

ESTIMATED POSSESSION  
SPRING/SUMMER 2027



# For lease

## Grocery Anchored Retail Development

605 19A Avenue  
Coaldale, Alberta

Retail Development Site for lease at 605 19A Avenue / Coaldale, AB



## Site Features

- This high profile site is connected to the Crowsnest Highway (No. 3) via an all turns intersection at 8th Street.
- Designed to accommodate grocery and drug together with complementary daily needs goods and services in a cohesive design
- Bays starting at 1,100 SF
- Limited drive thru opportunities available.

## Regional Factors

- Coaldale is located 11 km east of Lethbridge
- Population:  
Town: **9,375** (2024, source: Alberta.ca regional dashboard) Trade Area: **11,885**
- Coaldale's population has increased **7.74%** in the last **5 years**
- McCain Foods announced a **\$600M** investment in its regional facility, creating **260 new jobs**
- In early 2024, the Government of Alberta announced that NewCold would build a **\$222M** cold storage facility in town to boost production in the food processing industry
- The Town has commenced construction on a **\$13M** water reservoir and pump station expansion to double its water storage capacity – expected to meet growth demands for next 25 years

<b>Location</b>	605 19A Avenue Coaldale, AB
<b>Size</b>	6.8 Acres
<b>GLA</b>	73,609 SF
<b>Zoning</b>	C-2 Highway Commercial
<b>Bay sizes</b>	Starting at 1,100 SF and up
<b>Availability</b>	Spring/Summer 2027

