

FOR LEASE

STURGEON PLAZA

1 HEBERT ROAD | ST. ALBERT, AB



- 1,087 SF and 4,678 SF retail spaces for lease with frontage onto St. Albert Trail with high exposure of over 13,368 vehicles per day.
- Excellent surface parking onsite, building and pylon signage opportunities.
- Surrounded by a high-density residential neighborhood.
- Landlord incentives available for qualified tenants.
- Professionally managed property.

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FOR LEASE | STURGEON PLAZA RETAIL SPACES

PROPERTY DETAILS

DEVELOPMENT NAME

Sturgeon Plaza

MUNICIPAL

1 Hebert Road | St. Albert, Alberta

LEGAL

Plan 9826493, Block 12, Lot 39

TYPE

Retail

AVAILABLE SPACES

Unit 106 → ± 1,087 SF

Unit 129 → ± 4,678 SF

BUILDING SIZE

± 29, 747 SF

ZONING

CC - Corridor Commercial

TERM OF LEASE

Negotiable

POSSESSION

Negotiable

LEASE FINANCIALS

BASE RATE

Market

ADDITIONAL RENT

\$13.58 PSF (2024)

UTILITIES

Power, gas and water are separately metered and are the tenants responsibilities

PERMITTED USES

- Art Gallery
- Business Support Service
- Catering Service that uses up to 3 Vehicles
- Cinema
- Commercial School
- Convenience Store
- Financial Institution
- Funeral Home
- Gas Bar
- General Retail Store
- General Service
- Government Service
- Grocery Store
- Health Service
- Household Repair Service
- Indoor Recreation Service
- Parking Structure
- Professional Office
- Restaurant
- Shopping Centre

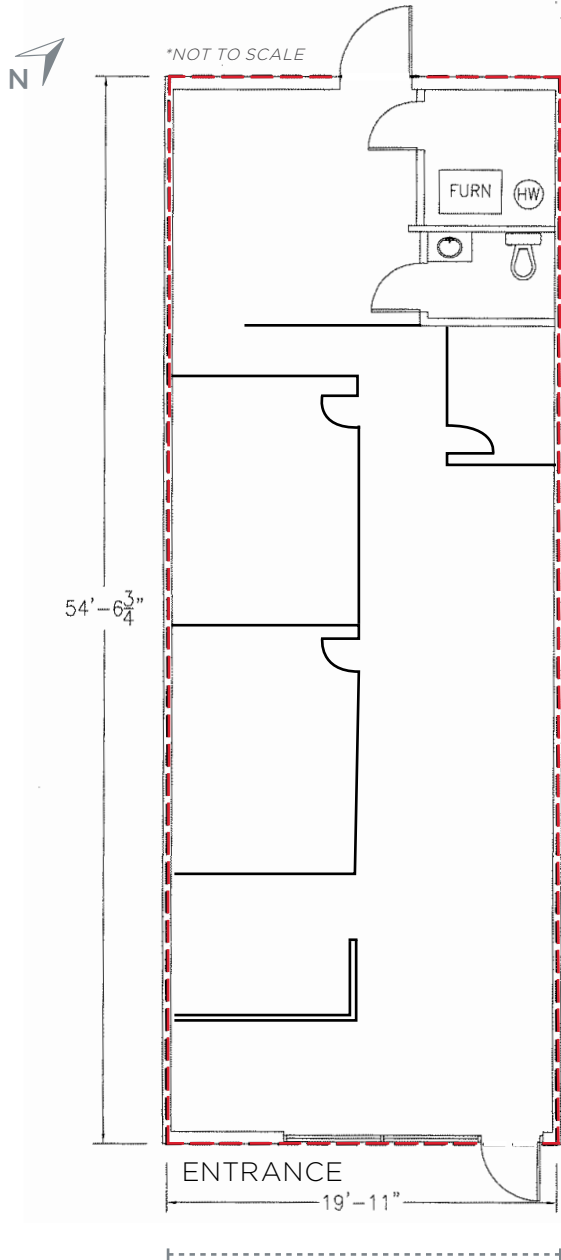
DISCRETIONARY USES

- Amusement Park
- Animal Service
- Apartment Building
- Auction Facility
- Automotive Sales and Service
- Automotive Service
- Automotive Specialty
- Bingo Hall
- Cannabis Retail Store (BL12/2018)
- Car Wash
- Casino
- Community Hall with a gross floor Area Up to 3,250 sq.m.
- Construction Service
- Day Care Facility
- Drinking Establishment
- Drive-Through Business
- Dwelling Unit Above a Ground Floor Commercial Use
- Emergency Protective Service (BL44/2018)
- Equipment Rental
- Family Day Home
- Home Occupation

