

# STURGEON PLAZA

1 HEBERT ROAD | ST. ALBERT | AB

HIGH EXPOSURE  
ON ST. ALBERT TRAIL



4,680 SF UNIT



4,680 SF UNIT INTERIOR



4,680 SF UNIT INTERIOR



## HIGHLIGHTS

- **±4,680 SF AVAILABLE FOR LEASE**
- High exposure centre on St. Albert Trail
- 37,296 vehicles per day on St. Albert Trail and 13,368 vehicles per day on Hebert Road
- Join ACE Liquor, Bodega Restaurant, Global Pet Foods and other retailers at this site

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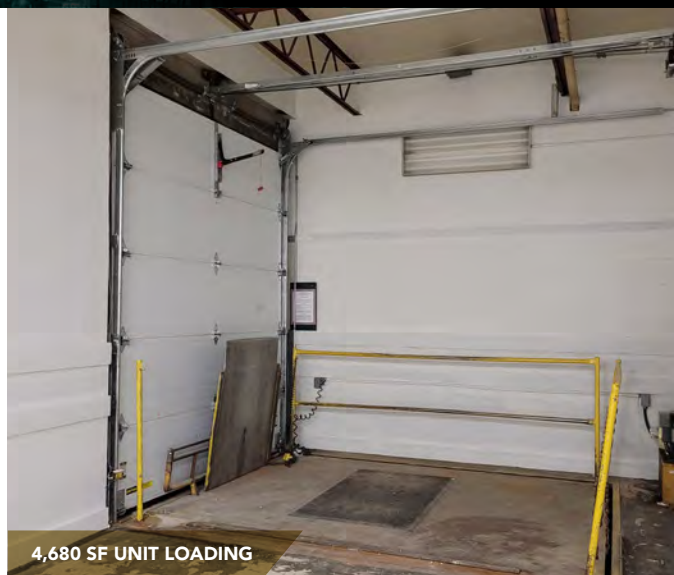
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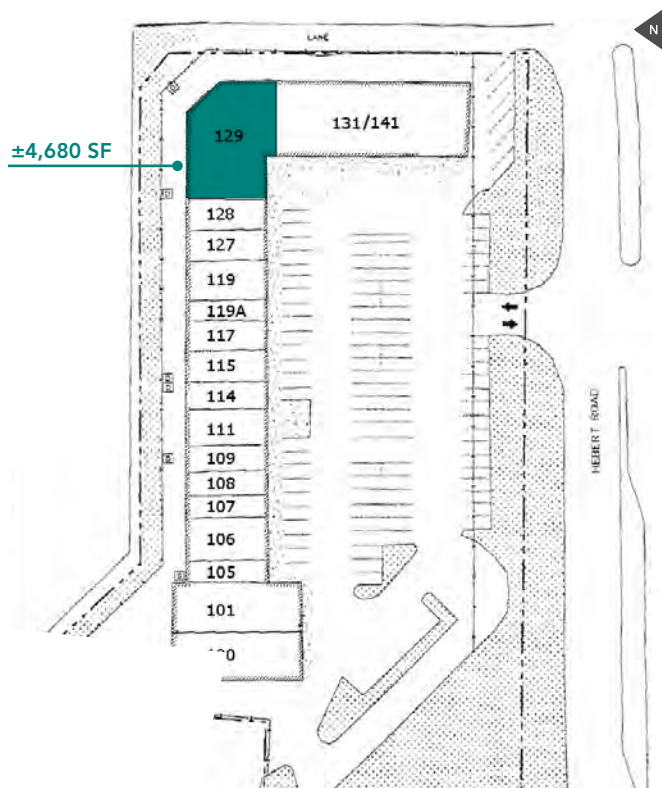
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## FEATURES

- **Vacancy:** ±4,680 SF
- **Available:** Immediately
- **Municipal:** 1 Hebert Road, St. Albert, AB
- **Legal:** Lot 39, Block 12, Plan 9826493
- **Access:** St. Albert Trail and Hebert Road
- **Zoning:** [Corridor commercial](#)
- **Basic Rent:** Negotiable
- **Op Costs:** \$12.82 PSF (Est. 2021)
- **Parking:** Ample surface
- **Signage:** Fascia & Pylon
- **Loading:** #129 – 10 FT overhead grade level door with interior leveler



