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PROPERTIES**

Retail For Lease
NW Corner of Highway 16A
& Pioneer Road
Spruce Grove, AB

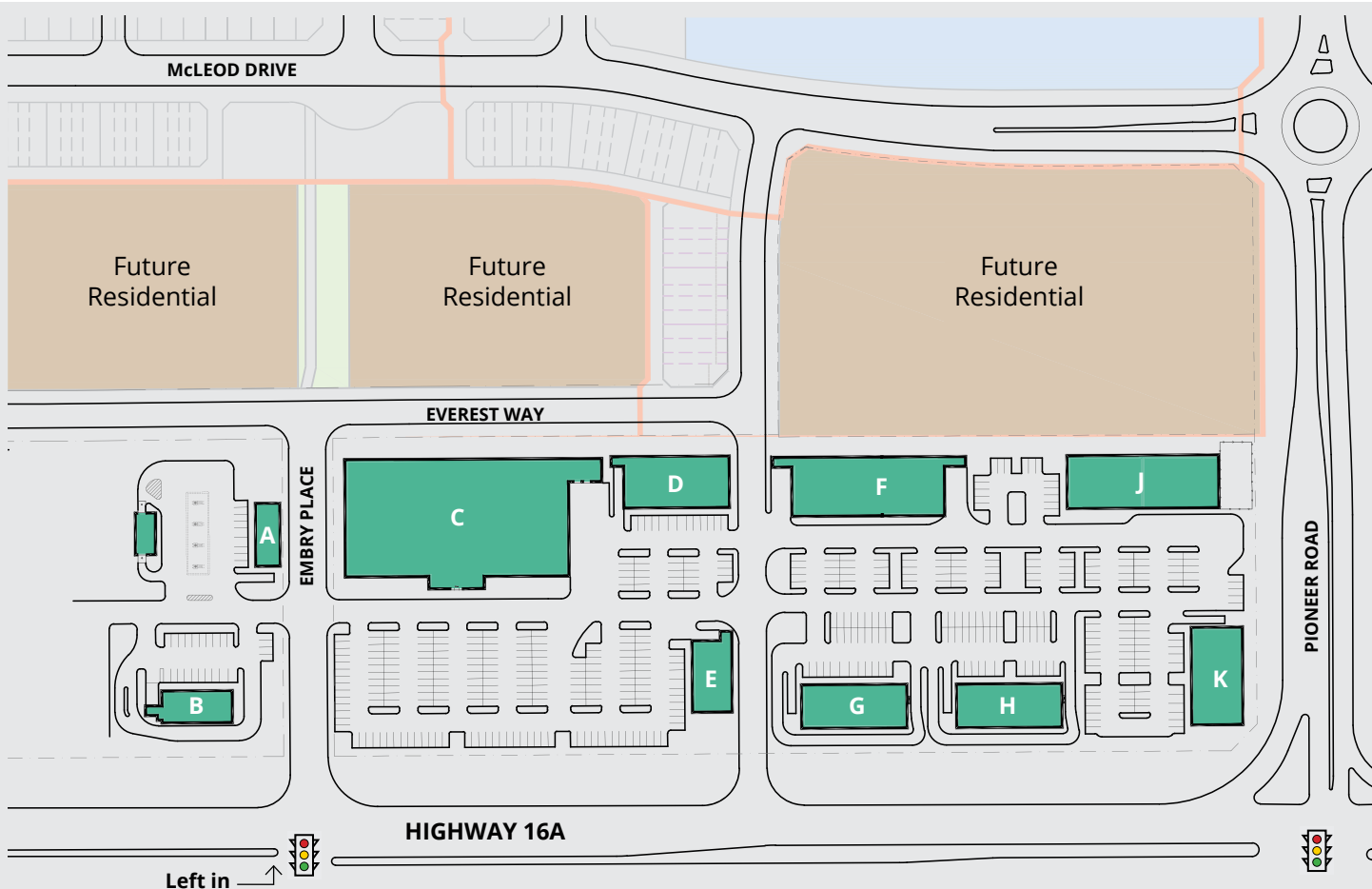
Markets at **Easton**



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Spruce Grove's newest retail destination is coming soon!