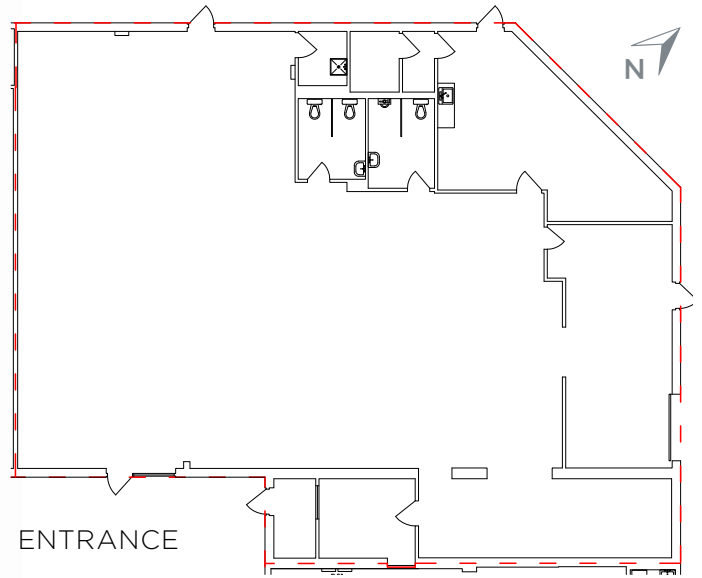
PYLON SIGNAGE AVAILABLE AT MARKET RATE



FLOOR PLAN | UNIT 106 (1,087 SF)



FLOOR PLAN | UNIT 129 (4,678 SF)



***Open floor plan with overhead grade level door and interior leveler.*

INTERIOR | UNIT 106



IDEAL TENANTS

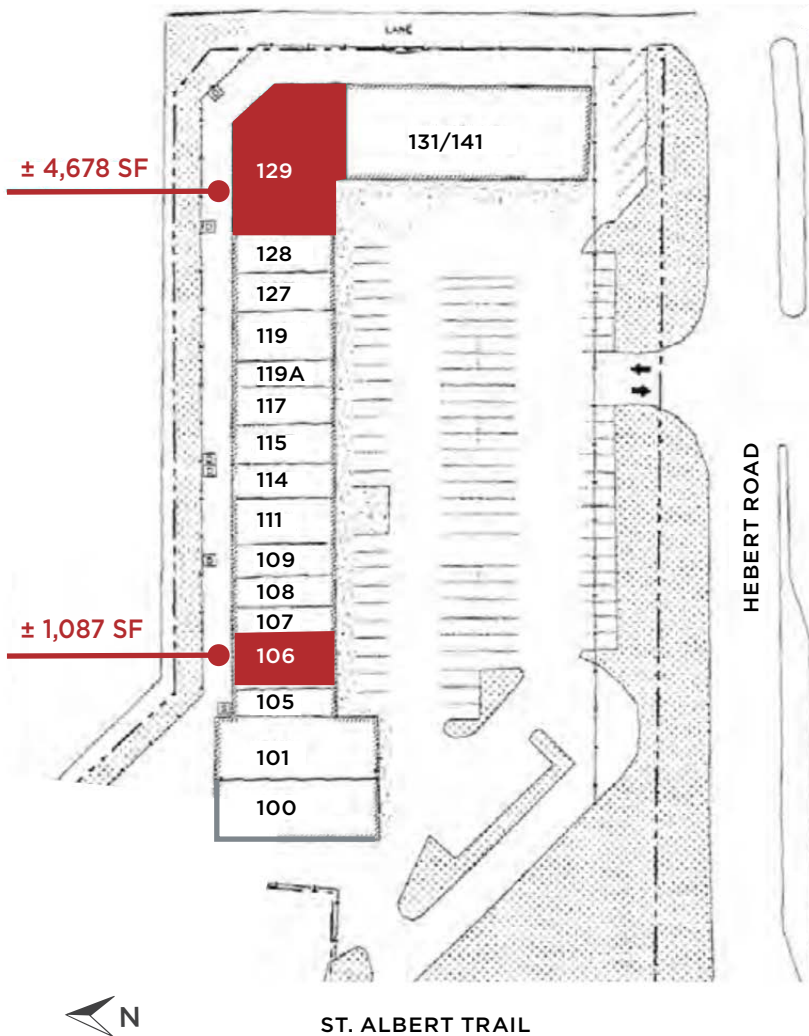


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JOIN THE BUSINESSES IN STURGEON PLAZA

