

| ST ALBERT LANDING |

RETAIL FOR LEASE

410 ST. ALBERT TRAIL | ST. ALBERT | AB



NEWLY CONSTRUCTED RETAIL CENTRE

- Strategically located along the major arterial roadway of St. Albert Trail which benefits from exposure to over 45,343 vehicles per day
- Easily accessible from St. Albert Trail or Liberton Drive
- Located between the affluent communities of Lacombe Park and Inglewood, Lakeside Landing boasts an average household income of \$158,463
- Flexible bays sizes allow for a wide variety of users such as restaurants, cafes, daycares, fitness, medical users, and more

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PROPERTY FEATURES

410 ST. ALBERT TRAIL | ST. ALBERT | AB

Vacancy	1,398 SF - 6,697 SF
Available	Immediately
Municipal	410 St. Albert Trail, St. Albert, AB
Legal	Plan 8120176, Block 29, Lot 5
Access	St. Albert Trail, Liberton Drive
Zoning	CC - Corridor Commercial
Basic Rent	Negotiable
Op Costs	\$11.00 PSF (2023)
Utilities	Separately metered
Parking	+/- 50 surface level parking stalls



MARKET INSIGHT

Situated between the established neighbourhoods of Lacombe Park and Inglewood, St Albert Landing benefits from daily commuter traffic of 45,000 vehicles per day along St. Albert Trail. This high-exposure site provides ample opportunity for a mix of national and local retailers to capitalize on the easily accessible centre and flexible bay sizes. The development is surrounded by high-density residential with 28,470 residents within 2km and an estimated 8.6% growth between 2023 to 2027. The site offers +/-50 surface-level parking stalls and a great tenant mix including Pet Valu, Pizza Hut, Rocky Mountain Roots Cannabis and The Liquor Cabinet.



