

| 1,100 SF INLINE UNIT |

RETAIL FOR LEASE



RIVERCREST PLAZA

367 St. Albert Trail, St. Albert, AB

- **High exposure inline unit on St. Albert Trail**
- Strategically located along the major arterial roadway of St. Albert Trail which benefits from exposure to over 45,000+ vehicles per day
- Situated between the affluent neighbourhoods of Inglewood and Mission boasting average household incomes over \$136,000+ per annum
- Partially fixtured unit with ample surface parking on site

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PROPERTY FEATURES

Vacancy	1,100 SF
Available	Immediately
Address	367 St. Albert Trail, St. Albert, AB
Legal	Plan 7921999, Lot 11
Zoning	TCC - Trail Corridor Commercial
Basic Rent	Negotiable
Op Costs	\$16.00 PSF (est. 2025)
Utilities	Separately metered



EXCELLENT ACCESS
FROM ST. ALBERT TRAIL



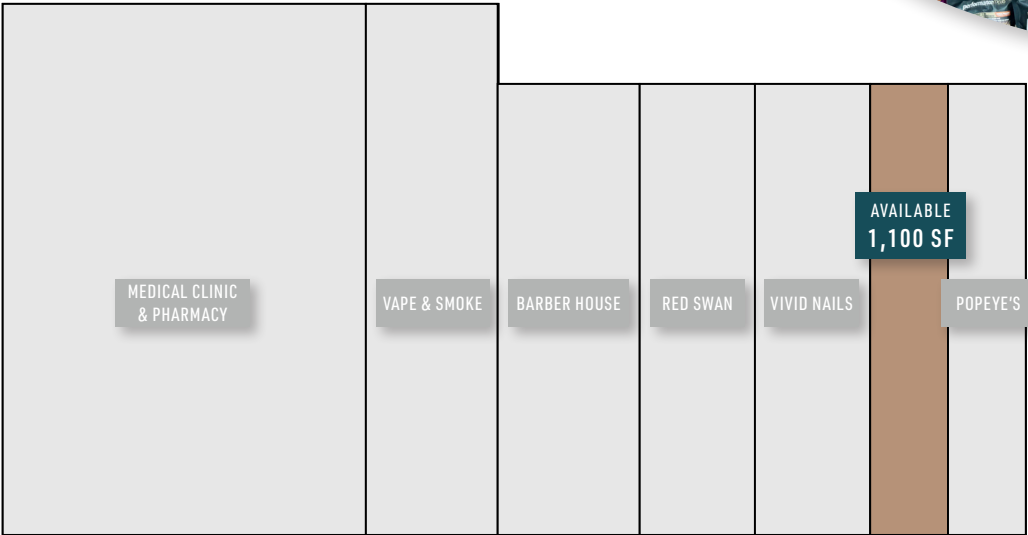
FREE ON SITE
SURFACE PARKING



HIGH HOUSEHOLD
INCOMES IN AREA



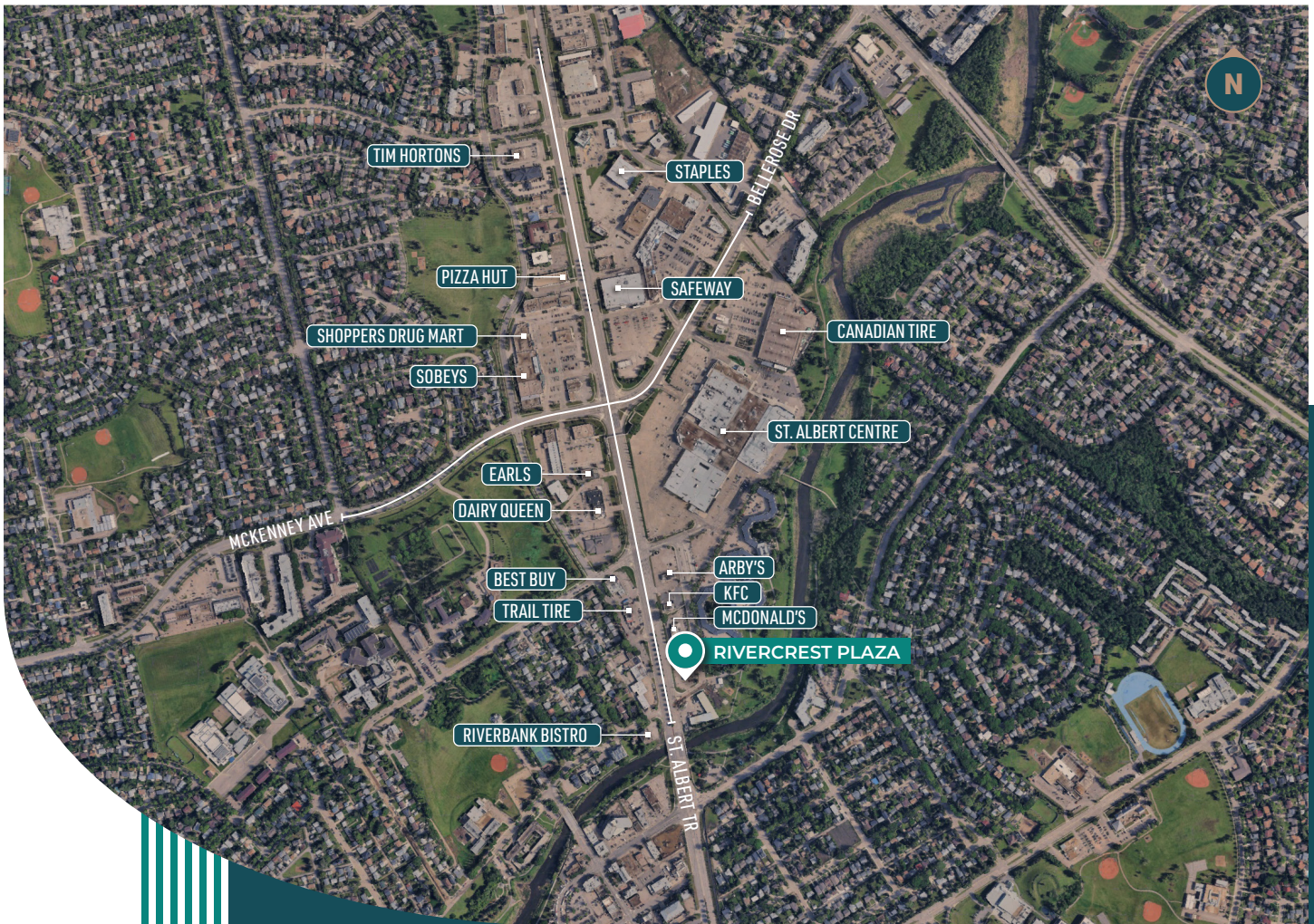
BUILDING PLAN



THE OPPORTUNITY

TAKE ADVANTAGE OF
THIS WELL-SITUATED
UNIT WITH HIGH
EXPOSURE ALONG A MAIN
COMMUTER CORRIDOR.

