



**Up to 10,267 SF Available  
For Lease**

**Property Highlights**

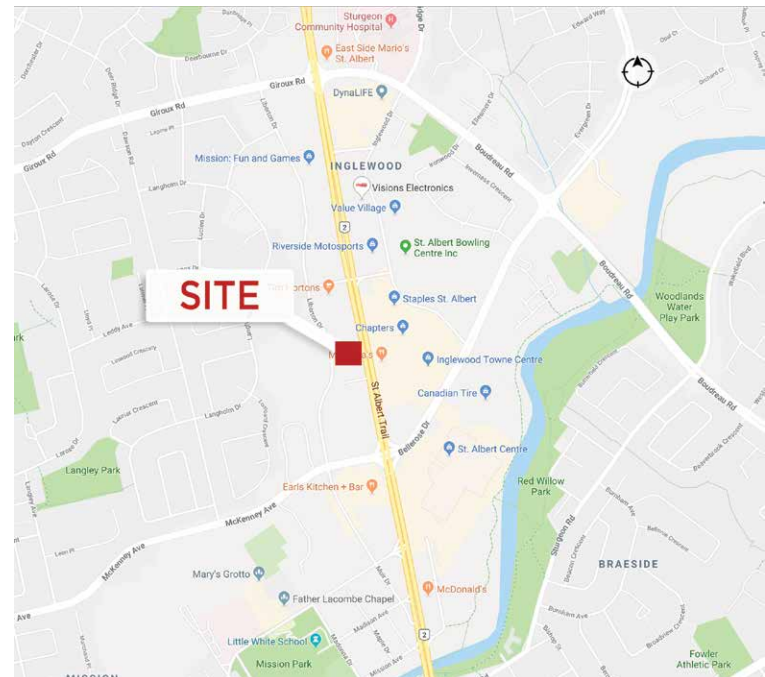
- Close proximity to St. Albert Trail and Sturgeon Community Hospital
- Parking on site with exterior pylon signage opportunities
- Building is equipped with an elevator
- Building is located in close proximity to residential and various amenities
- Pharmacy on site

**Property Details**

**Lease Rate:** Market

**Operating Costs:** \$10.71 per SF (est. 2019, includes utilities)

**Tenant Improvement Allowance:** Negotiable



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**Property Photo**



**Aerial**



**Demographics**

| BUSINESSES                |                            |            |
|---------------------------|----------------------------|------------|
| Major Retailers           |                            |            |
| Retailer Name             | Address                    | Dist. (km) |
| Staples Canada            | 40-445 St. Albert Trail    | 0.24       |
| Dollarama                 | 11 Bellerose Dr            | 0.25       |
| Winners                   | 375 St Albert Trail U...   | 0.46       |
| Canadian Tire             | 40 Bellerose Drive         | 0.51       |
| Walmart Canada            | 700 Saint Albert Road      | 1.56       |
| Dollarama                 | 700 St Albert Trail        | 1.68       |
| Rona Canada               | 730 St. Albert Trail       | 1.73       |
| The Home Depot            | 750 St Albert Rd           | 1.92       |
| Lowe'S Canada             | 955 St Albert Trail        | 2.70       |
| Costco Wholesale Corp.    | 1075 St Albert Trail       | 2.94       |
| Grocery & Drug Stores     |                            |            |
| G & D Name                | Address                    | Dist. (km) |
| Safeway Canada            | 395 St. Albert Trail       | 0.18       |
| Shoppers Drug Mart        | 392 St. Albert Trail, ...  | 0.18       |
| Sobeys                    | 392 St Albert Road         | 0.24       |
| Rexall Canada             | #100-10 Mckenney Ave.      | 0.36       |
| Shoppers Drug Mart        | 101 200 Boudreau Rd        | 0.87       |
| Shoppers Drug Mart        | 100 665 St Albert Road..   | 1.08       |
| Save-On-Foods Canada      | 740 St. Albert Trail       | 1.80       |
| Shoppers Drug Mart        | 140 St Albert Trail, U...  | 2.89       |
| Save-On-Foods Canada      | #500 - 140 St. Albert ...  | 2.89       |
| Safeway Canada            | 300 2 Hebert Road          | 2.96       |
| Banks                     |                            |            |
| Bank Name                 | Address                    | Dist. (km) |
| BMO Financial             | 394 ST ALBERT TRAIL        | 0.10       |
| TD Canada Trust           | 11 Inglewood Dr            | 0.16       |
| Royal Bank of Canada      | 11 Bellerose Dr            | 0.18       |
| Canadian Imperial Bank of | 590 Saint Albert Trail, Un | 0.53       |
| Scotiabank Canada         | 20 615 St. Albert Road,    | 0.64       |
| TD Canada Trust           | 760 St Albert Trail, Suite | 1.15       |
| Royal Bank of Canada      | 1055 St Albert Trail       | 1.75       |
| Canadian Imperial Bank of | 10 Hebert Road, Building   | 1.82       |
| Scotiabank Canada         | 2 Hebert Road,             | 1.83       |
| TD Canada Trust           | 40-101 St Albert Trail     | 1.89       |