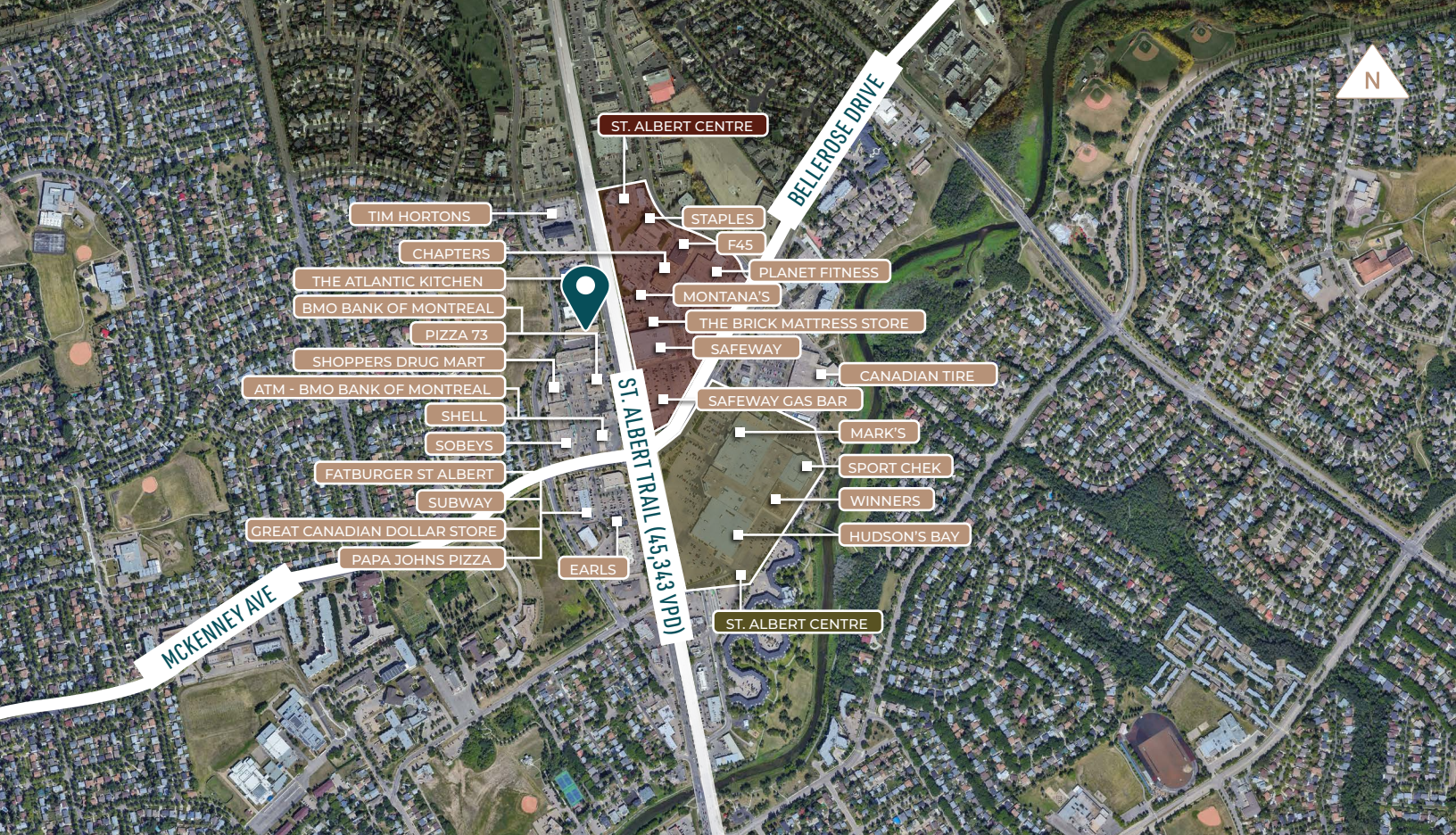
+/- 50 SURFACE LEVEL
PARKING STALLS



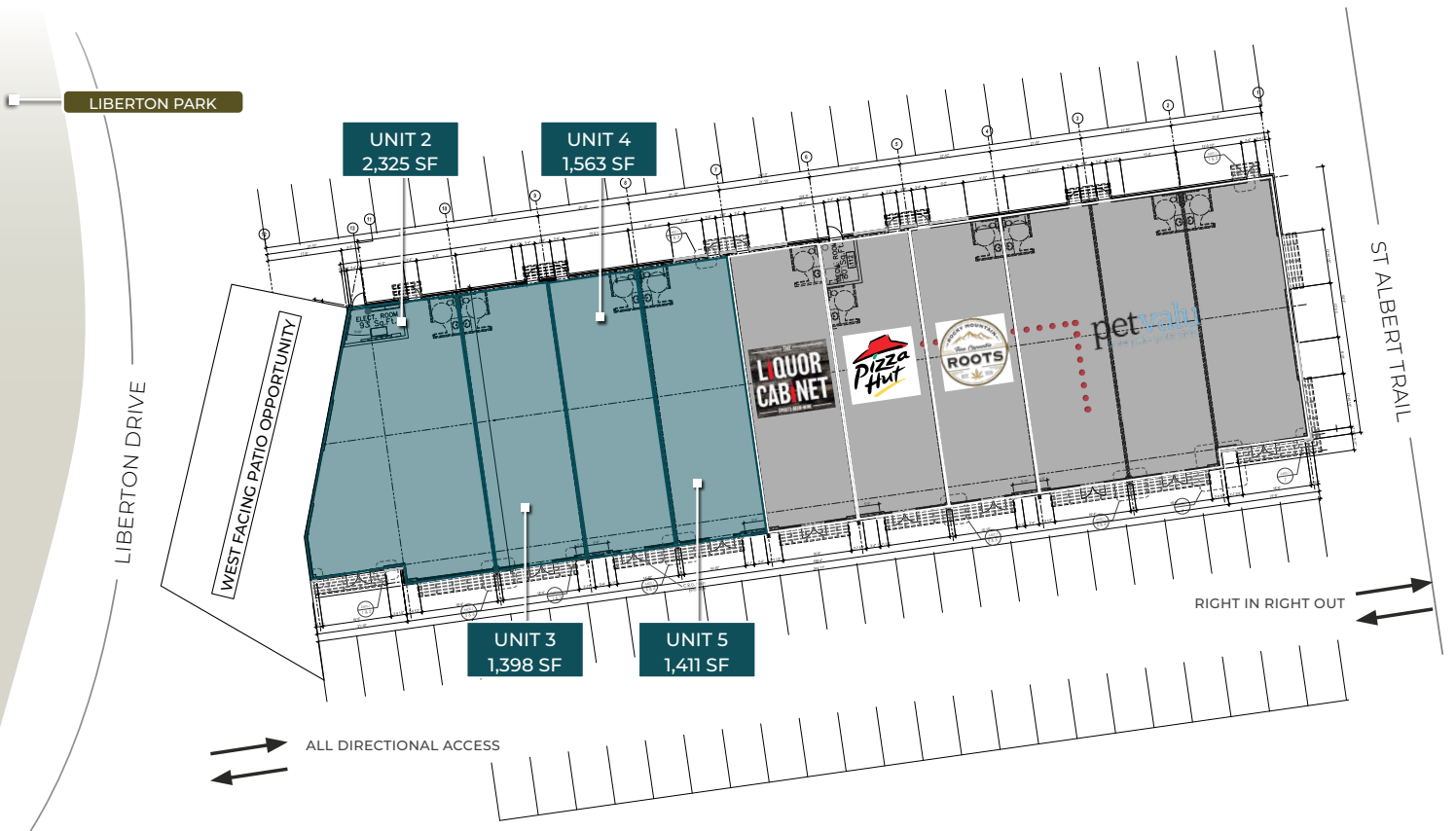
ST. ALBERT TRAIL AND
LIBERTON DRIVE ACCESS



