

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



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

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.

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

\$474.1M
Total Expenditure

\$120K
Total Expenditure
Avg. per Household

Potential Unit Sizes and Merchandise Plan

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

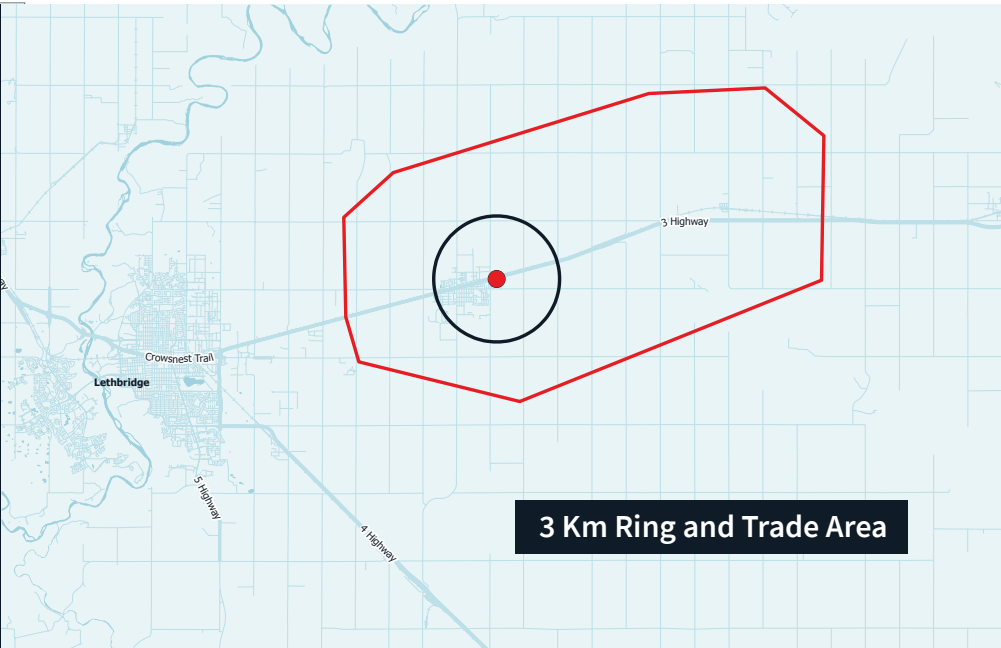
***Demisable Opportunities**

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



Coaldale Crossing Groundbreaking



Source: sunnysouthnews.com

Ron Odagaki

Associate Vice President

ron.odagaki@jll.com

403.456.3245

Brodie Henrichsen*

Executive Vice President

brodie.henrichsen@jll.com

604.628.4331

Connor O'Keeffe*

Senior Vice President

connor.okeeffe@jll.com

604.628.4339

Lauren Yanick

Associate

lauren.yanick@jll.com

403.456.3136

DISCLAIMER

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement.

JLL Calgary Office | Bankers Hall East Suite 3900 - 855 2nd Street SW Calgary, AB T2P 4J8 | +1 403 456 2104

©2026 Jones Lang LaSalle Real Estate Services, Inc. All rights reserved. *Personal Real Estate Corporation | www.jll.ca