

| SABLE REALTY |

SINOVA  
DEVELOPMENTS



**FOR LEASE**

Upcoming Class A Retail Development on St. Albert Trail

# SINOVA CENTRE @ ERIN RIDGE

1167 St. Albert Trail , St. Albert, AB

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## FOR LEASE 13,500 SF of Modern Commercial Construction

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 13,500 SF of modern, architecturally refined commercial space designed to accommodate a dynamic mix of retail, service, professional, and food-oriented users.

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

<b>Property Name</b>	Sinova Centre @ Erin Ridge	
<b>Municipal Address</b>	St. Albert Trail & Ernest Boulevard, St. Albert, AB	
<b>Legal Description</b>	Plan 2221902, Block 5, Lot 4	
<b>Site Size</b>	1 acre	
<b>Building Area</b>	Bay 1: 725 SF Bay 2: 1,800 SF Bay 3: 1,305 SF Bay 4: 1,315 SF	Bay 5: 1,315 SF Bay 6: 1,242 SF Bay 7: 1,242 SF Bay 8: 4,276SF
<b>Utilities</b>	Separately Metered	
<b>Base Rent</b>	Market	
<b>Additional Rent</b>	TBD	
<b>Possession</b>	Fall 2027	
<b>Zoning</b>	Trail Commercial Corridor	

**14kms**  
TO EDMONTON

**72,316**  
POPULATION  
(2024)

**169,989**  
AVERAGE  
HOUSEHOLD  
INCOME





## 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

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## ABOUT ERIN RIDGE NORTH - ST. ALBERT

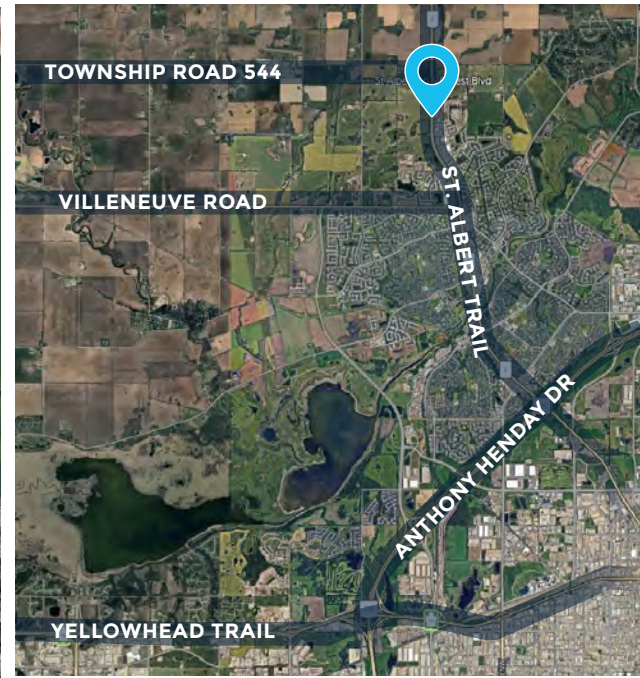
One of St. Albert's most established and affluent residential communities

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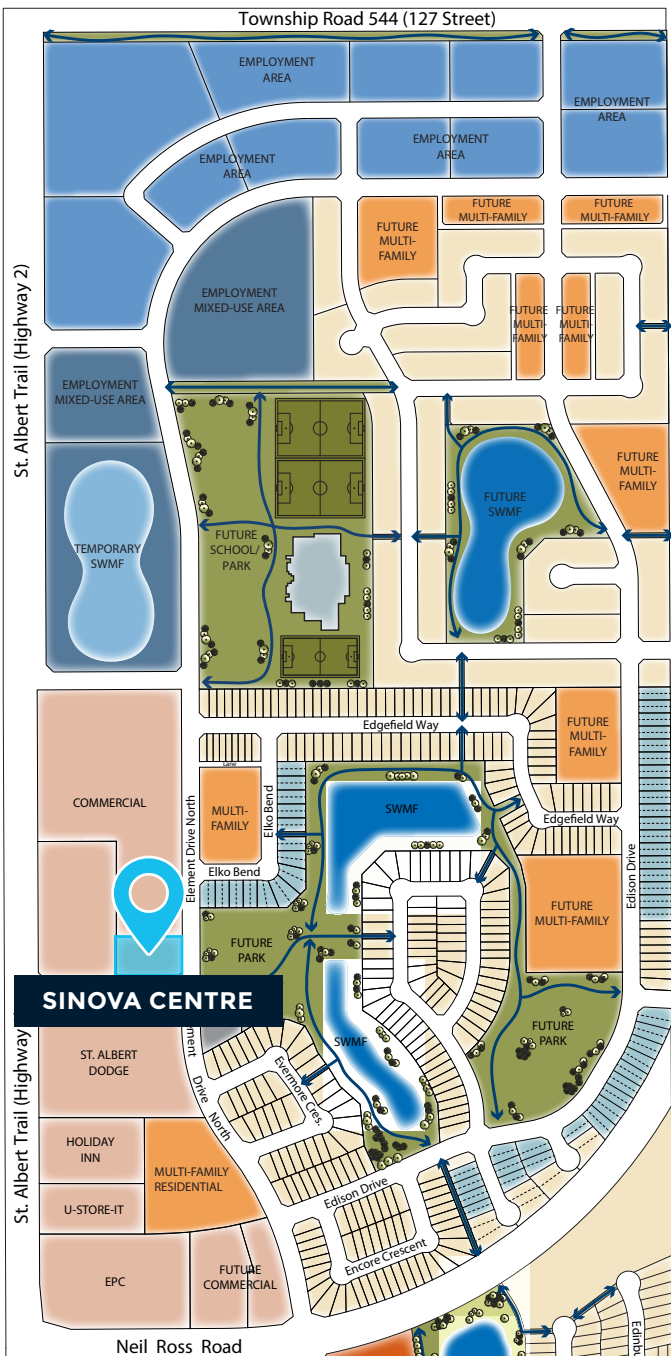
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- Low Density Residential
- Semi-Detached Residential
- Medium Density Residential
- High Density Residential
- Supportive Housing
- Mixed Use Commercial with Residential
- Employment Area
- Employment Mixed-Use Area
- Commercial
- Park
- Public Utility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