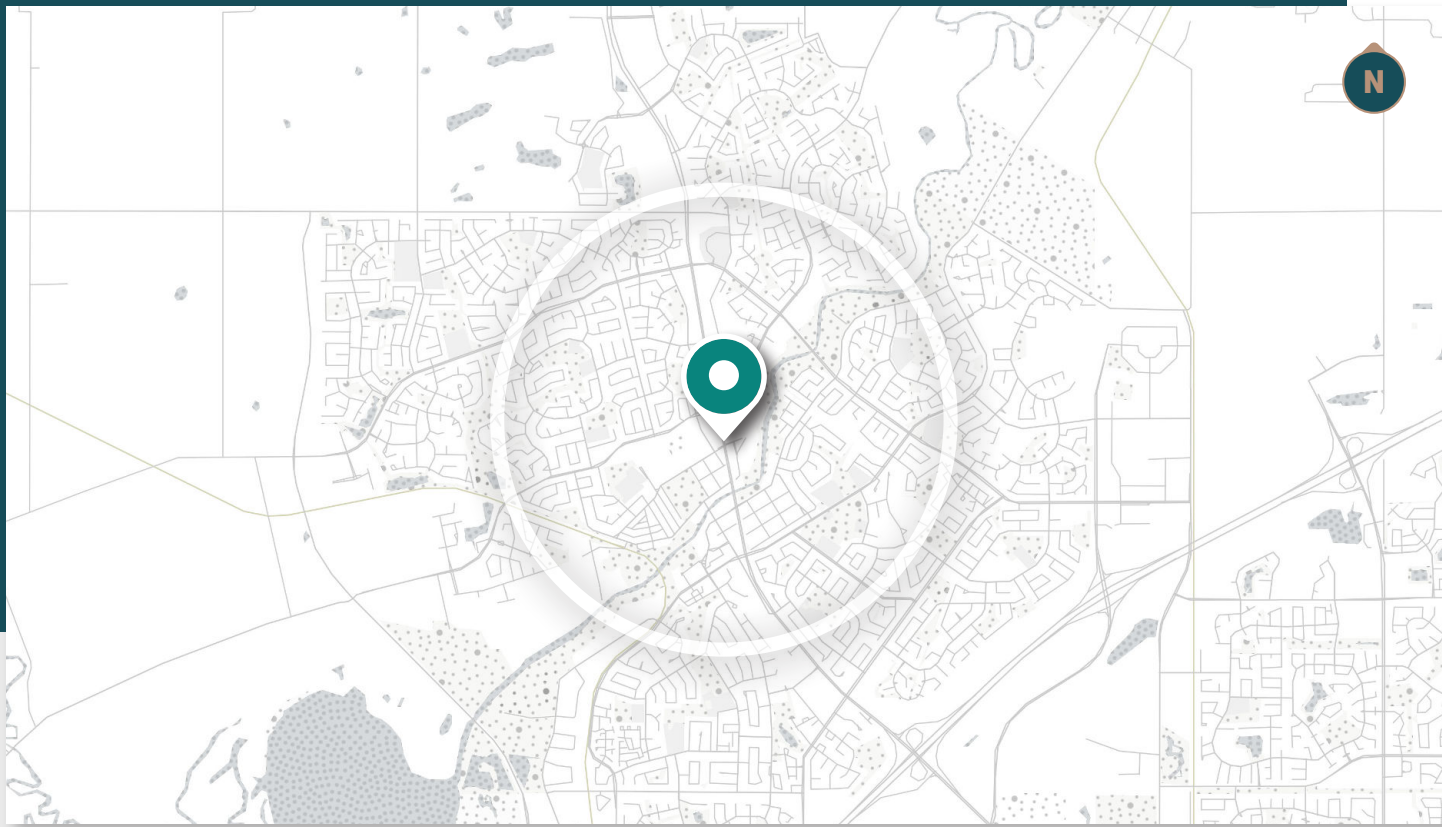
Situated between the established neighbourhoods of Inglewood and Mission, Rivercrest Plaza benefits from daily commuter traffic of 45,000 vehicles per day along St. Albert Trail. This high exposure site provides easy access and is surrounded by established residential with 23,957 residents within 2km and an estimated 14.6% growth through 2029. The site offers ±50 surface parking stalls and a great tenant mix including Popeye's Supplements, Red Swan Pizza, Rivercrest Medical Clinic/Pharmacy and Vivid Nails.



HIGH EXPOSURE
LOCATION ALONG ST.
ALBERT TRAIL



AMONGST AFFLUENT
& ESTABLISHED
NEIGHBOURHOODS



+ 45,343 VPD ON ST. ALBERT TRAIL

AREA DEMOGRAPHICS

2 KM RADIUS

23,957

RESIDENTS

6.4% growth (2019-2024)

14.6% projected growth (2024-2029)

30.8%

40-59 YRS

0-19 yrs = 20.6%

20-39 yrs = 23.4%

60+ yrs = 25.1%

\$136,715

AVERAGE HOUSEHOLD INCOME

23.7% earn \$60-100,000

53.5% earn \$100,000+

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