixed-use development
Phase 1 opportunities starting at 1,000 sf
Phase 2 opportunities up to 90,000 sf, reserved for retail box tenants

ZONING

CCP-2014 DC

RETAIL

Approximately 45 acres of commercial development

RESIDENTIAL

450 multi-family residential units

OTHER OPPORTUNITIES

Hotel, Seniors Living, Medical Services

SITE FEATURES

- 1 Two high schools (1,700 students) and The Crossings Branch Public Library
- 2 55 acres of sports fields and recreation facilities
- 3 Crossing Leisure Complex - 125,000 sq ft twin ice and curling facility (NOW OPEN!)
- 4 Multi-Purpose Leisure Centre - \$110 MM aquatic centre, fitness centre, indoor field area, running track and gymnasium (set to open in 2018)
- 5 7,800 vehicles per day count on Whoop Up Dr. between McMaster Boulevard & Blackfoot Road
- 6 Only 3.8km east (approximately 6 minute drive time) to the University of Lethbridge via common routes.

**AVISON
YOUNG**



ROYOP
DEVELOPMENT CORPORATION

**BUILDING
EXCEPTIONAL
EXPERIENCES**

JEREMY RODEN
403.942.0293
jeremy.rodan@avisonyoung.com

DEMOGRAPHICS

WEST LETHBRIDGE RANKED #1

GREATEST RESIDENTIAL GROWTH | LARGEST POPULATION | HIGHEST PROJECTED FUTURE GROWTH | FASTEST GROWING REGION



98,000+

CURRENT POPULATION
AB'S 4TH LARGEST CITY

39,085

CURRENT WEST
LETHBRIDGE POPULATION

341,000+

TRADE AREA POPULATION

62%

PERCENT OF WEST
LETHBRIDGE RESIDENTS
WITH A POST-SECONDARY
EDUCATION

\$80,000

WEST LETHBRIDGE HAS
THE HIGHEST PERCENT
OF HOUSEHOLDS EARNING
OVER \$80,000 ANNUALLY

3.50%

WEST LETHBRIDGE GROWTH
BETWEEN 2016 & 2017

117,000+

METROPOLITAN AREA
POPULATION

POPULATION	2013	2014	2015	2016	2017	2018*	2019*
CITY POPULATION	90,147	93,004	94,804	96,828	98,198	100,133	102,105
WEST POPULATION	33,988	35,377	36,716	37,929	39,085	40,453	41,869

CITY GROWTH SINCE 2011 - 10.8%

AVERAGE GROWTH - WEST 3.5%

* PROJECTED

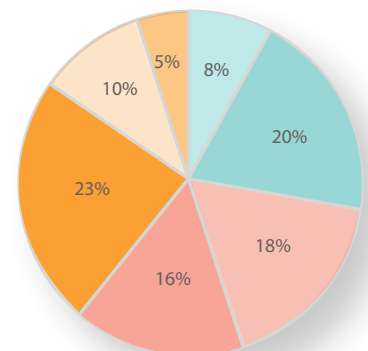
TRAFFIC COUNT	LOCATION
44,200 VPD+	Whoop-Up Drive between Scenic Drive & University Drive
12,800 VPD+	Whoop-Up Drive between University Drive & McMaster Boulevard
7,800 VPD+	Whoop-Up Drive between McMaster Boulevard & Blackfoot Road

TRADE AREA

- Alberta's 4th largest City at over 98,000 residents

- Trade area population of over 341,000 which includes parts of British Columbia and Montana

INCOME DISTRIBUTION IN WEST LETHBRIDGE



\$0 - \$29,999	\$100,000 - \$149,999
\$30,000 - \$59,999	\$150,000 - \$199,999
\$60,000 - \$79,999	\$200,000
\$80,000 - \$99,999	