| POPULATION & HOUSEHOLD SUMMARY |          |                |
|--------------------------------|----------|----------------|
|                                | 0 - 3 km | CSD            |
| 2016 Population (Census)       | 50,376   | 68,166         |
| 2019 Population Estimate       | 51,313   | 69,238         |
| 2022 Population Projection     | 52,694   | 71,085         |
| % Pop. Change (2016-19)        | 1.9%     | 1.6%           |
| % Pop. Change (2019-22)        | 2.7%     | 2.7%           |
| Families in Private HHs        | 15,149   | 20,533         |
| Couple census families         | 13,387   | 18,008         |
| Without children               | 6,041    | 8,155          |
| With children                  | 7,346    | 9,853          |
| Lone-parent families           | 1,762    | 2,525          |
| Average Persons Per Family     | 3.0      | 3.0            |
| % Population - 0 - 3 km        |          |                |
|                                | 0 - 3 km | St. Albert CSD |
| 55+                            | ~30%     | ~35%           |
| 25-54                          | ~40%     | ~45%           |
| 0-24                           | ~30%     | ~35%           |
| % Household Size - 0 - 3 km    |          |                |
|                                | 0 - 3 km | St. Albert CSD |
| 1 p.                           | ~25%     | ~15%           |
| 2 p.                           | ~35%     | ~35%           |
| 3 p.                           | ~15%     | ~15%           |
| 4 p.                           | ~10%     | ~15%           |
| 5+ p.                          | ~10%     | ~10%           |

| INCOME                            |            |                |
|-----------------------------------|------------|----------------|
|                                   | 0 - 3 km   | CSD            |
| Under \$20K                       | 632        | 935            |
| \$20 - \$40K                      | 1,210      | 1,750          |
| \$40 - \$60K                      | 1,754      | 2,572          |
| \$60 - \$80K                      | 1,677      | 2,398          |
| \$80 - \$100K                     | 2,144      | 2,947          |
| \$100 - \$125K                    | 2,163      | 2,990          |
| \$125 - \$150K                    | 2,399      | 3,273          |
| \$150 - \$200K                    | 3,652      | 4,858          |
| \$200K +                          | 2,681      | 3,572          |
| Average Household Income          | \$ 164,022 | \$ 161,091     |
| Median Household Income           | \$ 120,098 | \$ 117,103     |
| % Households by Income - 0 - 3 km |            |                |
|                                   | 0 - 3 km   | St. Albert CSD |
| Under \$20K                       | ~3%        | ~4%            |
| \$20 - \$40K                      | ~6%        | ~7%            |
| \$40 - \$50K                      | ~9%        | ~10%           |
| \$50 - \$60K                      | ~9%        | ~10%           |
| \$60 - \$70K                      | ~11%       | ~12%           |
| \$70 - \$80K                      | ~11%       | ~12%           |
| \$80 - \$90K                      | ~13%       | ~14%           |
| \$90 - \$100K                     | ~13%       | ~14%           |
| \$100 - \$125K                    | ~19%       | ~20%           |
| \$125 - \$150K                    | ~14%       | ~15%           |
| \$150 - \$200K                    | ~14%       | ~15%           |
| \$200K +                          | ~14%       | ~15%           |