**\$474.1M** **\$120K**

Total Expenditure

Total Expenditure

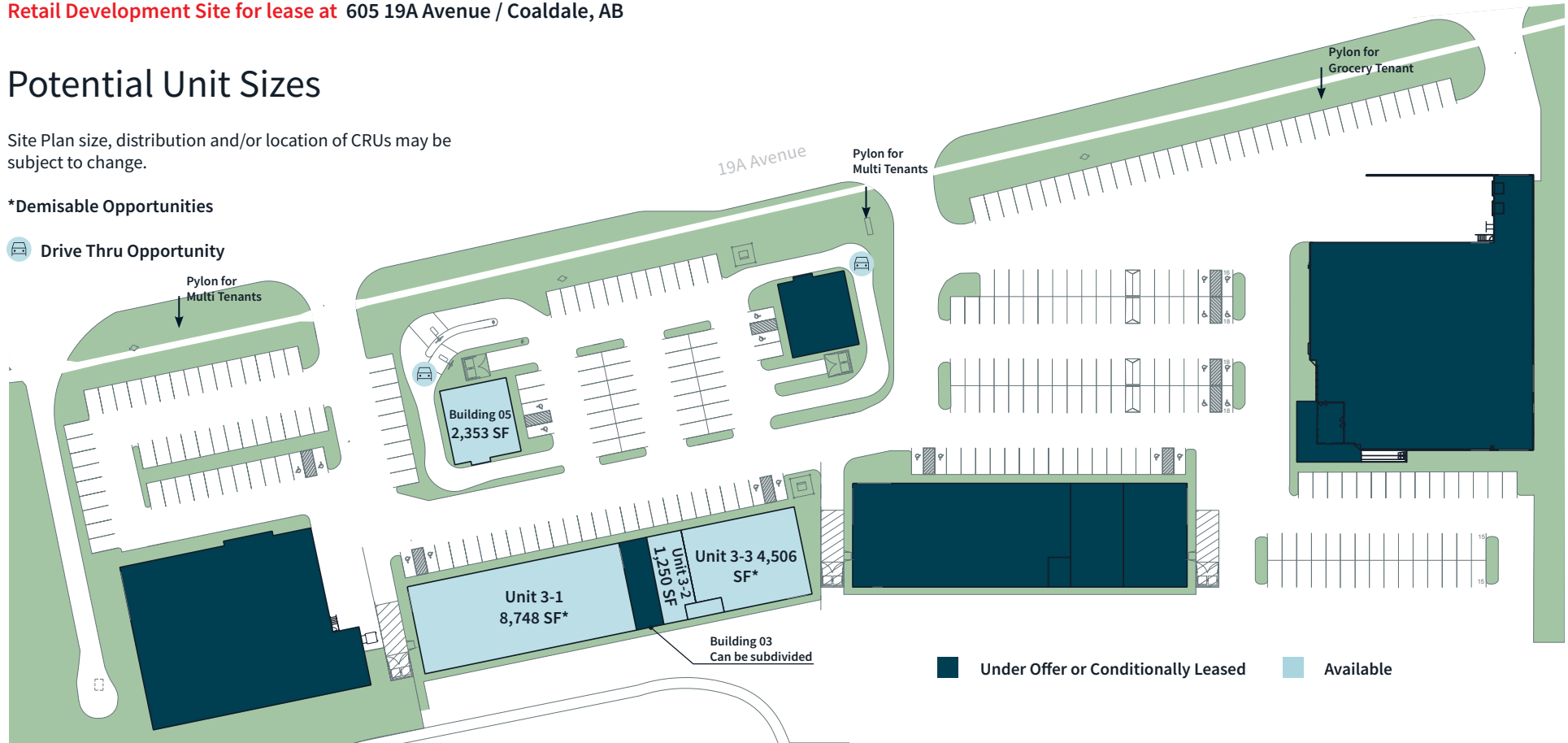
Avg. per Household

# Potential Unit Sizes

Site Plan size, distribution and/or location of CRUs may be subject to change.

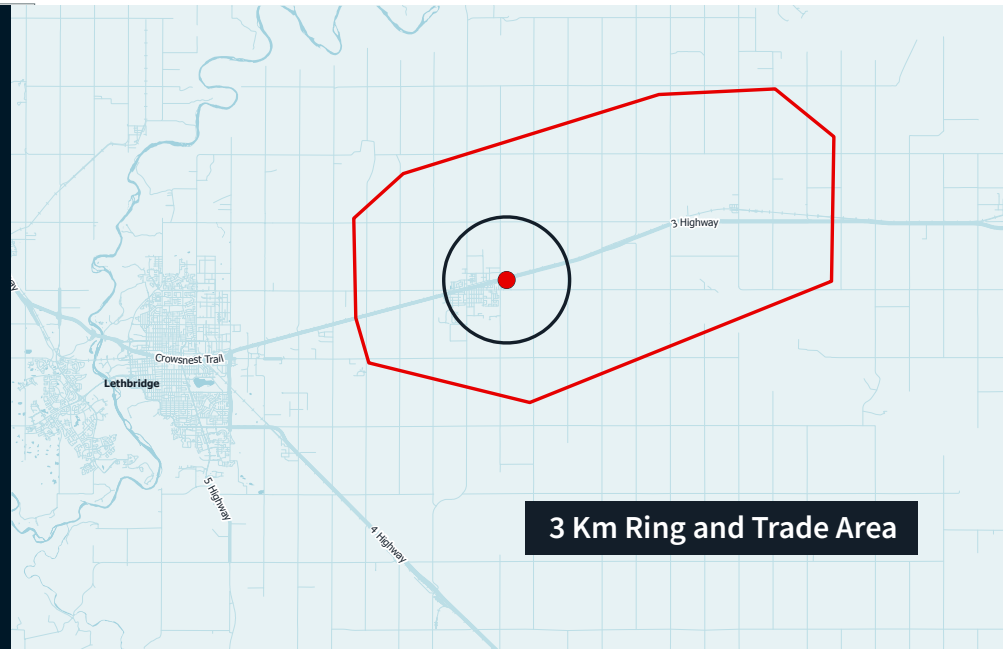
**\*Demisable Opportunities**

Drive Thru Opportunity



Trade Area Demographics	3 KM	Trade Area
Estimated population	9,307	11,885
Estimated households	3,285	3,961
Est. Average HH income	\$104,026	\$110,310
Total Expenditure Avg. per Household	\$112,260	\$119,697

Source: Statistics Canada, 2024



**3 Km Ring and Trade Area**

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