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SINOVA
DEVELOPMENTS

DESIGN BY OCI ARCHITECTURE

FOR LEASE

Upcoming Class A Retail Development with Drive-Thru Opportunity

SINOVA CENTRE @ ERIN RIDGE

St. Albert Trail & Ernest Boulevard, St. Albert, AB

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FOR LEASE 13,000+ SF of Modern Commercial Construction With Drive-Thru Opportunity

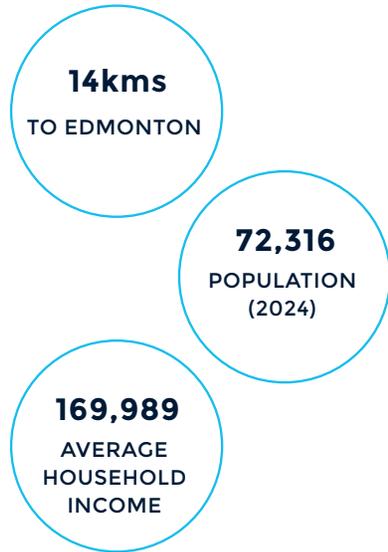
Sable Realty is proud to present Sinova Centre @ Erin Ridge, a premier new Class A retail development by Sinova Developments, strategically positioned in the heart of Erin Ridge North, one of St. Albert's most established and affluent communities. This high-profile project will deliver approximately 13,000 SF of modern, architecturally refined commercial space designed to accommodate a dynamic mix of retail, service, professional, and food-oriented users, including drive-thru potential.

Thoughtfully planned and prominently situated on approximately 1 acre with exceptional frontage along St. Albert Trail and Ernest Boulevard, Sinova Centre @ Erin Ridge offers outstanding visibility and daily exposure to consistent local and commuter traffic. Surrounded by dense residential neighbourhoods, major commercial anchors, schools, and continued multi-family growth, the development is ideally positioned to serve both established households and ongoing community expansion.

With direct connectivity to key arterial roadways linking St. Albert to Edmonton and the greater Capital Region, Sinova Centre @ Erin Ridge represents a prime opportunity for businesses seeking premium positioning within a thriving residential and commercial corridor.

PROPERTY DETAILS

Property Name	Sinova Centre @ Erin Ridge
Municipal Address	St. Albert Trail & Ernest Boulevard, St. Albert, AB
Legal Description	Plan 2221902, Block 5, Lot 4
Site Size	1 acre
Building Area	13,254 SF Building 1: 3,222 SF (2 bays) Building 2: 10,032 SF (5 bays)
Utilities	Separately Metered
Base Rent	Market
Additional Rent	TBD
Possession	2027 (est.)
Zoning	Trail Commercial Corridor





DEMOGRAPHICS WITHIN 5KM

70,000+
POPULATION

73,000+
DAYTIME
POPULATION

\$170,000
AVERAGE
HOUSEHOLD
INCOME

40 years
MEDIAN AGE

7%
POPULATION
GROWTH

35,000+
VEHICLES
PER DAY

FOR LEASE

Sinova Centre @ Erin
Ridge, St. Albert AB

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ABOUT ERIN RIDGE NORTH - ST. ALBERT

