

# West Village Mall Retail / Office / QSR



148 Columbia Blvd  
Lethbridge, Alberta

**LEASE  
OPPORTUNITY**



*Scholten Management*

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# West Village Mall Lease Opportunity 148 Columbia Blvd. W, Lethbridge, AB



## Unit 148 – 1,012 s.f. (+/-)

- 16.5' x 61.5' (+/-)
- Base Rent – Market Rates
- Additional Rent - \$9.71 p.s.f. (2025 estimate) includes realty tax and CAM
- Availability - Immediate

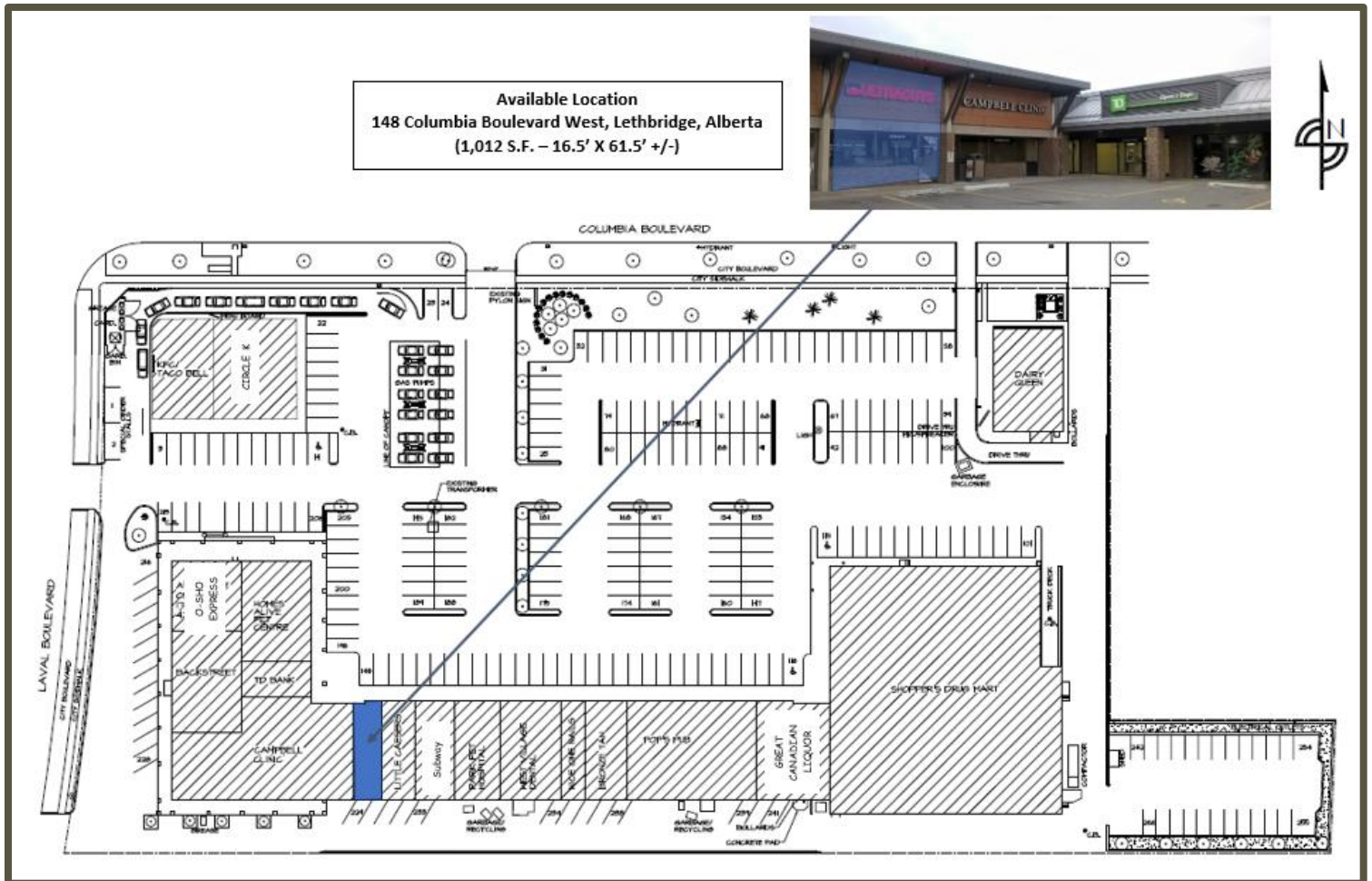


## Property Features:

- Anchored by Lethbridge's largest Shoppers Drug Mart
- Strong tenant mix including Circle K Convenience Store with Esso gas bar, KFC, Taco Bell, Little Caesars, TD Bank, Campbell Clinic, Great Canadian Liquor and many more shops and services
- Extensive upgrades undertaken in 2016

