

STONEFIELD SHOPPING CENTRE

9410 86 Avenue, Fort Saskatchewan, AB

1,246 & 5,058 SF
GROCERY ANCHORED
SHOPPING CENTRE

RETAIL FOR LEASE

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- 1,246 SF and 5,058 SF of rare, high exposure retail space in desirable node of Fort Saskatchewan
- The available units benefits from incredible exposure being next door to Safeway
- This otherwise fully occupied shopping centre has historically low vacancy and is conveniently located off of Veterans Way (89 Avenue) and 94 Street
- Join Canadian Tire, The Brick, BMO, Staples, The Shoe Company, Boston Pizza, and many more nationally-branded retailers

PROPERTY FEATURES

Vacancies	1,246 & 5,058 SF
Available	Immediately
Address	9410 86 Avenue, Fort Saskatchewan
Legal	Plan 0325428, Block 3, Lot 8
Zoning	C2 - Commercial Retail & Service
Basic Rent	Market
Op Costs	\$10.65 PSF (2025 est.)
Utilities	Separately metered
Parking	Ample surface parking



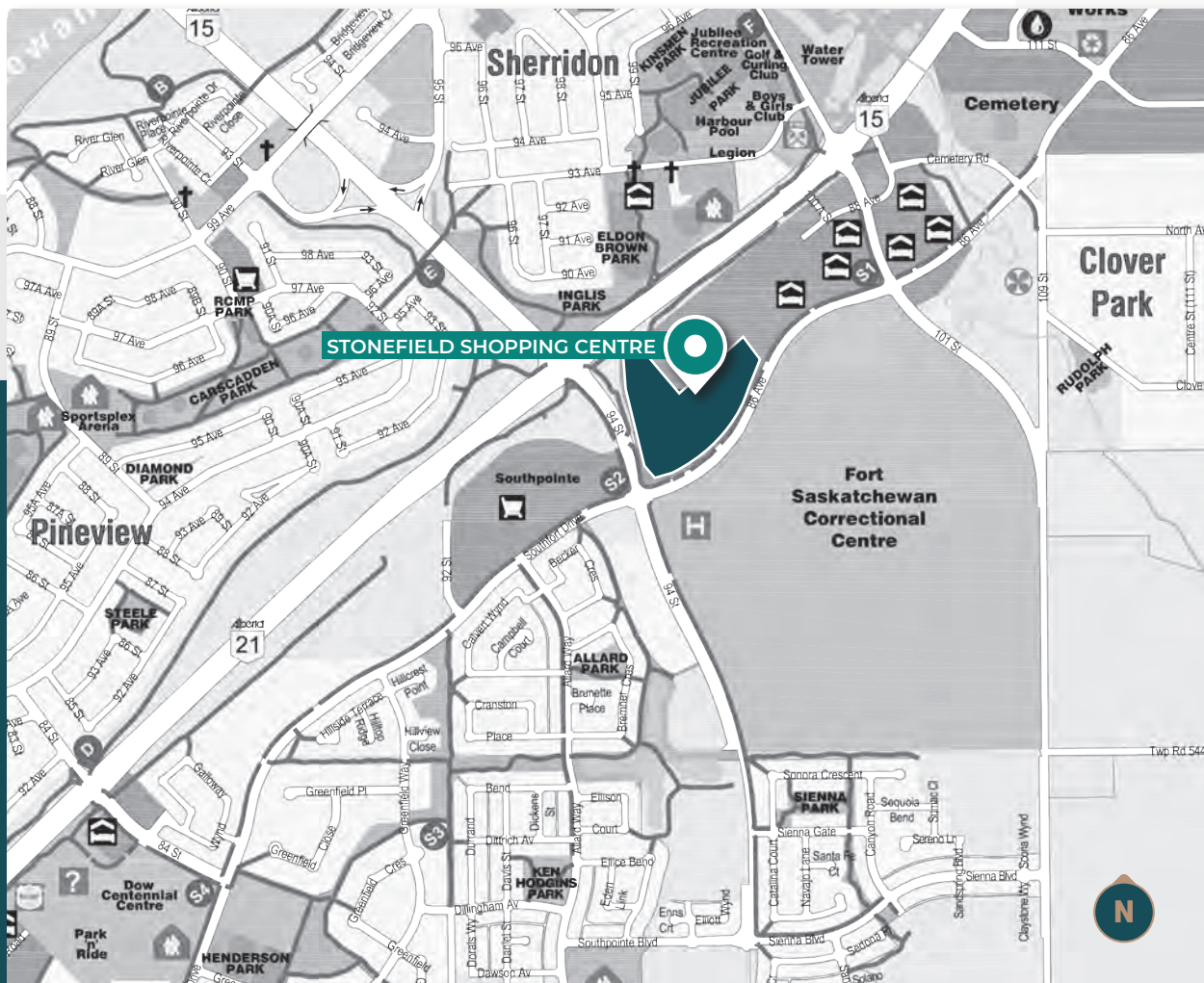
SITE PLAN



MARKET INSIGHT

Stonefield Shopping Centre, located in the prime commercial area of Fort Saskatchewan, is home to a variety of top national retailers such as Safeway, Canadian Tire, The Brick, Staples, and The Shoe Company, making it a key shopping destination in the region. Offering excellent visibility and exposure to Veterans Way and 94 Street, the centre is a central hub for both locals and visitors.

