



Colliers

2,292 SF
Available

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405 Highlands Boulevard | West Lethbridge, AB

Retail space available **for lease**

Located in a grocery anchored shopping centre

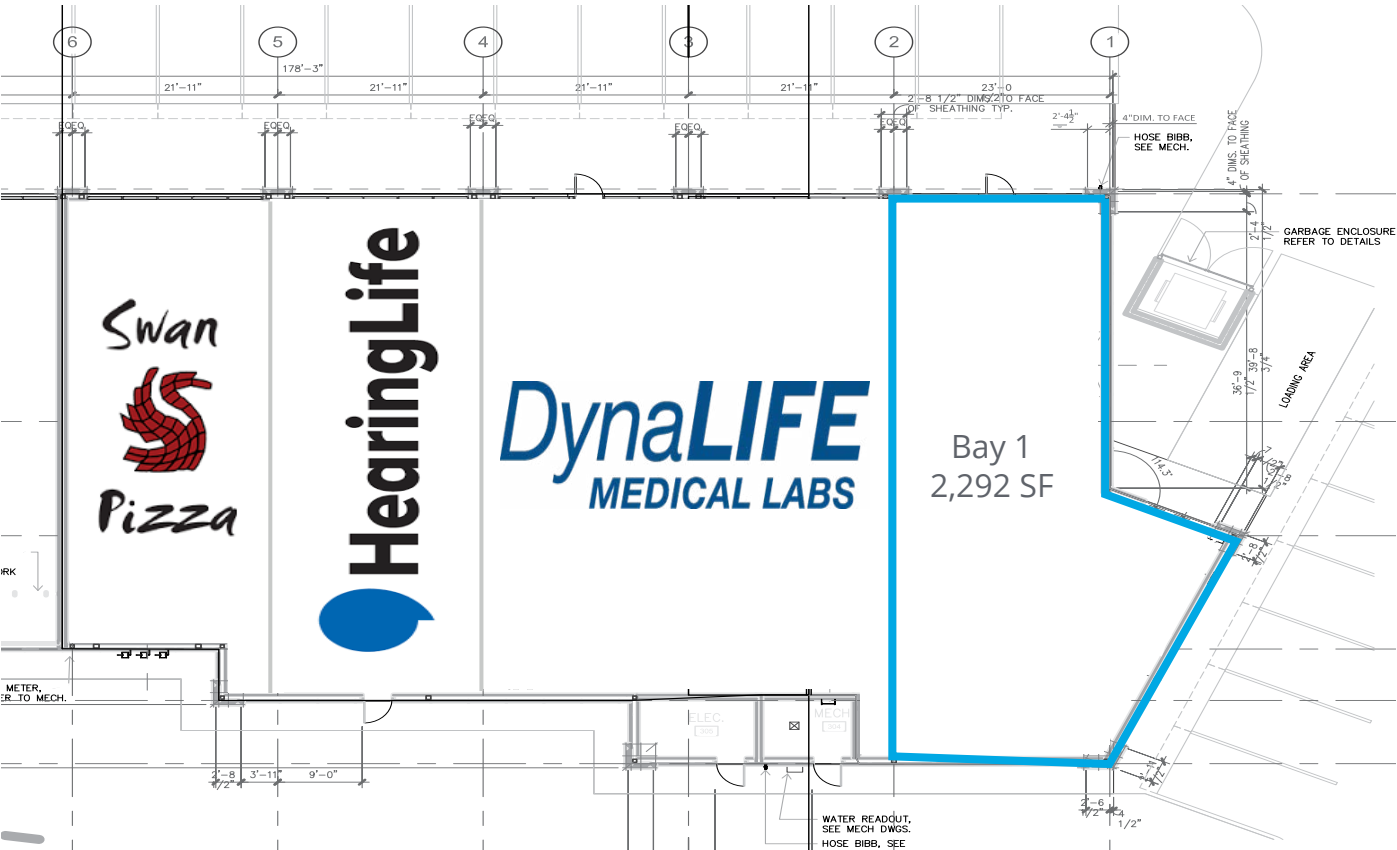
- Offering up to 2,292 SF of retail space in West Lethbridge located off Highlands Boulevard
- Adjoining retailers include Save-On Foods, TD Canada Trust, ATB Financial, Hearing Life and DynaLife

Property Overview

Address:	405 Highlands Boulevard
Available Area:	Up to 2,292 SF
Occupancy:	Immediate
Parking:	Abundant at grade, shared

Lease Rate:	Market
Operating Costs:	\$12.90 PSF
Term:	5-10 years
Improvement Allowance:	Negotiable

Floorplan





Demographics



Current
population
(2022)

43,281



Projected
population
(2032)

48,648



Average
household
income (2022)

\$104,998



Projected
household
income (2032)

\$138,959

* Based on a 5km radius



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