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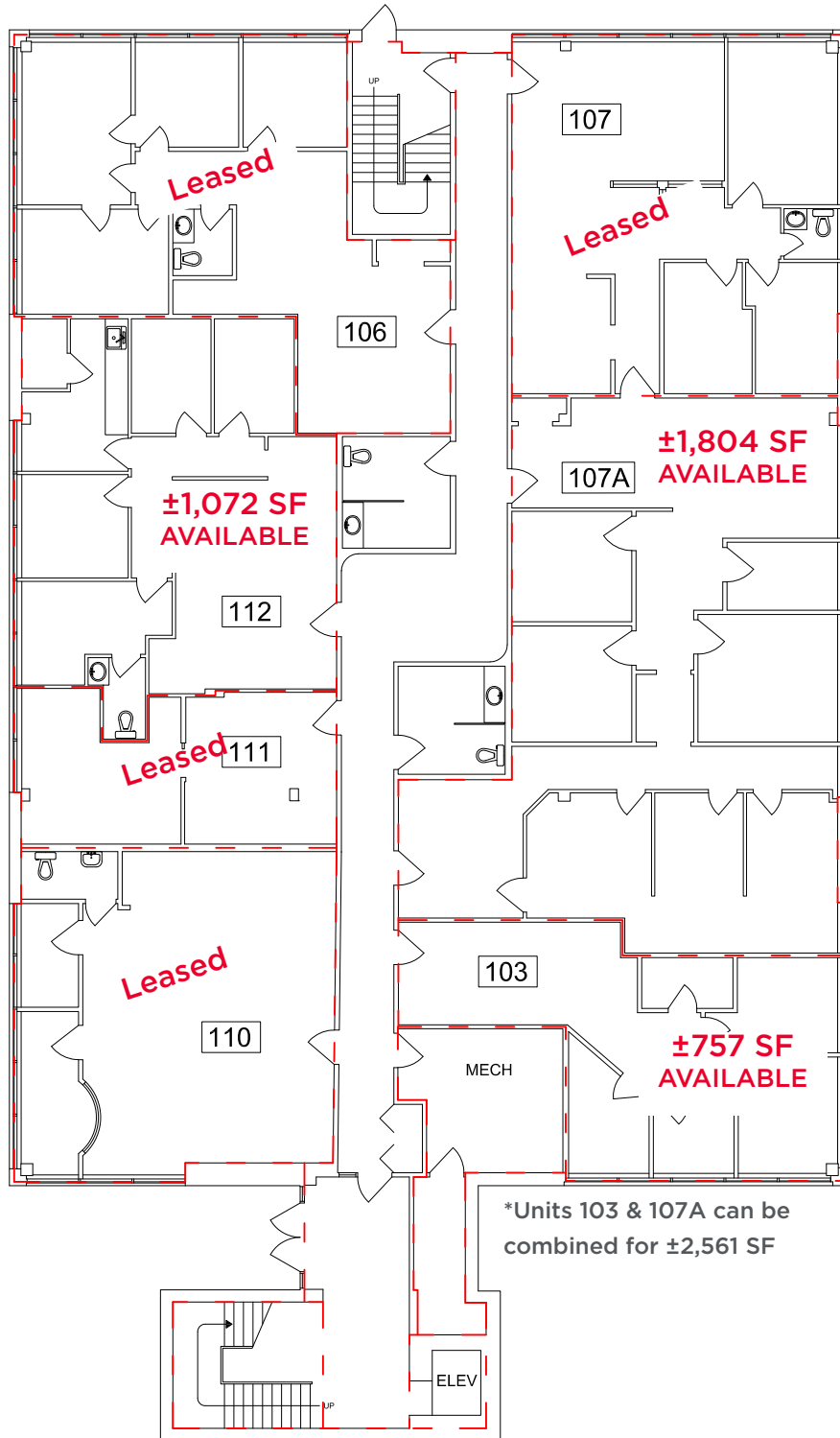
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**Main Floor**



