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PROPERTIES**

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

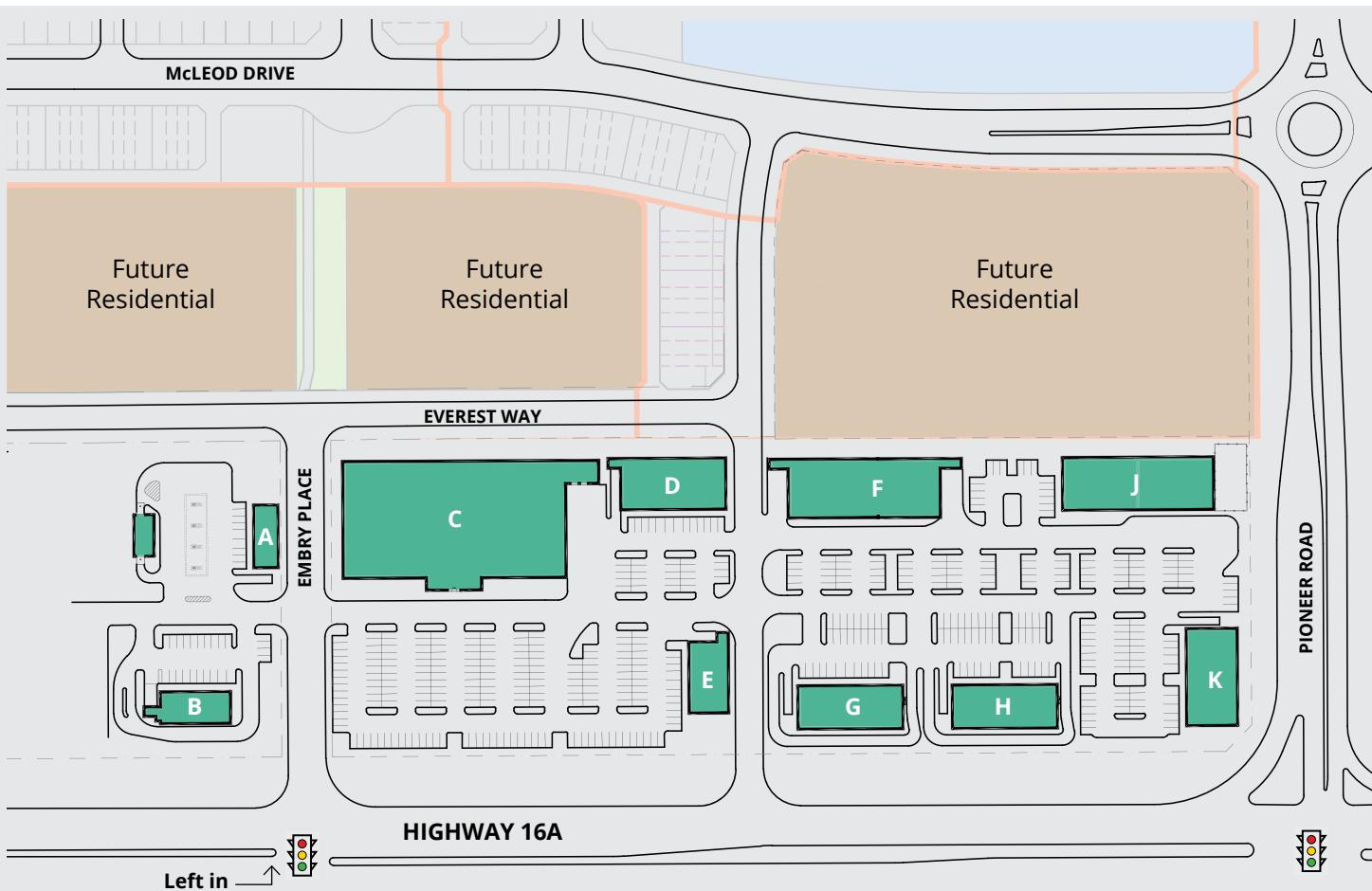
# Markets at Easton



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## Spruce Grove's newest retail destination is coming soon!