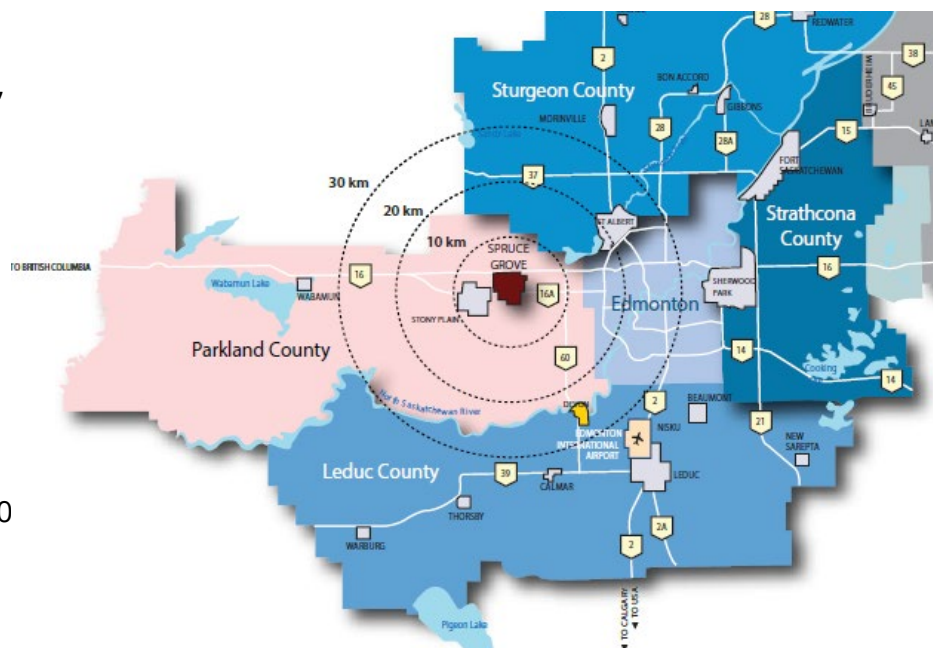
- This future regional power centre is adjacent to existing commercial, and will be the 'first stop' to traffic entering Spruce Grove from Edmonton.
- Improved access on Highway 16A via an all-directional intersection at Pioneer Road and new left-in at Embury Place.
- Located immediately east of an existing major retail power centre (Century Crossing).
- Outstanding exposure along Highway 16A, with unparalleled frontage to over 26,000 vehicles per day (2024).
- Various box and pad opportunities available in 2027/2028.

A	Gas Station	1 Acre
B	QSR	1 Acre
C	Anchor	47,400 SF
D	Retail/Medical	10,000 SF
E	Liquor	5,500 SF
F	Box/Retail	17,500 SF
G	QSR/Retail	8,400 SF
H	QSR/Retail	8,400 SF
J	Childcare/Fitness	14,400 SF
K	Restaurant/Retail	8,400 SF



About the area

- Spruce Grove is a market of 42,730, with estimated Trade area of 170,000 people.
- \$311 million dollars in commercial building permit value in 2024.
- Spruce Grove boasts a low retail vacancy rate of 2.7%.
- The median household income is \$130,814 per year.
- With traffic counts as high as 32,410 vehicles per day, Highway 16A is the market's most heavily traveled commercial corridor.









Spruce Grove represents a \$619 Million retail economy

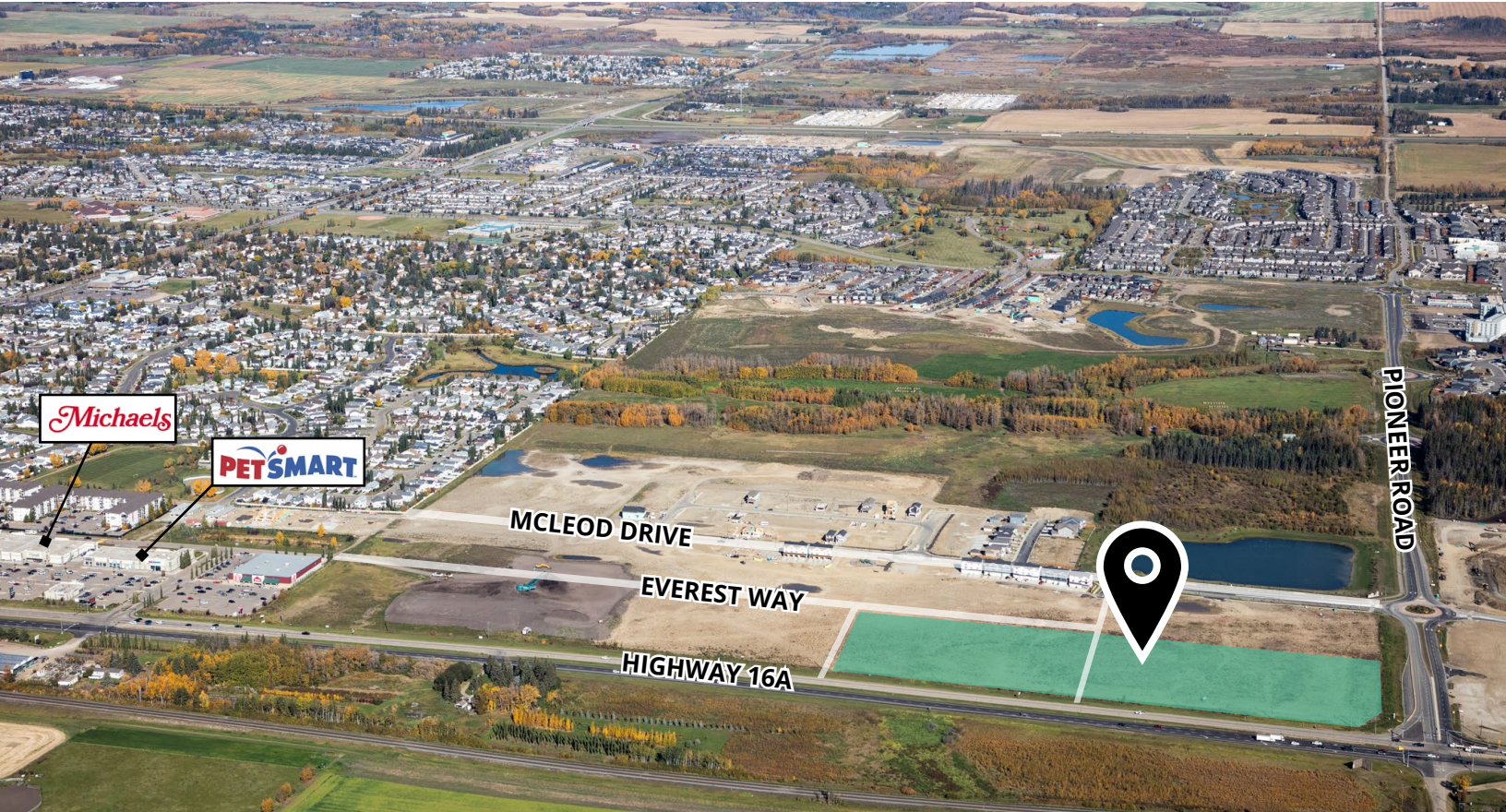
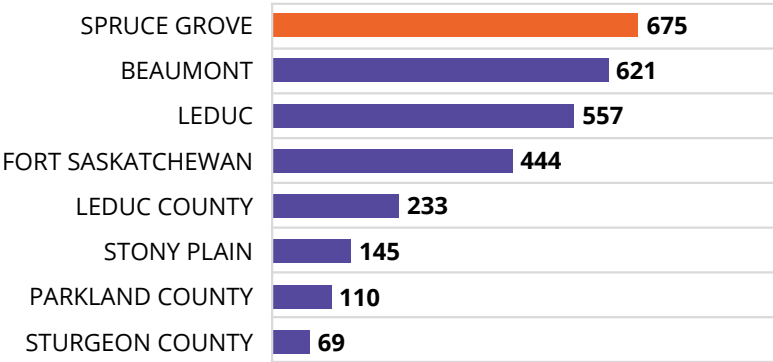
Retail For Lease