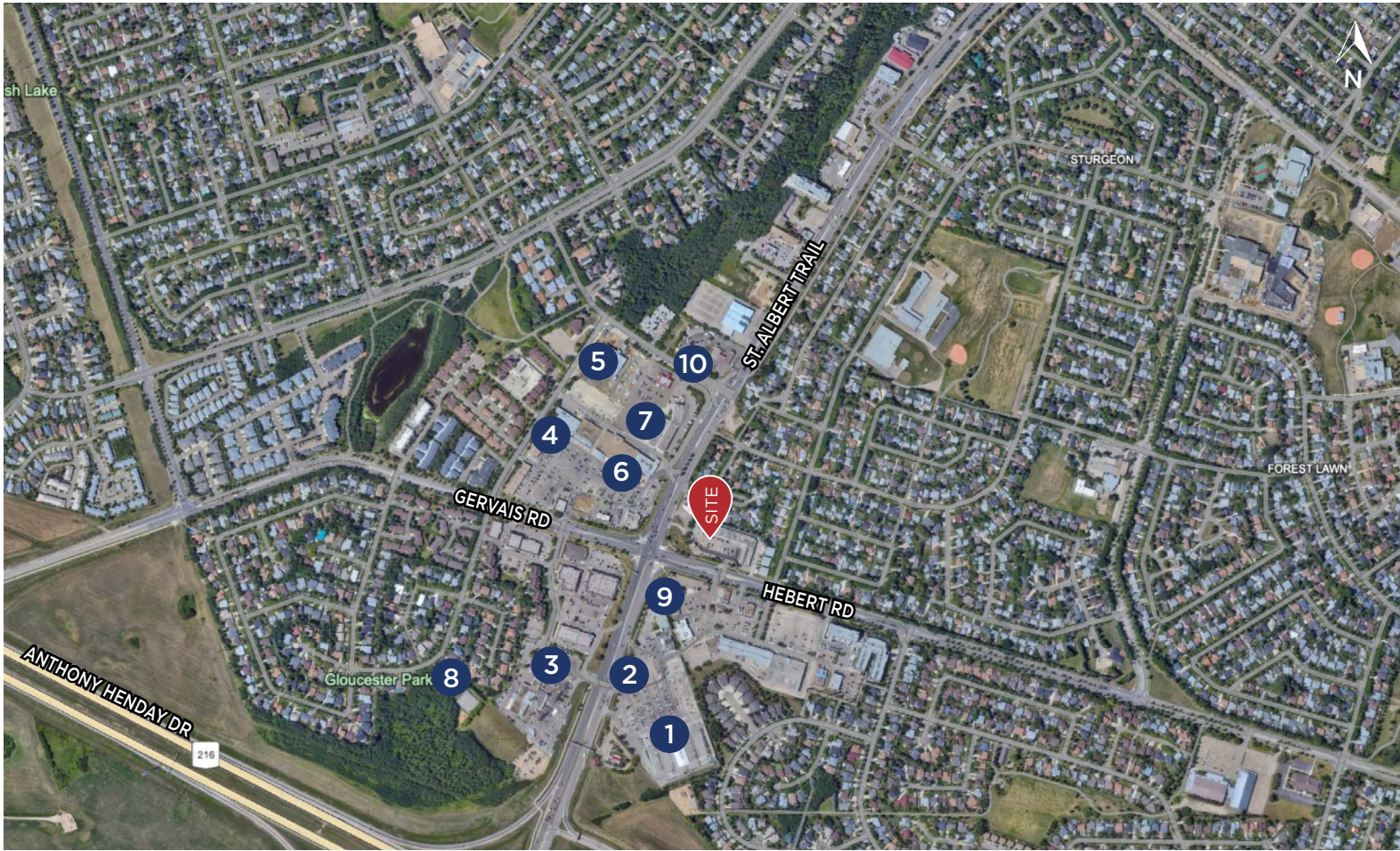
SITE PLAN



TENANTS

- 100. Global Pet Foods
- 101. Bodega St. Albert
- 105. BND Beauty and Hairstyling
- 106. Available**
- 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 Veitnamese Cuisine
- 128. St. Albert Hockey World
- 129. Available**
- 131/141. Ace Liquor

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DEMOGRAPHICS (5KM RADIUS)



- 5,931 residents
- 82,458 daytime population
- 2.5% growth (2024-2029)
- 1.96% projected growth (2024-2034)



- Avg household income of \$140,069
- 3,542 household earns \$60k-\$80k
- 9,222 household earns over \$100k+



- 0-19 years = 23,232
- 25-34 years = 12,008
- 45-54 years = 12,643
- 60+ years = 13,783



- 56,200 on St. Albert Trail (2018)



DRIVE TIMES

Anthony Henday	5 Mins
St. Albert Trail South	5 Mins
Downtown Edmonton	20 Mins
Edmonton Int'l Airport	30 Mins

NEARBY AMENITIES

- | | |
|-----------------------------|-----------------------------|
| 1. Real Canadian Superstore | 6. Shoppers Drug Mart |
| 2. Mobil Gas | 7. St. Albert Inn & Suites |
| 3. McDonalds | 8. Gloucester Park |
| 4. Anytime Fitness | 9. Gateway Village Shopping |
| 5. St. Albert Fire Station | 10. Gate Ave Auto Select |

CONTACT

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The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract. All measurements need to be independently verified by the Tenant.