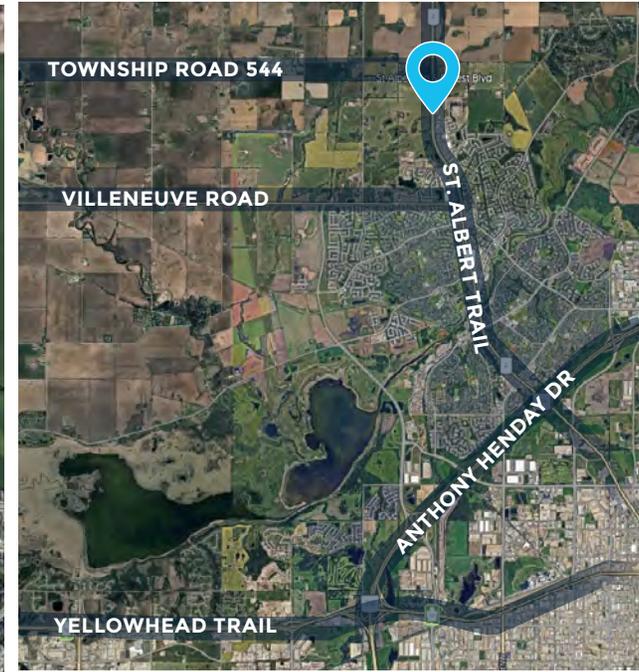
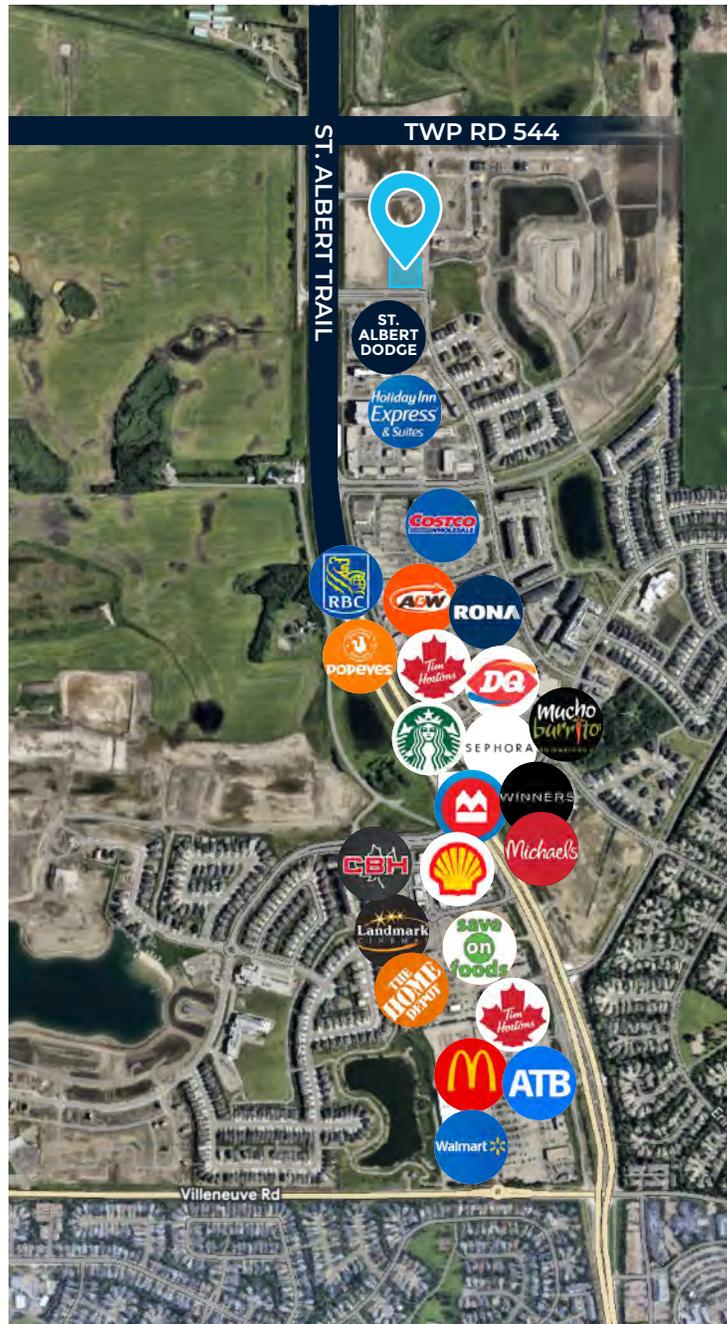
One of St. Albert's most established and affluent residential communities

Population within 5 KM exceeding 45,000+ with above-average household incomes

Family-oriented neighbourhoods supported by schools, parks, and community amenities

Strong residential growth in surrounding areas including multi-family and future development parcels

