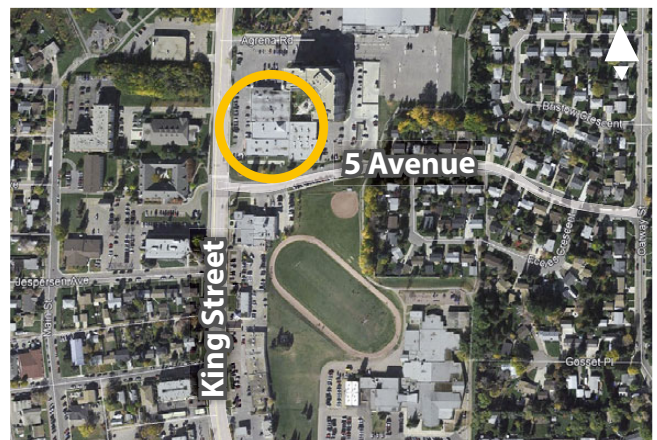




## RETAIL SPACE IN SPRUCE GROVE FOR LEASE

**King Street Plaza**  
420 King Street, Spruce Grove

» Located on the busy King Street



FOR MORE  
INFORMATION OR  
TO VIEW, PLEASE  
CONTACT:

**Doug Grinde**, VICE PRESIDENT

C: 403-815-0283

O: 780-463-3332

dgrinde@barclaystreet.com



LOCAL  
EXPERTISE  
MATTERS

- » Located on the busy King Street next to KingStreet On The Park condominium.
- » Occupies the same building complex as Spruce Grove Public Library.
- » Close to City Hall and Central Park.

## LEASE INFORMATION

MUNICIPAL ADDRESS:  
420 King Street, Spruce Grove, AB

LEGAL ADDRESS:  
Bare Land Condominium Plan 0728131, Unit 3

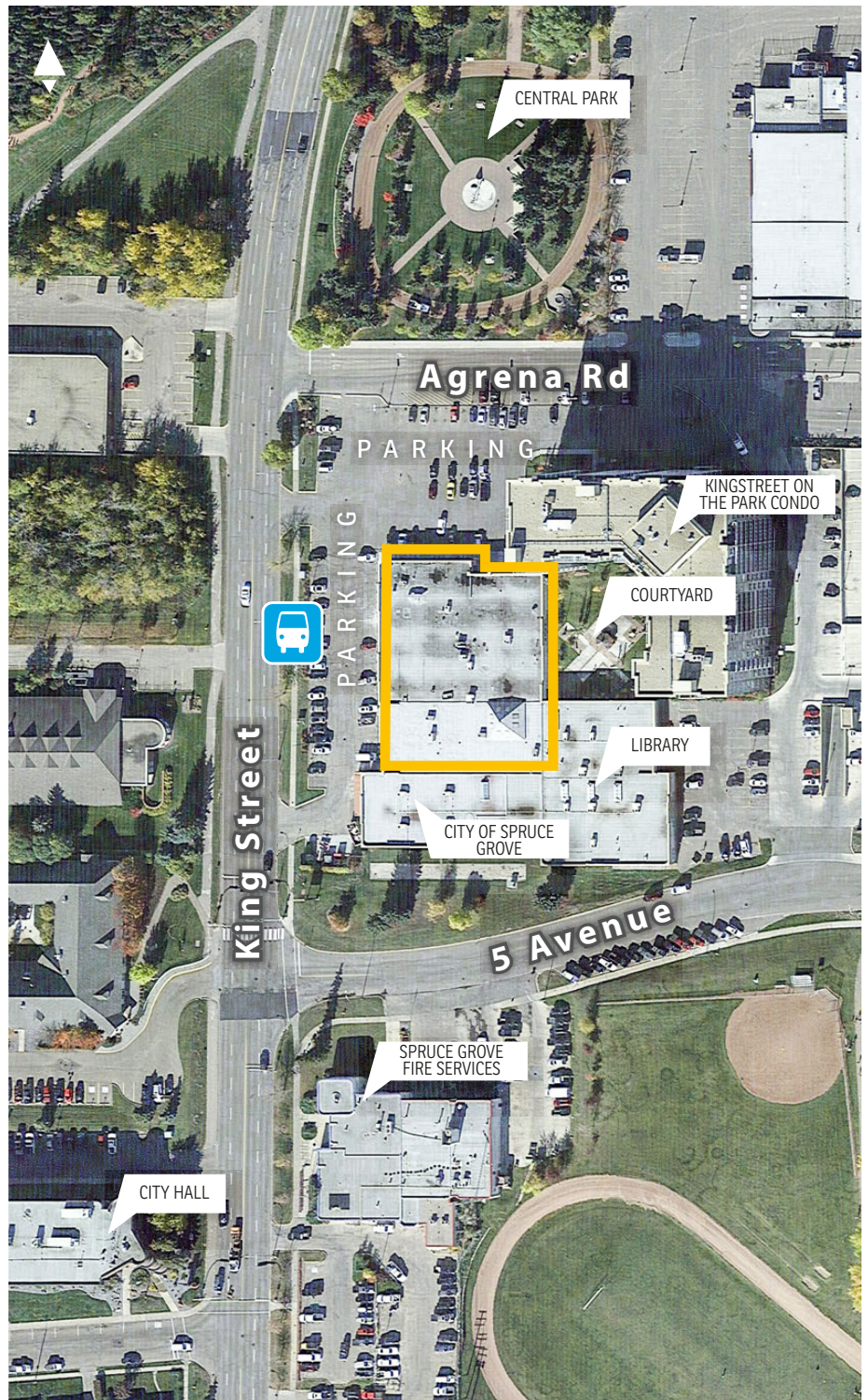
YEAR OF RENOVATION:  
2009

- AVAILABLE FOR LEASE:
- » 1,468 sq. ft. Exterior frontage / signage. Available Immediately
  - » 3,400 sq. ft. Exterior. Available Immediately
  - » ~~4,847 sq. ft. Interior / skylight~~ **LEASED**

