



Unit 4-103
2,520 SF

Unit 4-105
3,013 SF

For Lease

Southlands Crossing

1921 – 2031 Strachan Road SE, Medicine Hat, AB

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Property Overview

Strategically positioned within Medicine Hat's most dynamic commercial corridor, this property benefits from the Trans-Canada Highway visibility and accessibility. The center boasts a diverse, best in class tenant roster and draws consistent traffic from major anchor retailers Walmart and Canadian Tire. These vacancies represent an outstanding opportunity for retailers, restaurant operators, or professional service providers seeking high-traffic exposure in a proven location.



Salient Details



Location

1921 – 2031 Strachan Road SE
Medicine Hat, AB



Leasable Area

Unit 4-103: 2,520 sf
Unit 4-105: 3,013 sf



Base Rate

Market



Additional Rent

\$13.19 PSF + 5% mgmt fee



Available:

Immediately



Location Overview



Situated along the South Saskatchewan River, approximately 169 km east of Lethbridge



The primary retail hub for Southeast Alberta's expansive rural trade area, including agricultural communities with strong purchasing power



Current population of 68,714 residents (2025, Alberta.ca regional dashboard)



The community has experienced steady growth of 1.66% over the past five years



Key center within Alberta's energy corridor, anchoring Southeast Alberta's petrochemical hub, providing oil and gas providers access to roughly 80% of Canada's crude oil production



The city's energy sector and thriving greenhouse industry provide a stable, well-paid employment base that supports consistent consumer spending year-round

Site Plan

Southlands Crossing | 1921 – 2031 Strachan Road SE, Medicine Hat, AB

Building 1

- 1-101 Starbucks | 1,709 SF
- 1-102 Mucho Burrito | 1,762 SF
- 1-103 Polar Nails & Spa | 1,183 SF
- 1-104 Subway | 1,172 SF
- 1-105 Edo Japan | 1,240 SF

Building 3

- 3-101 Dairy Queen | 2,952 SF
- 3-103 Specsavers | 1,211 SF
- 3-105 Bulk Barn | 4,404 SF
- 3-107 Wrights Jewelry | 1,010 SF

Building 4

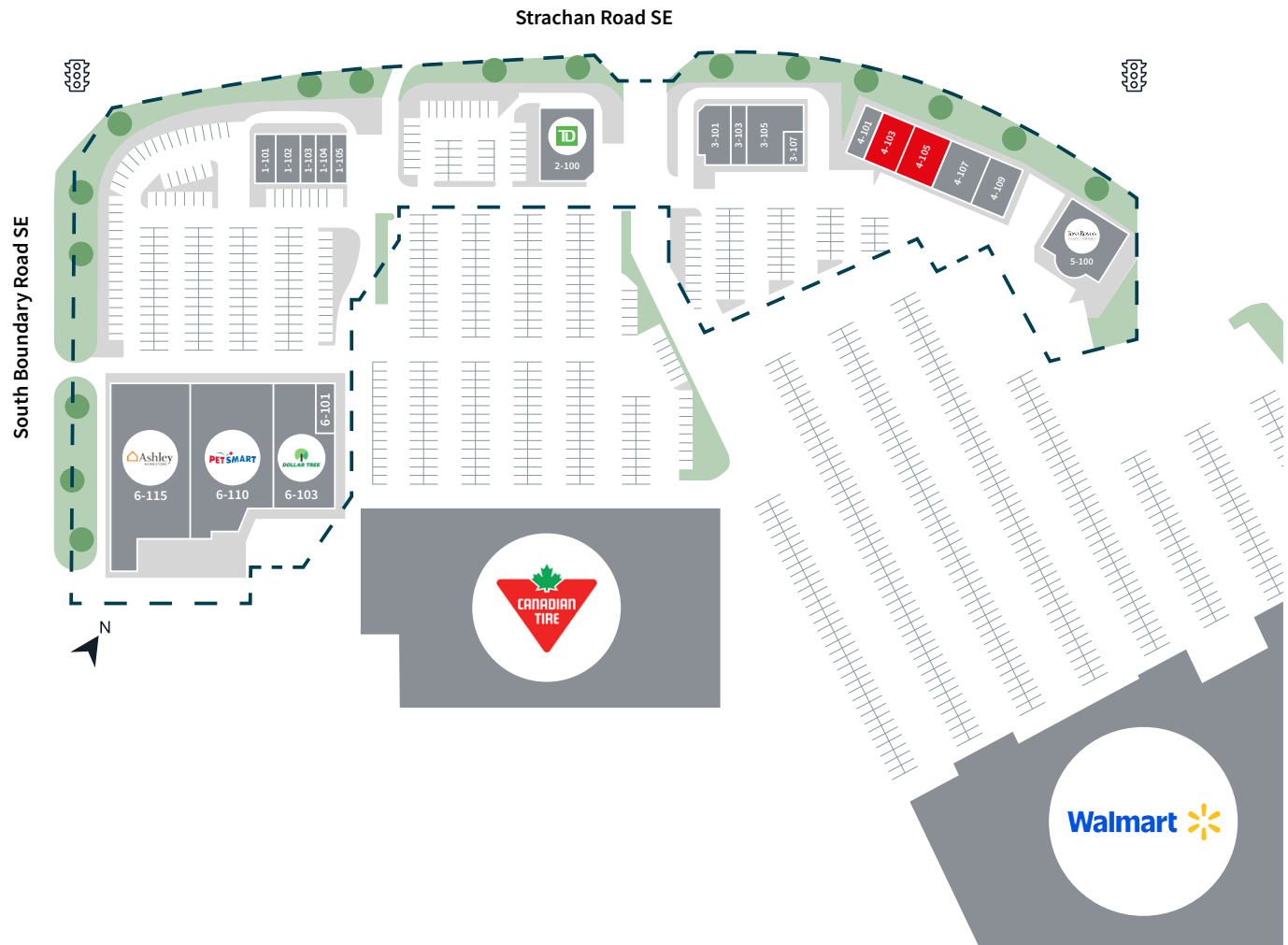
- 4-101 Tommy Guns | 1,355 SF
- 4-103 For Lease | 2,520 SF**
- 4-105 For Lease | 3,013 SF**
- 4-107 Chatters | 3,282 SF
- 4-109 Five Guys | 2,730 SF

Building 6

- 6-101 Telus/Koddo | 1,532 SF
- 6-103 Dollar Giant | 9,891 SF
- 6-110 PetSmart | 16,813 SF
- 6-115 Ashley Furniture | 20,933 SF

Pad Sites

- 2-100 TD Bank | 6,200 SF
- 5-100 Tony Roma's | 6,139 SF



Market Overview



DOLLARAMA

REAL CANADIAN LIQUORSTORE

Medicine Hat Mall

saveonfoods

Mark's

Strachan Corner

CO-OP

THE HOME DEPOT

sobeys

staples

Cornerstone Power Centre

Southlands Crossing
Site Opportunity



Walmart

PETSMART

DOLLAR TREE



ASHLEY

bulk barn



Demographics	1 km drive	3 km drive	5 km drive
Population	4,244	30,976	43,065
Total Households	1,827	13,022	18,403
AVG Household Income	\$135,607	\$117,172	\$113,103
AVG Total Expenditure per Household	\$119,804	\$118,944	\$115,351
Median Age	39.3	43.5	43.0

Source: EnviroNics, 2026

Property Photos

Unit 4-103



Property Photos
Unit 4-105





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