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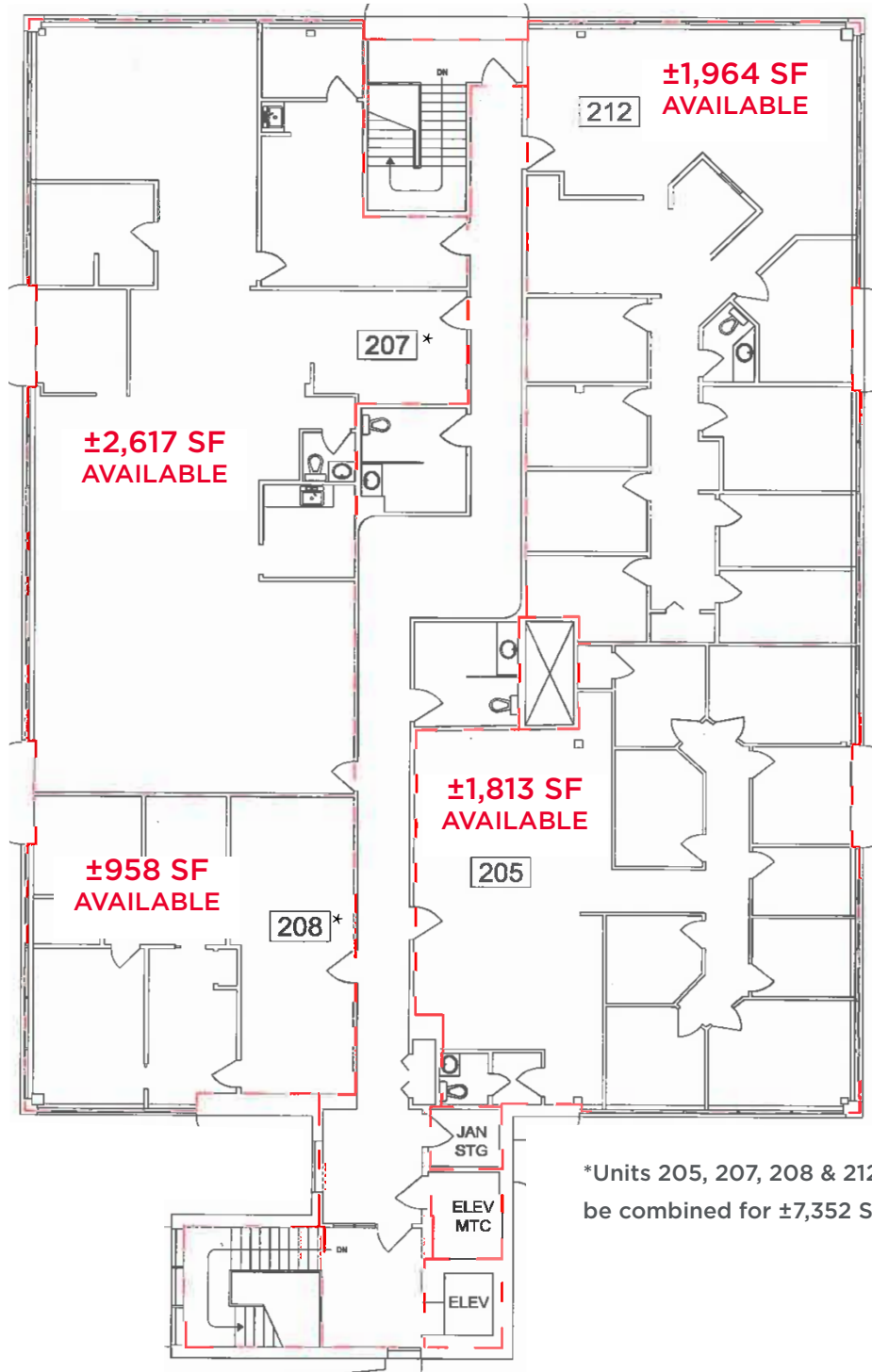
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**Second Floor**



\*Units 205, 207, 208 & 212 can be combined for ±7,352 SF

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