

# AVISON YOUNG

## Retail property for lease

Coulee Creek Common  
3829 Mayor Magrath Drive South  
Lethbridge , AB T1K 2R6



## Large format retail pad site available at Coulee Creek Common



Up to 11,616 SF



Quality site tenants



Excellent exposure  
(32,600 VPD+)

### Get more information

#### Ashley Soames

Senior Associate  
D 403 942 6692

[ashley.soames@avisonyoung.com](mailto:ashley.soames@avisonyoung.com)

#### Jeremy Roden

Executive Vice President  
D 403 942 0293

[jeremy.roden@avisonyoung.com](mailto:jeremy.roden@avisonyoung.com)

## Retail property for lease

3829 Mayor Magrath Drive South



### LEGEND

1. Edo Japan
2. Five Guys
3. Subway
4. Cora's
5. HomeSense
6. Marshalls
7. Dollarama
8. Pet Smart
9. The Brick
10. Church's Chicken, Crumbl Cookies, Massage Addict
11. Canadian Blood Services, StrEATS, Buster's Pizza & Donair
12. Western Financial Group
13. Easy Financial Services
14. Red Wing Shoes
15. Skechers
16. AVAILABLE
17. Lowe's

### Property Description

Large format retail pad site available at Coulee Creek Common. There is the option to demise the building into smaller units, please contact an Associate to discuss this opportunity further.

### Location Description

The subject property is well located in South Lethbridge, Alberta, on the controlled intersection of Mayor Magrath Drive South (32,600 VPD+) and Southgate Boulevard South. The Mayor Magrath South corridor is the primary retail service node for the Lethbridge and area market. The corridor features national and local retailers such as Home Sense, Marshalls, Cora's, Lowe's, Red Wing Shoes, Pet Smart, Canadian Blood Services, Five Guys, and Edo Japan.

### Offering Summary

Opportunity:	11,616 SF
Legal Address:	1413352;13;18
Zoning:	Highway Commercial (C-H)
Lease Price:	Market Rates
Lot Size:	0.25 Acres
Additional Rent:	\$9.00 PSF (Estimated)
Possession:	Negotiable

### Property Highlights

- Quality anchor tenants that are not found anywhere else in Lethbridge
- Ample free parking on site for staff and customers
- Great exposure along Mayor Magrath Drive South (32,600 VPD+)
- Excellent pylon and fascia signage opportunity

**AVISON  
YOUNG**

#### Ashley Soames

Senior Associate

D 403 942 6692

ashley.soames@avisonyoung.com

#### Jeremy Roden

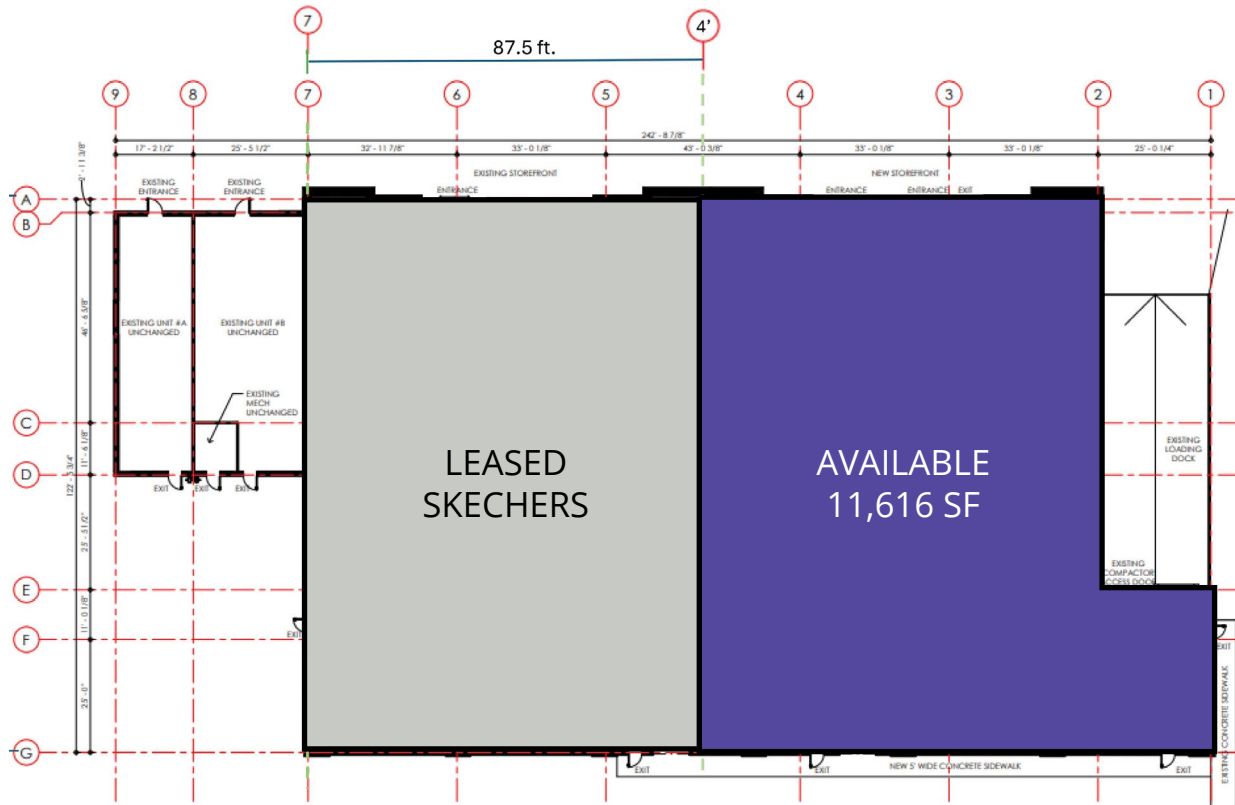
Executive Vice President

D 403 942 0293

jeremy.roden@avisonyoung.com

## Retail property for lease

3829 Mayor Magrath Drive South



Floor Plan



North Elevation

**AVISON  
YOUNG**

**Ashley Soames**

Senior Associate

D 403 942 6692

ashley.soames@avisonyoung.com

**Jeremy Roden**

Executive Vice President

D 403 942 0293

jeremy.roden@avisonyoung.com

Avison Young | 704 4th Avenue South, Suite 295 | Lethbridge, AB T1J 0N8 | 403 330 3338

© 2024, Avison Young. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified.

Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.



## Retail property for lease

3829 Mayor Magrath Drive South



**AVISON  
YOUNG**

**Ashley Soames**

Senior Associate

D 403 942 6692

[ashley.soames@avisonyoung.com](mailto:ashley.soames@avisonyoung.com)

**Jeremy Roden**

Executive Vice President

D 403 942 0293

[jeremy.roden@avisonyoung.com](mailto:jeremy.roden@avisonyoung.com)

Avison Young | 704 4th Avenue South, Suite 295 | Lethbridge, AB T1J 0N8 | 403 330 3338

© 2024, Avison Young. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified.

Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.