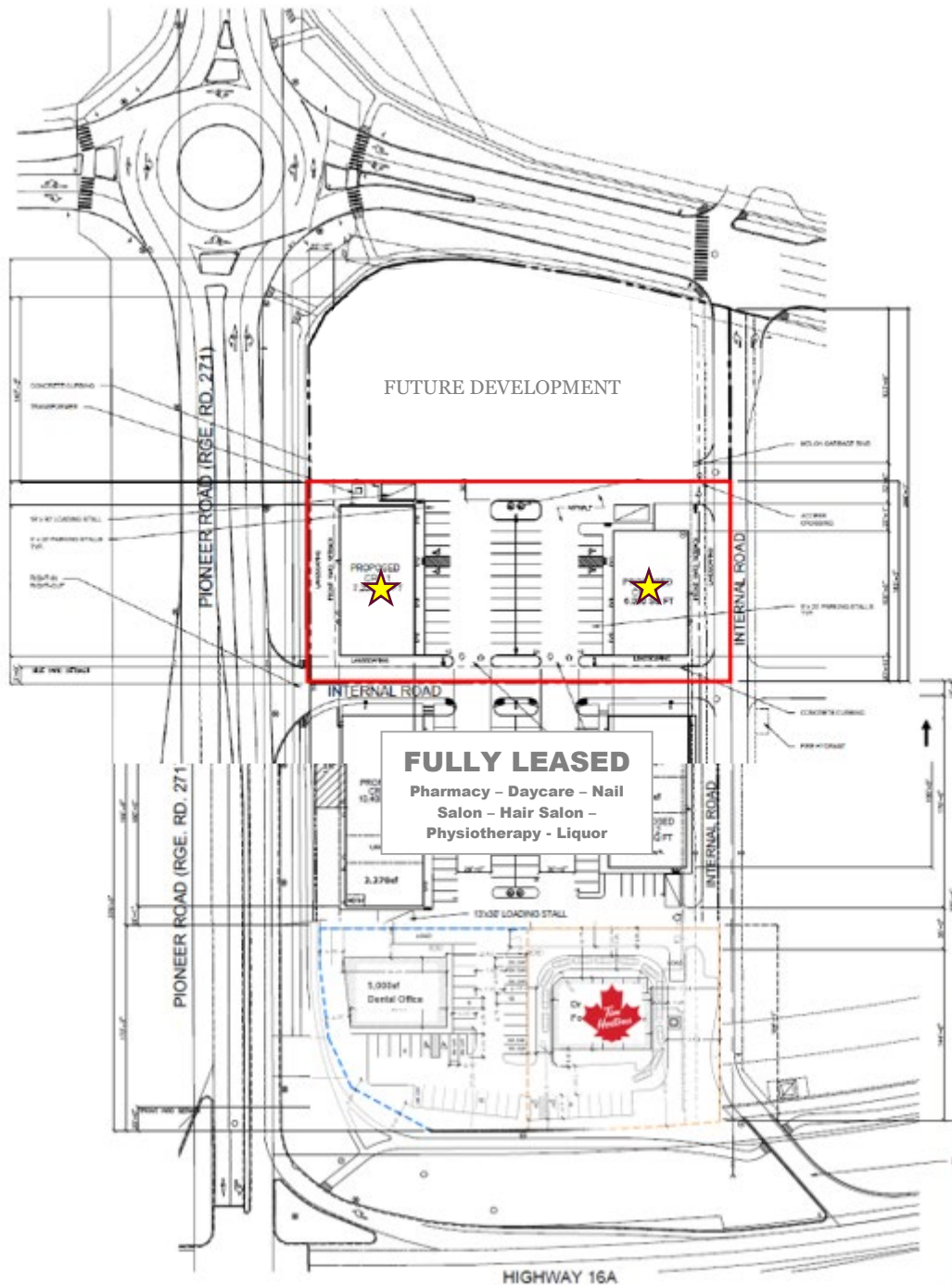


PIONEER CROSSING PHASE 2

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



RETAIL OPPORTUNITIES AVAILABLE – FALL 2026



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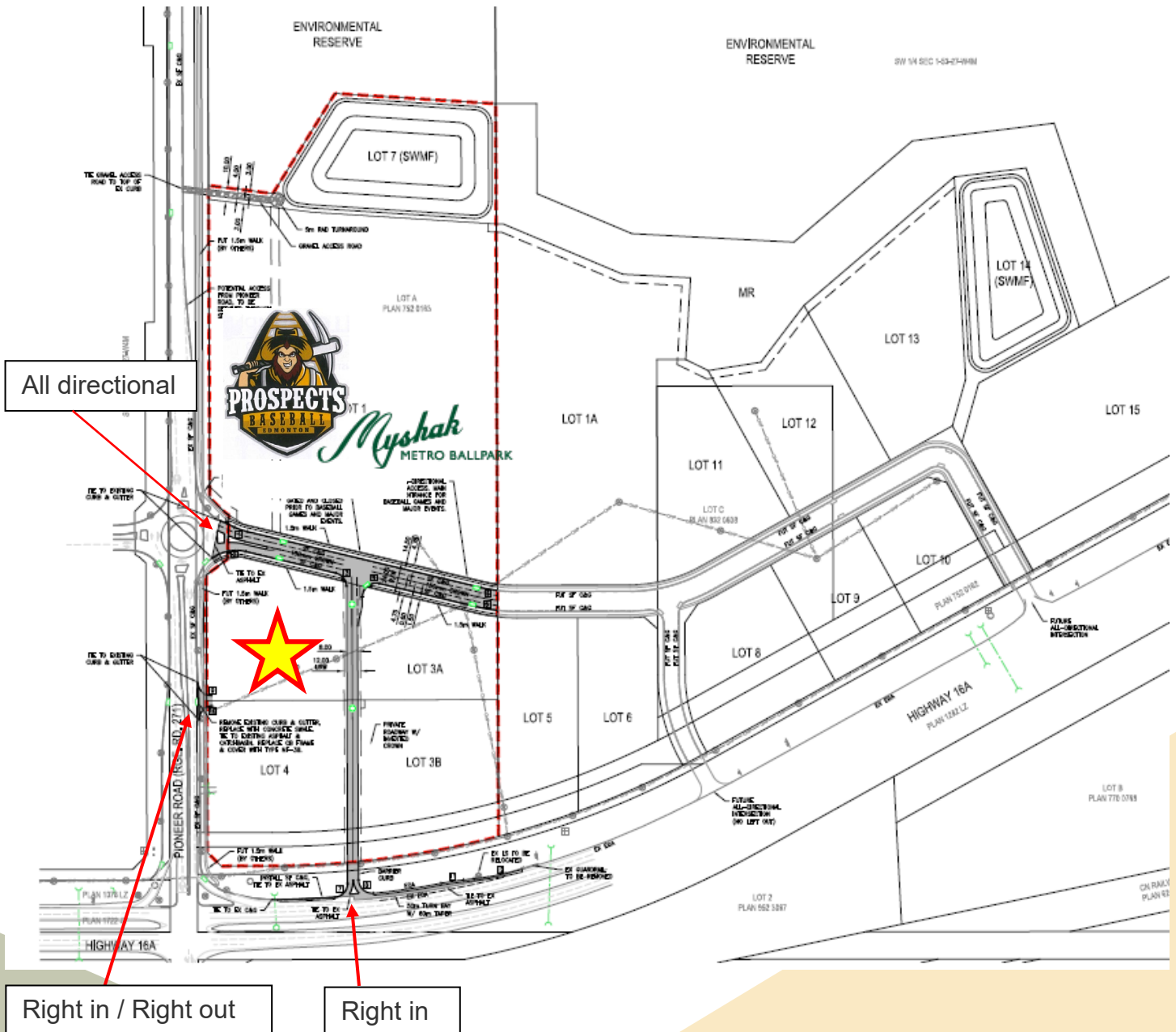
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Investsprucegrove.ca

“Welcome to Spruce Grove, a mid-size city of over 40,000 people. We are located in the Edmonton region, a robust hub of 1.3 million people. We are the service and supply destination for a trade area population of 138,000. Consumers appreciate our big-city amenities without the traffic and crowd congestion. Spruce Grove is a proven industrial player in the region. Local, national, and global companies are finding success here. We are close to road, rail, and air. Our property taxes are affordable. Did we mention that our talent pool appreciates the chance to work close to home? Spruce Grove has strong population and employment growth. We offer a vast consumer market and exciting investment opportunities. And, most important, a desirable quality of life.” ~ Spruce Grove Economic Development

Data & Demographics

Population within Driving Distance of the Ballpark

Located at the southeast corner of Pioneer Road and Highway 16A, the new Myshak Metro Ballpark is only 10 minutes off Anthony Henday Drive in Edmonton – making this a truly Regional and Metropolitan Ballpark. With strong growth projections for Spruce Grove, Edmonton, and Alberta, an exciting opportunity to appeal to a fast and growing community is readily available. Stats Canada predicts Alberta will grow to 6.6M people by 2046 with much of that growth focused on the metropolitan centres.



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PHASE 1 - FULLY LEASED



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