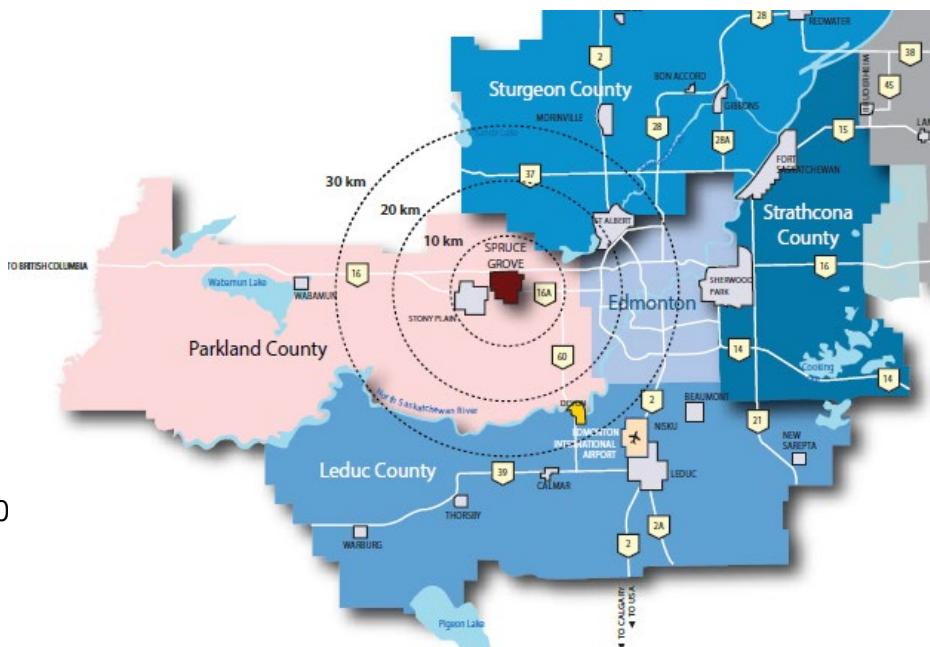
- This future regional power centre is adjacent to existing commercial, and will be the 'first stop' to traffic entering Spruce Grove from Edmonton.
- Improved access on Highway 16A via an all-directional intersection at Pioneer Road and new left-in at Embry Place.
- Located immediately east of an existing 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	<b>47,400 SF</b>
D	Retail/Medical	<b>10,000 SF</b>
E	Liquor	<b>5,500 SF</b>
F	Box/Retail	<b>17,500 SF</b>
G	QSR/Retail	<b>8,400 SF</b>
H	QSR/Retail	<b>8,400 SF</b>
J	Childcare/Fitness	<b>14,400 SF</b>
K	Restaurant/Retail	<b>8,400 SF</b>



## 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**

Source: Sitewise, City of Spruce Grove, 2024

# Retail For Lease

# Markets at Easton, Spruce Grove, AB

## Retail opportunities in Spruce Grove according to consumers:

 Full-service restaurants

 Clothing & footwear

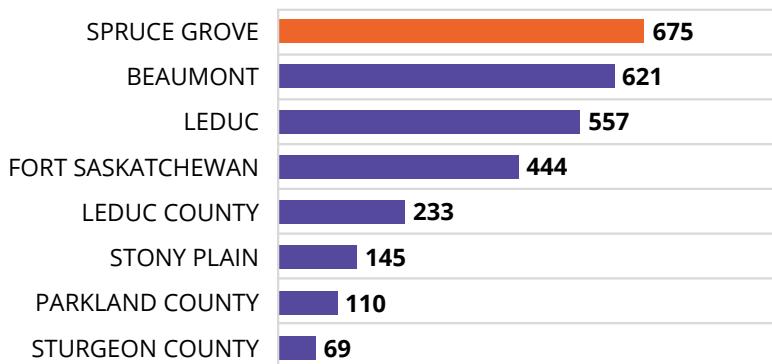
 Home furnishing & electronics

 Books & multi-media

 Fitness & leisure

 Toys & hobbies

## New Home Starts for 2024

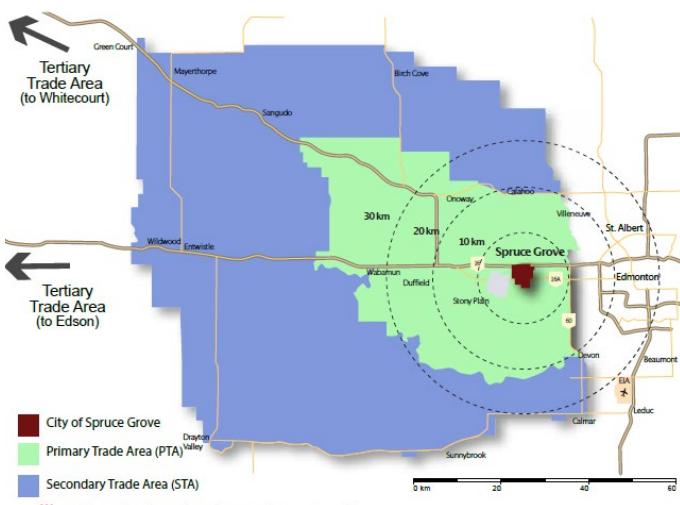


# Markets at Easton

 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.



## Retail For Lease

## Markets at Easton, Spruce Grove, AB



**\$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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