TENANT IMPROVEMENT ALLOWANCE:  
Negotiable

BUDGETED OPERATING COSTS:  
\$10.00 per sq. ft. (including utilities)

ASKING RENT:  
Market



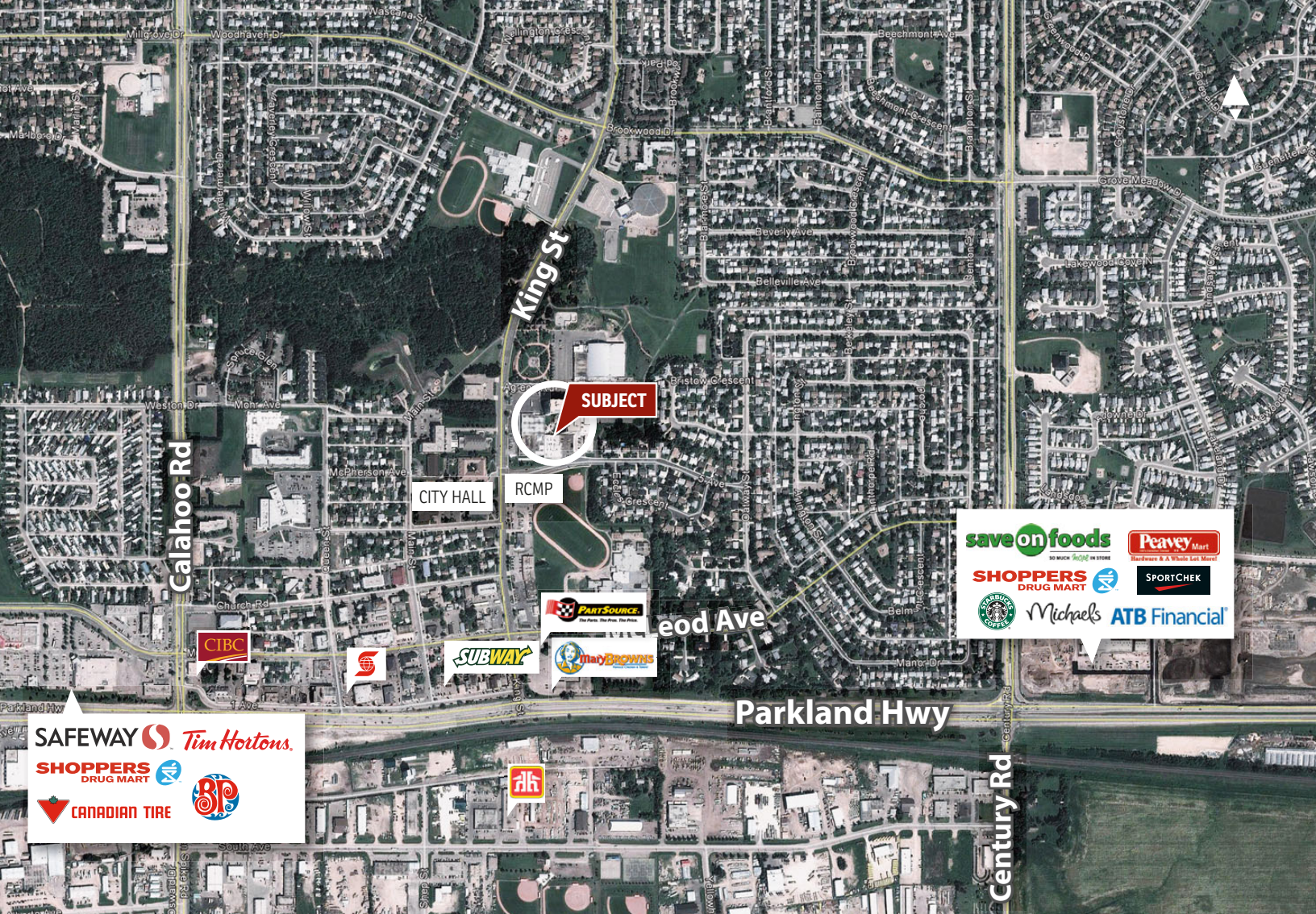


**3,400** SQ.FT.

- 4 offices – furnished
- Boardroom
- Reception – furnished
- Storage room, internal c/w shelving
- Storage room with exterior loading door
- Kitchen – furnished
- Server room with data docking station and distribution through the space
- 2 open areas used previously as office stations.



**1,468** SQ.FT.



## Spruce Grove

Located just 11 km west of Edmonton, Spruce Grove has a prominent position in the Capital Region. As the western gateway, it is the first major city for travellers approaching Edmonton from the west and is well connected to many major transportation routes.

Spruce Grove serves as the commercial service centre for the tri-municipal region with a combined population of over 72,000. It is one of Alberta's fastest growing communities with a 20% population increase over the last four years.



## Spruce Grove Demographics

### Population

40,533 2021	44,356 ▲9.4% 2026
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### Average Household income

\$123,303 2021	\$139,385 ▲13% 2026
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Median Age	34.9 2021	36.0 2026
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### Current Consumption / Person

\$14,347 FOOD	\$4,689 HEALTH CARE	\$5,457 RECREATION
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The information contained herein has been gathered from sources deemed reliable, but is not warranted as such and does not form any part of any future contract. This offering may be altered or withdrawn at any time without notice.