## 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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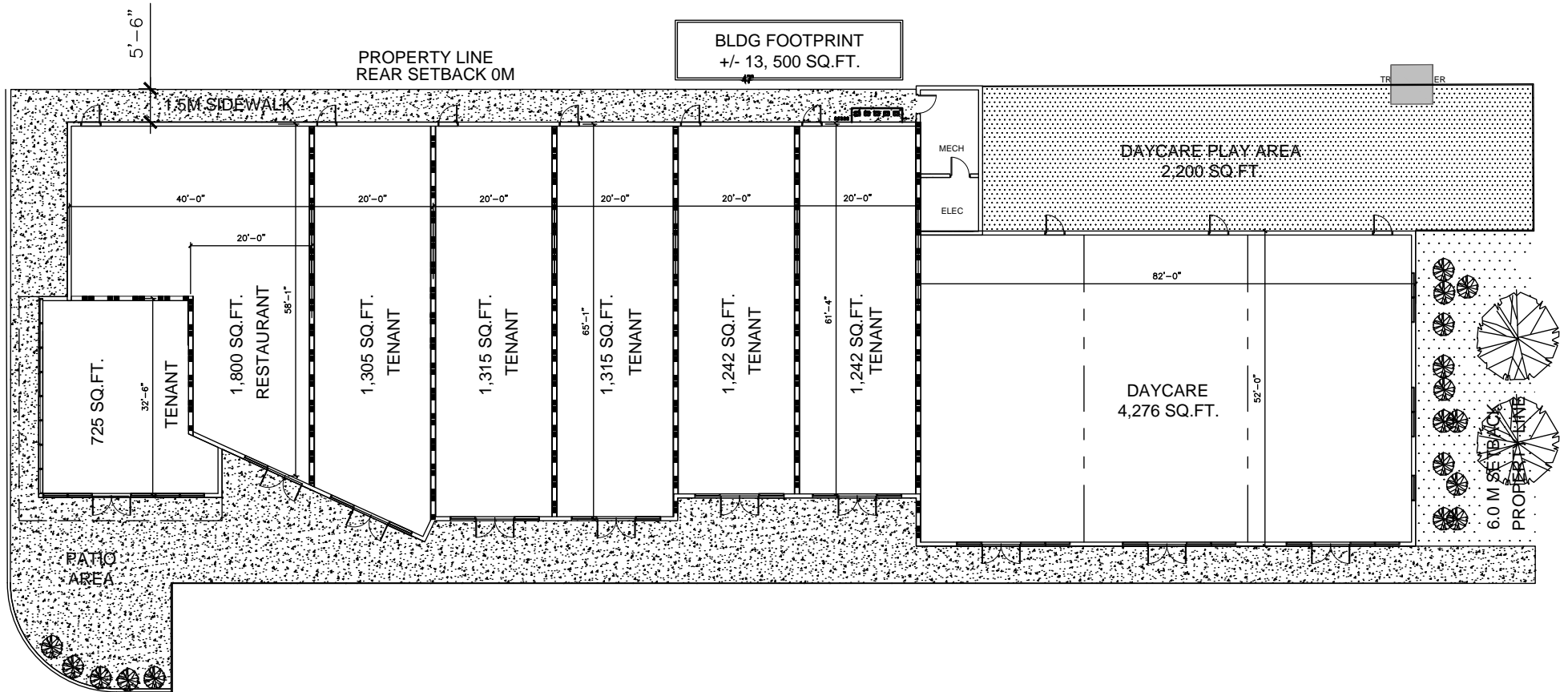
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# SITE PLAN



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## GET MORE INFORMATION

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## ABOUT SABLE REALTY

[sablerealty.ca](https://sablerealty.ca)

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