## Area Features:

- Located in West Lethbridge with a population of 43,793, the fastest growing area of the city
- Less than 1 km from the University of Lethbridge with high pedestrian and vehicular traffic counts

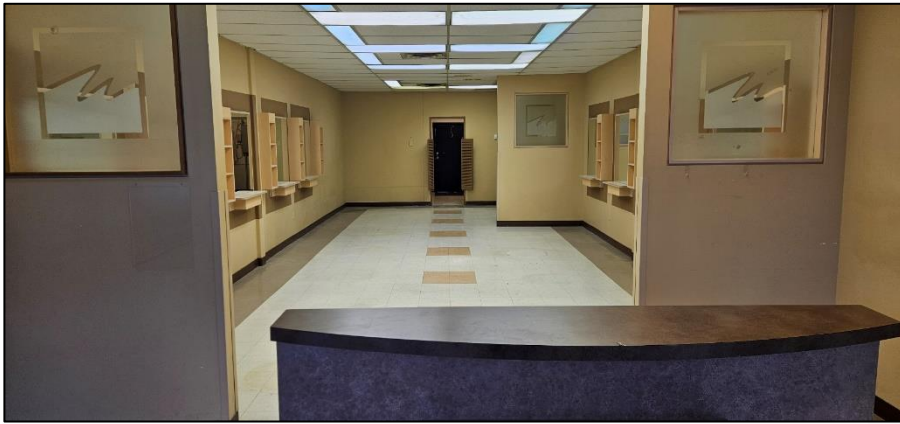


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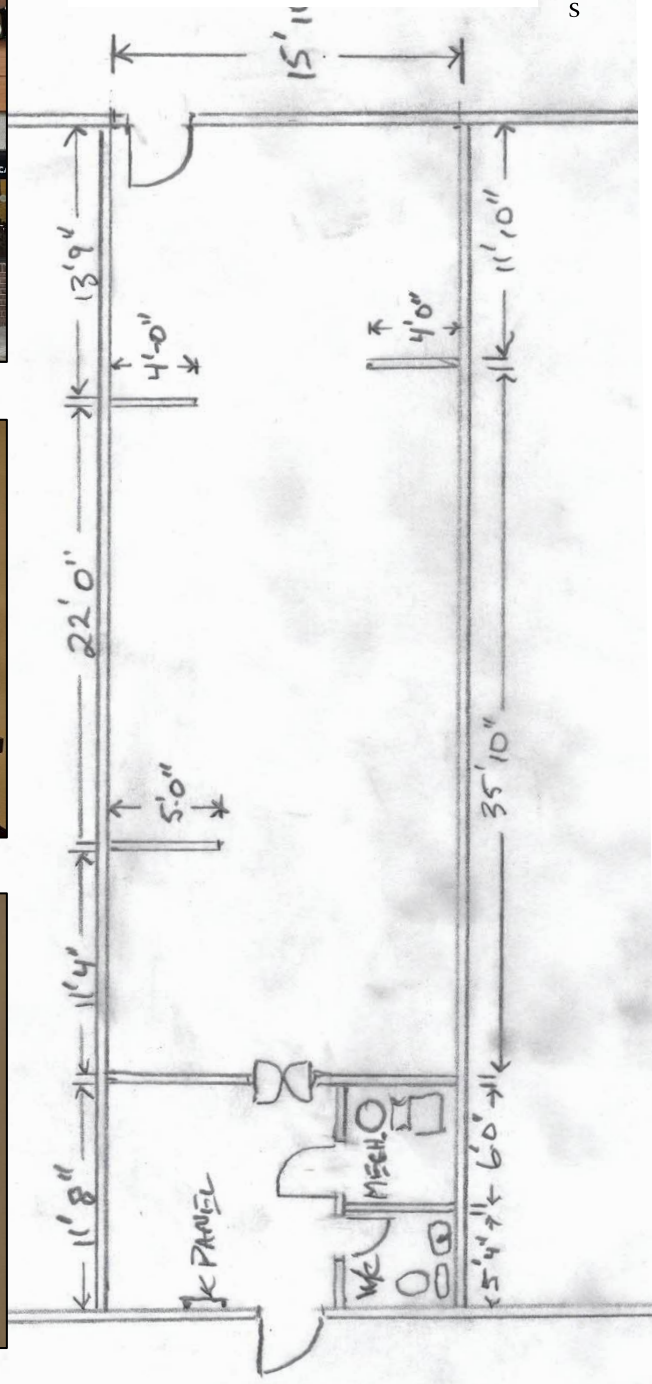
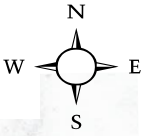