Markets at Easton, Spruce Grove, AB

Retail opportunities in Spruce Grove according to consumers:

-  Full-service restaurants
-  Clothing & footwear
-  Home furnishing & electronics
-  Books & multi-media
-  Fitness & leisure
-  Toys & hobbies

New Home Starts for 2024

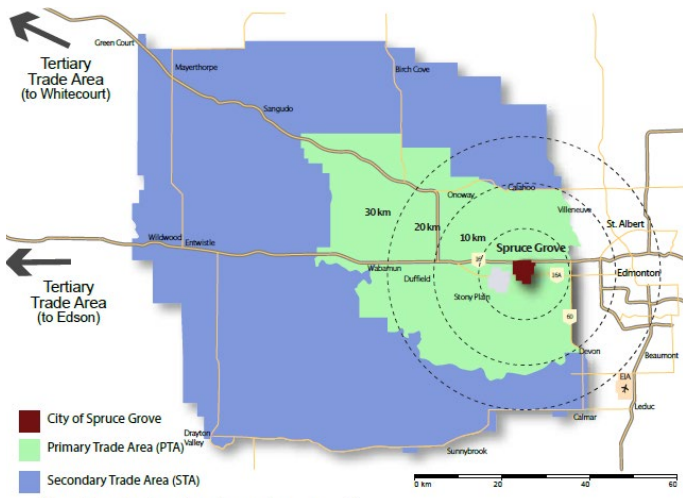


Markets at Easton

 NW Corner of Highway 16A & Pioneer Road
Spruce Grove, AB

Located in Spruce Grove, a regional hub for western Alberta communities

- Spruce Grove is a regional hub for western communities including Stony Plain, those in Parkland County and beyond remains a key factor in the success of the City in garnering commercial opportunities.
- From 2019 to 2024, the City of Spruce Grove grew from 37,533 to 42,730 residents.
- Future demand forecasts for new retail space over the next decade suggest that the City of Spruce Grove could grow by an additional 1.1 million square feet.
- Although Spruce Grove is in existing retail hub west of Edmonton, the opportunity still exists for many unrepresented retail and service categories.





\$619M

Retail Market PTA (2024)



\$130,814

Average Household Income (2024)



13.8%

Annual Population Growth Rate (2019-2024)

Spruce Grove's Retail Trade Area reflects a strong pattern of regional market penetration wherein the majority of customers are likely to come from communities west of Spruce Grove. Communities outside of the Primary & Secondary including Whitecourt and Edson will use Spruce Grove as its regional retail hub for larger and bulk merchandise and services.

**Primary Trade Area comprises an area largely within approximately 10km to the North and East, 20km to the South and almost 40km to the West of Spruce Grove.*

Source: Sitewise

Get more information

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