FLEXIBLE DEMISING
OPTIONS AVAILABLE

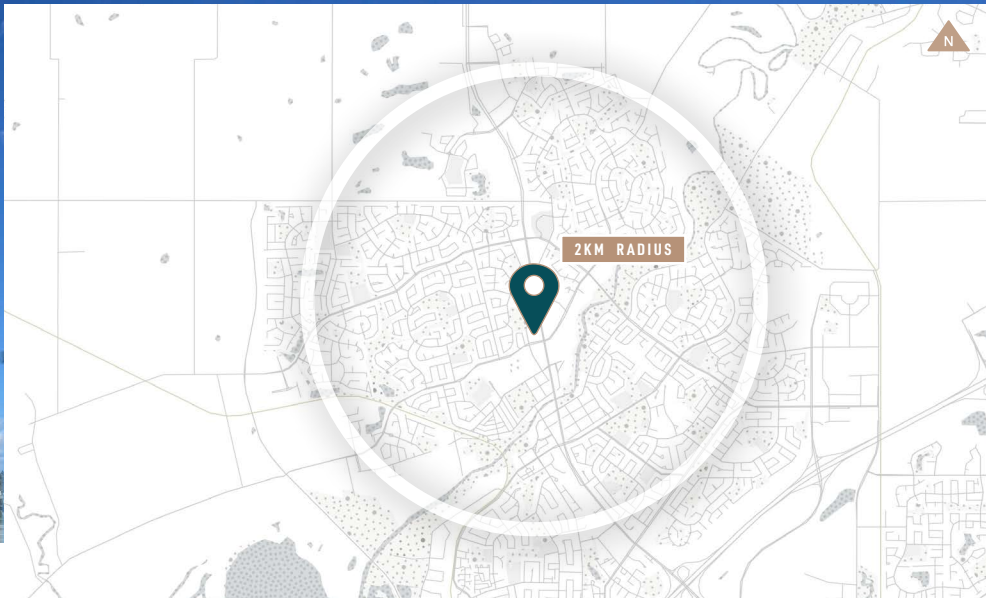


FLOOR PLAN



IDEALLY SITUATED

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[POPULATION]

28,470 residents

24,630 daytime population

4.6% growth (2017-2022)

8.6% projected growth (2022-2027)

[AGE]

0-19 yrs = 21.4%

20-39 yrs = 22.4%

40-59 yrs = 26.4%

60+ yrs = 30.2%

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[INCOME]

Average household income of \$158,463

20.2% of households earn \$60,000 to \$100,000

60.8% of households earn more than \$100,000

[TRAFFIC]

45,343 VPD on St. Albert Trail

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