Continued demand for retail, dining, and everyday service-oriented uses



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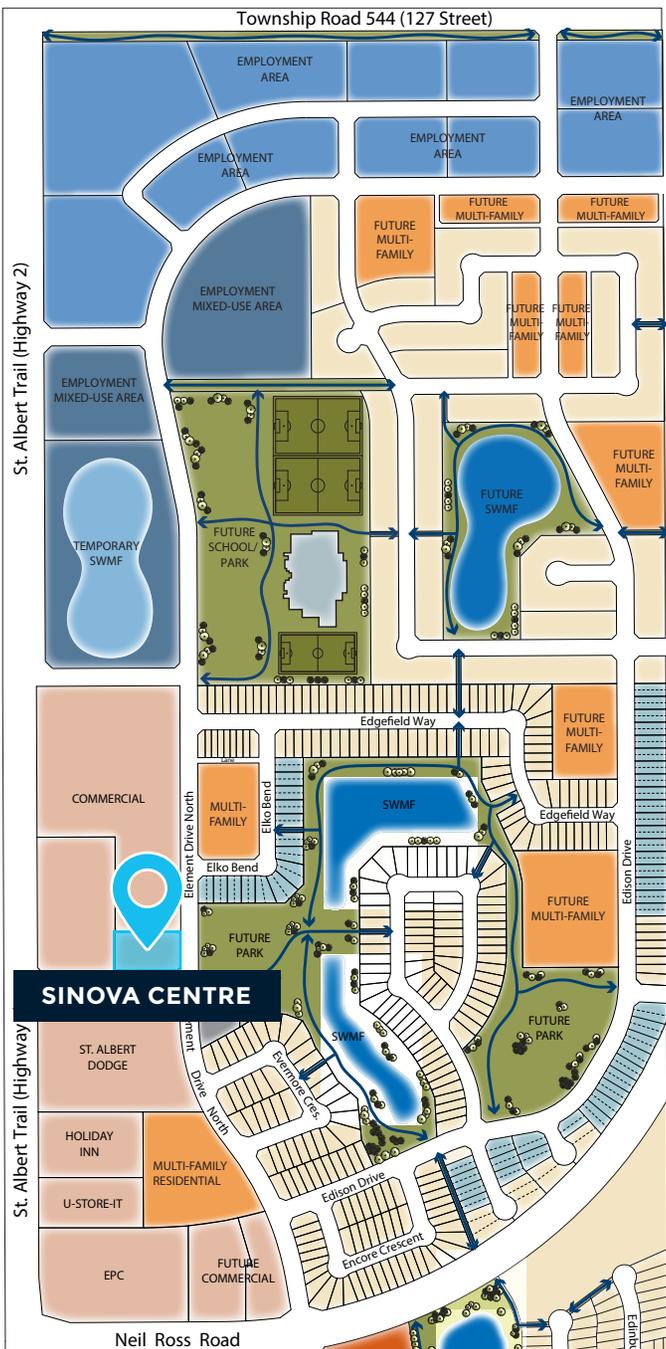
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- Low Density Residential
- Semi-Detached Residential
- Medium Density Residential
- High Density Residential
- Supportive Housing
- Mixed Use Commercial with Residential
- Employment Area
- Employment Mixed-Use Area
- Commercial
- Park
- Public Utility Lot
- Stormwater Management
- Existing and Future Pedestrian Trails

SINOVA CENTRE

ST. ALBERT TRAIL / ERNEST BOULEVARD - SURROUNDING AREA

Strategically located within Erin Ridge North with strong exposure along St. Albert Trail

Direct connectivity to Highway 2 (St. Albert Trail), providing access to Edmonton and the greater Capital Region

High daily traffic volumes from local residents and regional commuters

Strong long-term potential for retail and service-oriented development within a mature, high-income trade area

Immediate proximity to major national retailers including Costco, Lowe's, Starbucks, RBC and other commercial services