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148 Columbia Blvd Floor Plan

1/8" = 1'10" +/-

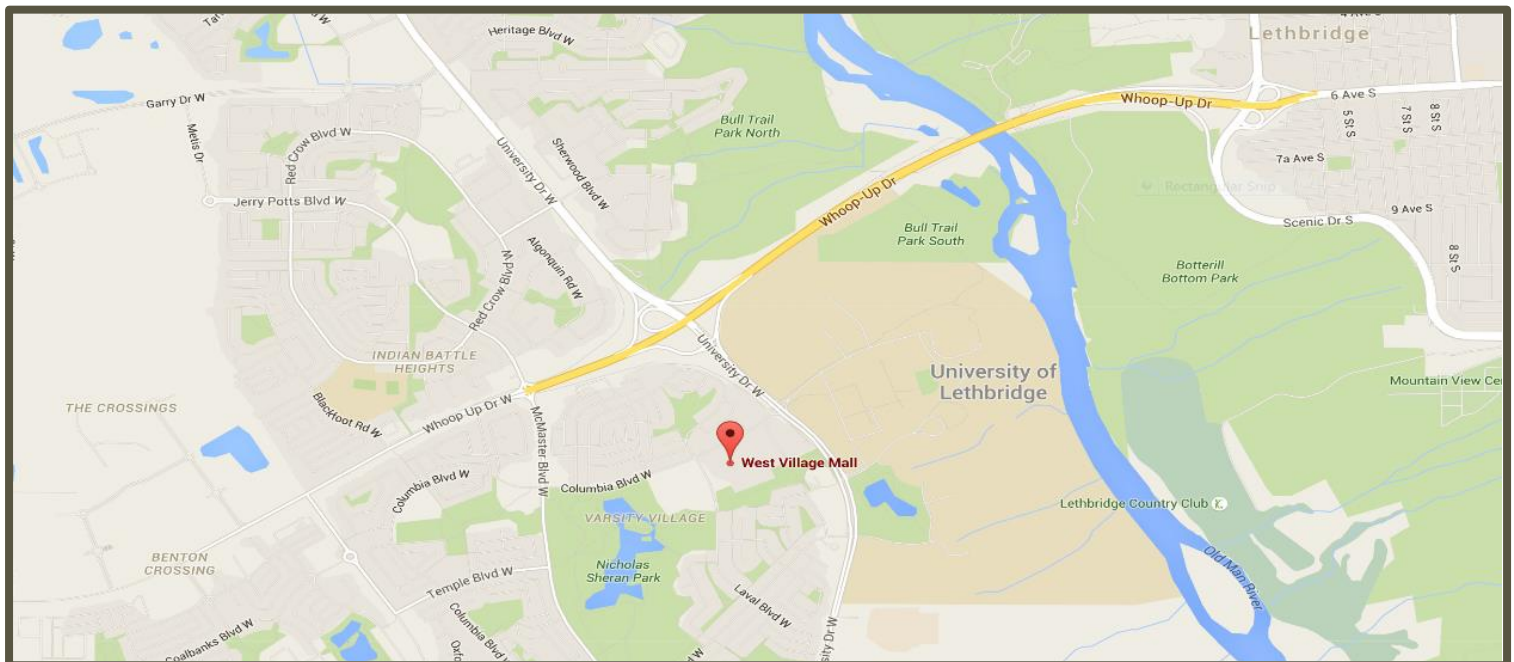


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