Currently, there are two unique opportunities to lease approximately 1,246 square feet of inline space and 5,058 square feet of space next to Safeway. Both options are fixtured retail spaces with ample power, and proper ventilation, making it ideal for various business applications. Serving a community of over 30,000 residents, Stonefield Shopping Centre continues to be a vital commercial space in Fort Saskatchewan.



DEMOGRAPHICS

3 KM RADIUS

23,336

RESIDENTS

14,176 daytime population

17.0% growth (2018-2024)

14.5% projected growth (2024-2029)

\$136,997

AVERAGE HOUSEHOLD INCOME

20.1% earn \$60-100,000

59.7% earn \$100,000+

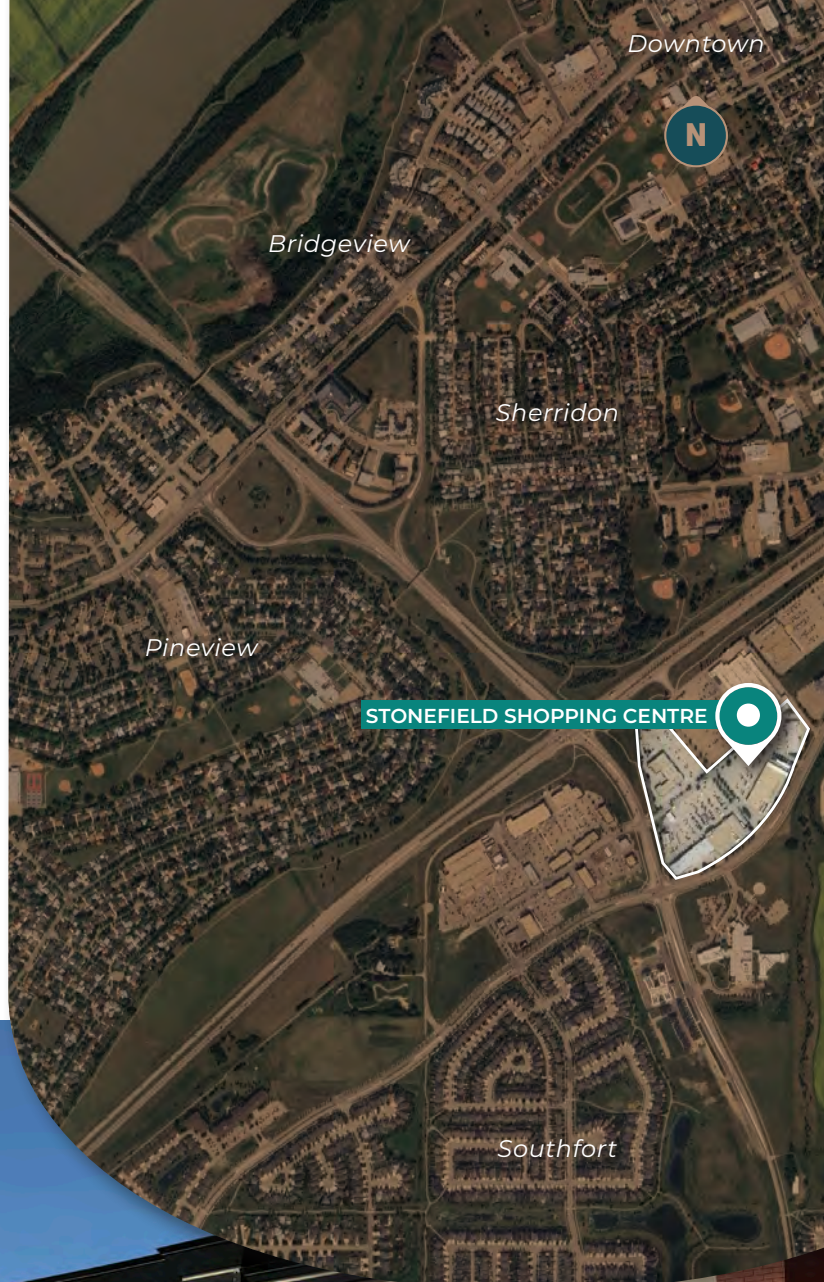
32.1%

20-39 YRS

0-19 yrs = 24.4%

40-59 yrs = 23.5%

60+ yrs = 20.0%



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