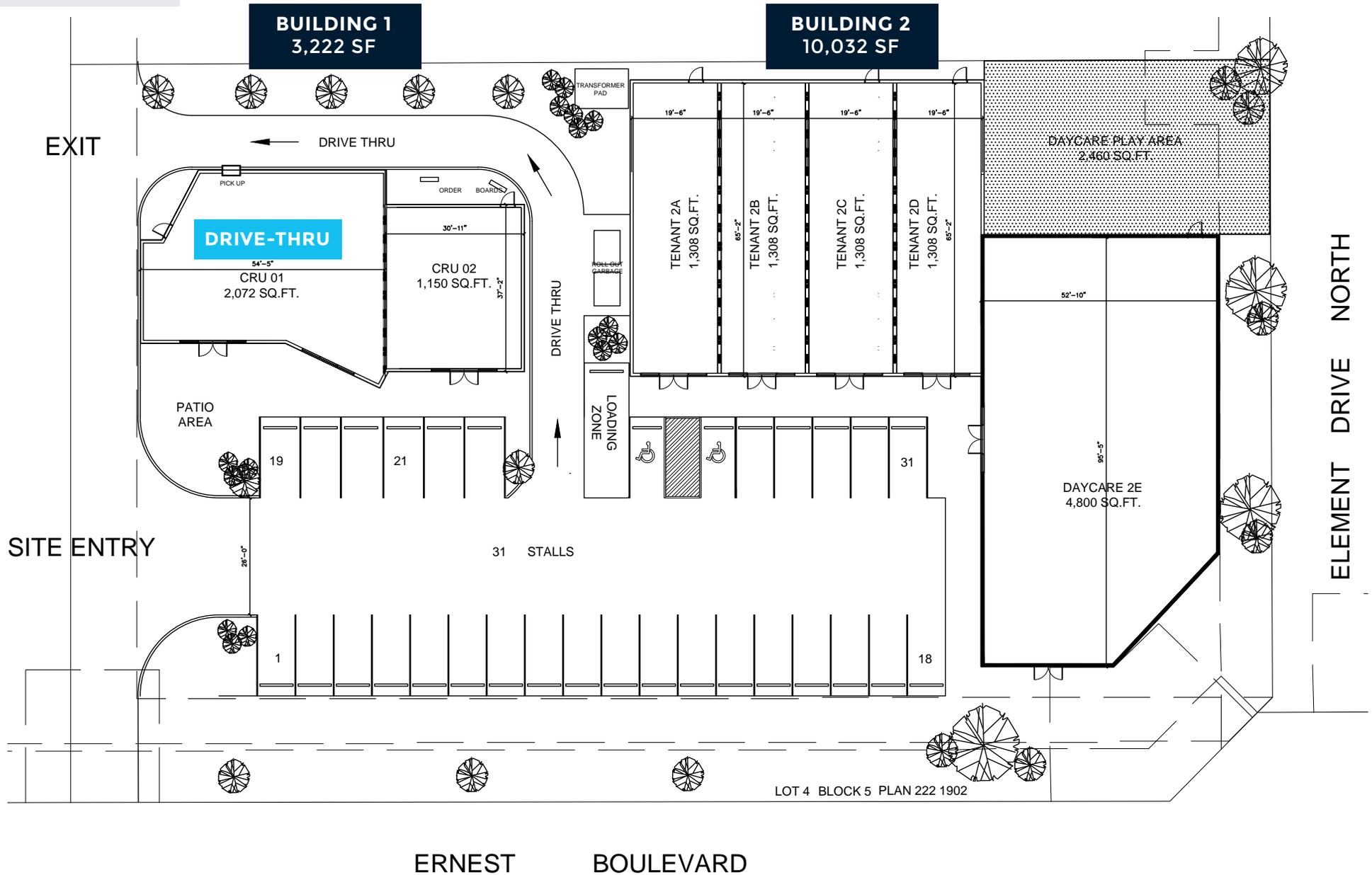
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SITE PLAN



LOT 4 BLOCK 5 PLAN 222 1902

ERNEST BOULEVARD

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Ridge, St. Albert AB

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SINOVA

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GET MORE INFORMATION

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