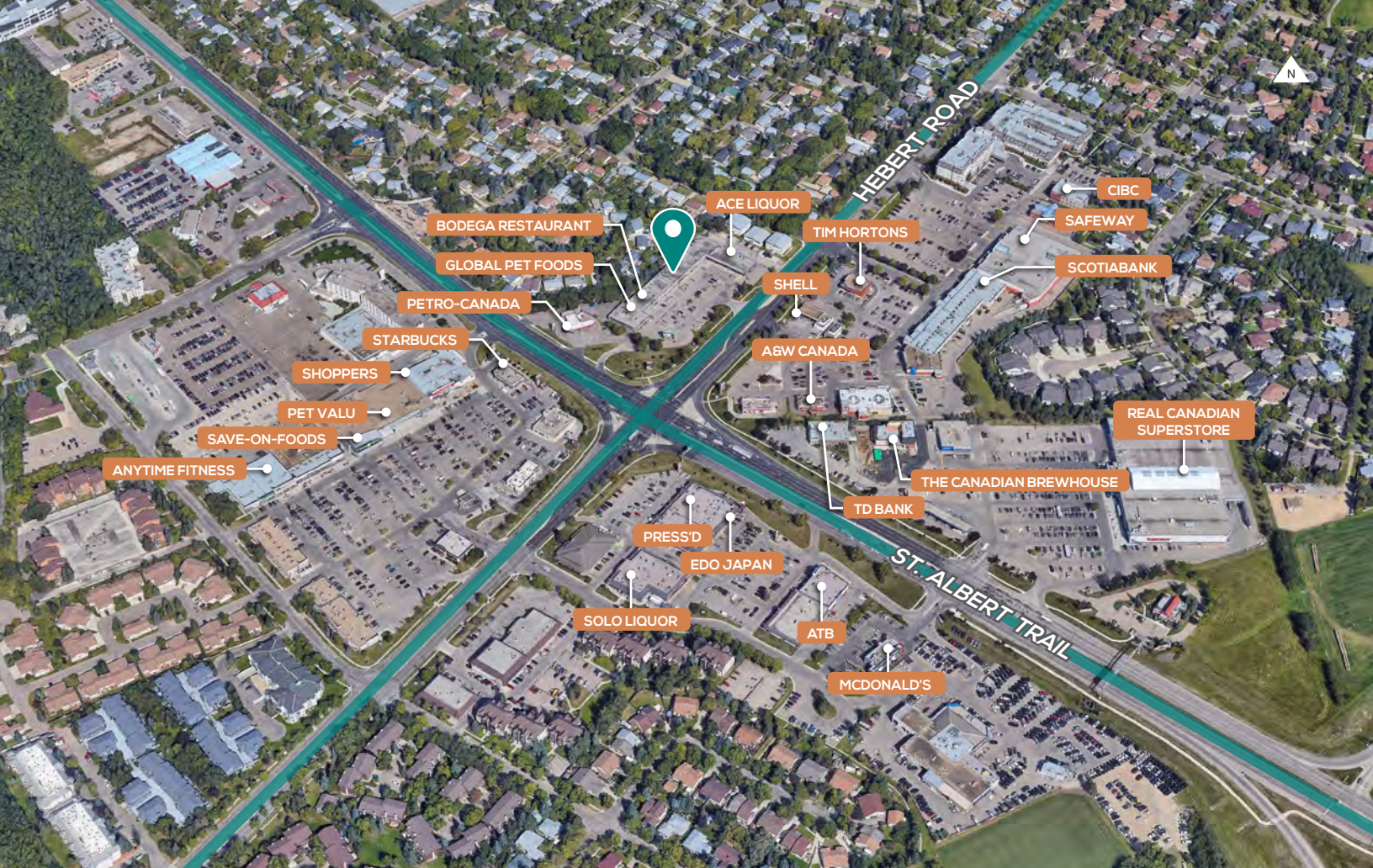
## SITE PLAN



## TENANTS

- 100. Global Pet Foods
- 101. Bodega St. Albert
- 105. BND Beauty and Hairstyling
- 106. Everlasting Health & Weight loss
- 107. Oxford Learning Centre
- 108. Quickly Bubble Tea
- 109. Judy's Nails
- 111. The Dinner Factory
- 114. Dr. Phone Fix
- 115. Barbershop Boyz
- 117. St. Albert Opticians
- 119A. Clear Copy
- 119. Red Willow Veterinary Hospital
- 127. Red Brick Wall Vietnamese Cuisine
- 128. St. Albert Hockey World
- **129. VACANT**
- 131/141. Ace Liquor





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COMMERCIAL

## OPPORTUNITY

**STURGEON PLAZA IS LOCATED ON THE NORTHEAST INTERSECTION OF ST. ALBERT TRAIL AND HEBERT ROAD.** The site is located at the entrance to St. Albert, along a major commercial corridor with exposure to over 37,296 vehicles per day on St. Albert Trail. There