**AVISON
YOUNG**

ROYOP
DEVELOPMENT CORPORATION

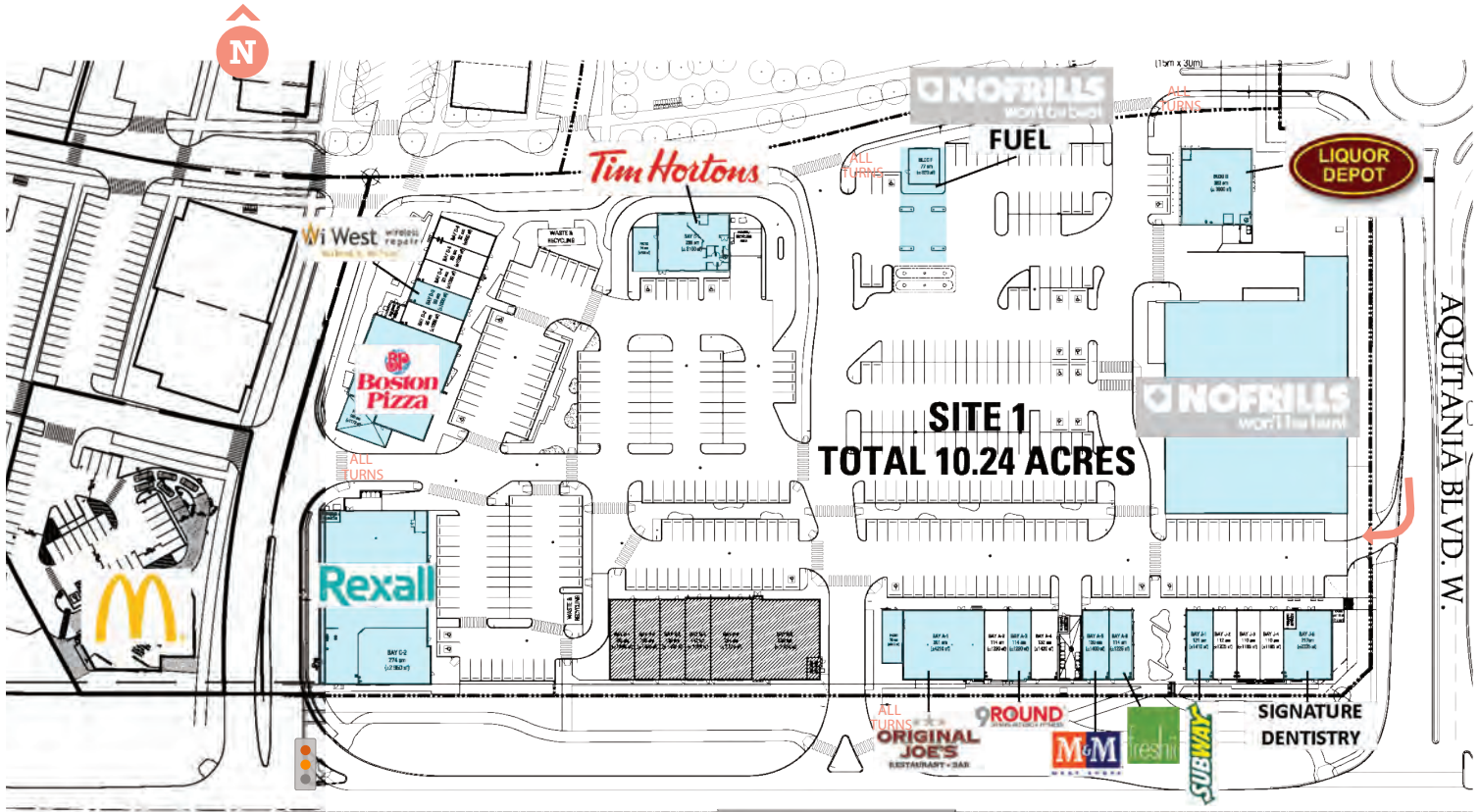
**BUILDING
EXCEPTIONAL
EXPERIENCES**

JEREMY RODEN
403.942.0293
jeremy.roden@avisonyoung.com

PHASE 1 SITE PLAN

WEST LETHBRIDGE RANKED #1

GREATEST RESIDENTIAL GROWTH | LARGEST POPULATION | HIGHEST PROJECTED FUTURE GROWTH | FASTEST GROWING REGION



LEASED AVAILABLE

FEATURED RETAILERS

NOFRILLS
won't be beat

Rexall

Boston Pizza
WE'LL MAKE YOU A FAN.

ORIGINAL JOE'S
RESTAURANT • BAR

Tim Hortons

BLDG A

A1 Original Joe's
A2 Mama La
A3 9 ROUND
A4 M & M Meat Shop
A5 Adapt Chiropractic
A6 Freshii

BLDG B

B1 1,496 sq ft
B2 1,496 sq ft
B3 1,496 sq ft
B4 1,528 sq ft
B5 2,519 sq ft
B6 3,854 sq ft

BLDG C

C1 Rexall
C2 3,143 sq ft

BLDG D

B1 Boston Pizza
B2 1,033 sq ft
B3 Wi West
B4 1,010 sq ft
B5 1,033 sq ft
B6 1,010 sq ft

BLDG E

E1 Tim Hortons

BLDG F

F1 No Frills
Gas Bar

BLDG G

G1 Liquor Depot

BLDG H

F1 No Frills

BLDG J

J1 Subway
J2 1,240 sq ft
J3 1,240 sq ft
J4 1,240 sq ft
J5 PENDING

**AVISON
YOUNG**

ROYOP
DEVELOPMENT CORPORATION

**BUILDING
EXCEPTIONAL
EXPERIENCES**

JEREMY RODEN
403.942.0293
jeremy.roden@avisonyoung.com

SITE PHOTOGRAPHS

WEST LETHBRIDGE RANKED #1

GREATEST RESIDENTIAL GROWTH | LARGEST POPULATION | HIGHEST PROJECTED FUTURE GROWTH | FASTEST GROWING REGION



AVISON
YOUNG

VJEREMY RODEN
403.942.0293
jeremy.rodan@avisonyoung.com