are over 36,000 residents within a 3km radius from the site and the businesses of Sturgeon Plaza benefit from the strong residential density and mature neighborhoods that surround it.

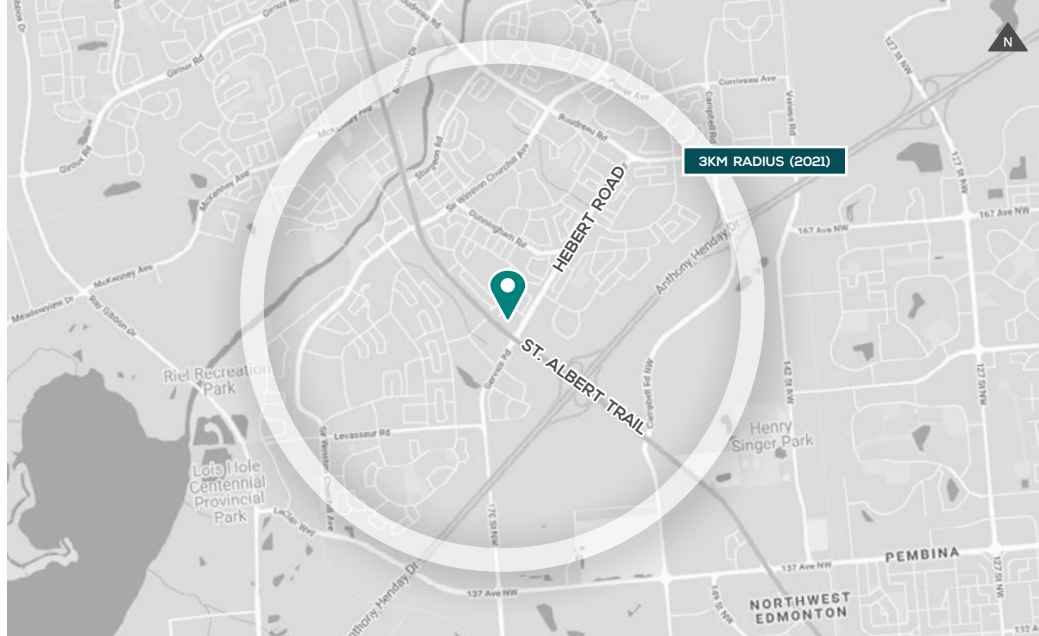


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**RETAIL  
FOR LEASE**

**HIGH EXPOSURE  
ON ST. ALBERT TRAIL**



## DEMOGRAPHICS



- 36,952 residents
- 35,019 daytime population
- **4.2% GROWTH (2015-2020)**
- 10.9% projected growth (2020-2025)



- Average household income of \$129,076
- **52.3% OF HOUSEHOLDS EARN MORE THAN \$100,000**
- 23.4% of households earn \$60,000 to \$100,000



- 0-19 = 22.6%
- **20-39 = 25.8%**
- **40-59 = 25.8%**
- 60 Plus = 25.7%



- **43,900 VEHICLES DAILY ON ST ALBERT TRAIL NORTH OF ANTHONY HENDAY DRIVE N WB**
- 13,368 vehicles daily on Herbert Road

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