

3,400 sf

Unit 11

1,468 sf

Unit 4B



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:

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c: **780-910-6893**
aschoepp@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:

- » 3,400 sq. ft. Unit 11
- » 1,468 sq. ft. Unit 4B. Exterior frontage .
- » ~~4,847 sq. ft. Interior / skylight~~ **LEASED**

AVAILABILITY:

Immediate

TENANT IMPROVEMENT ALLOWANCE:

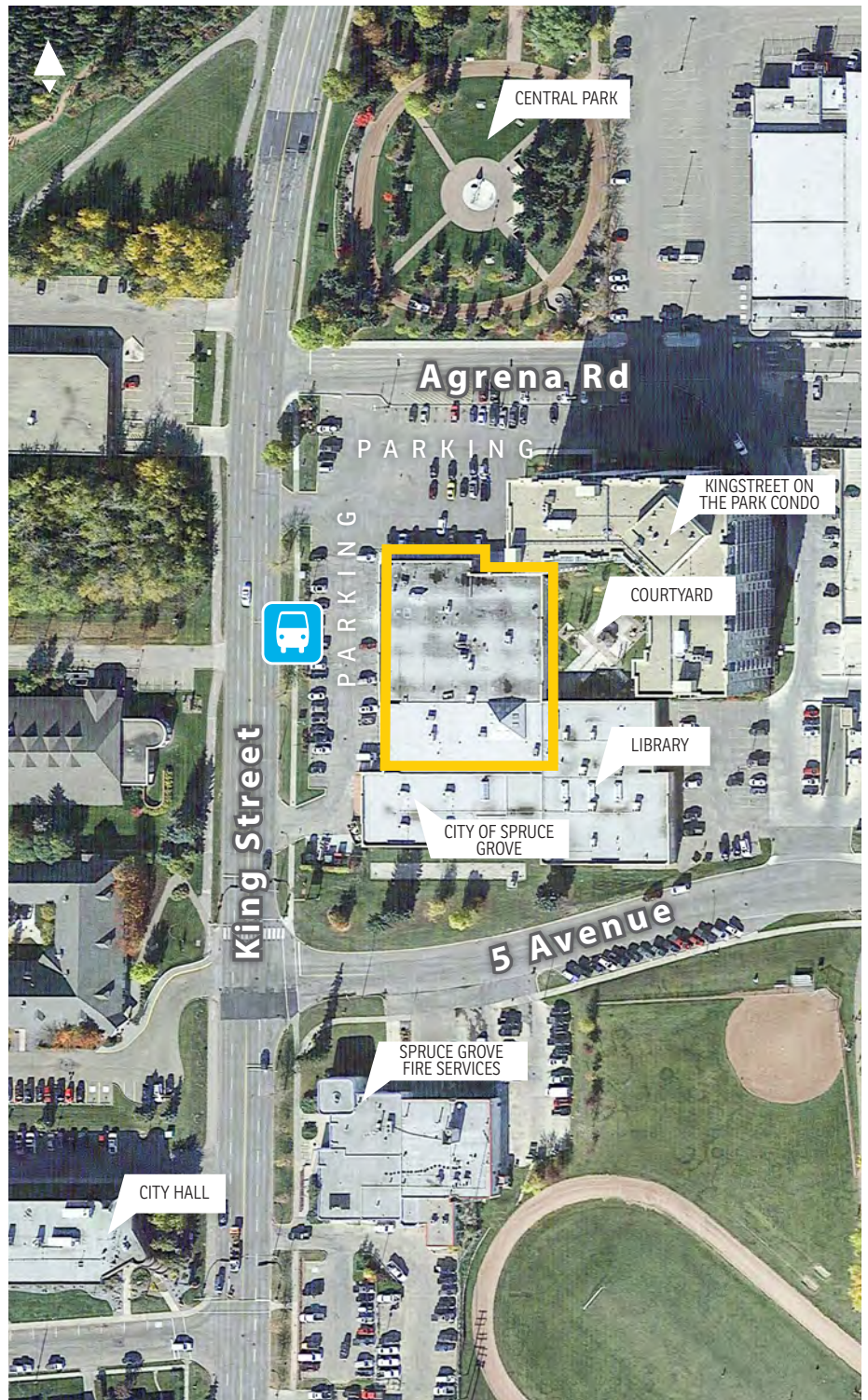
Negotiable

BUDGETED OPERATING COSTS:

\$11.95 per sq. ft. (including utilities)

ASKING RENT:

Market



King Street

P A R K I N G

UNIT 7
PORTA ROMANA
RESTAURANT

UNIT 5
JOHN KENNETH
HAIR STUDIO

UNIT 2/6
EVERGREEN
CSRD

UNIT 9

PERKS
COFFEEHOUSE

UNIT 11
3,400 SQ.FT.

UNIT 10
MINT
THERAPEUTICS

Corridor

UNIT 3B
ALBERTA STRENGTH &
FITNESS

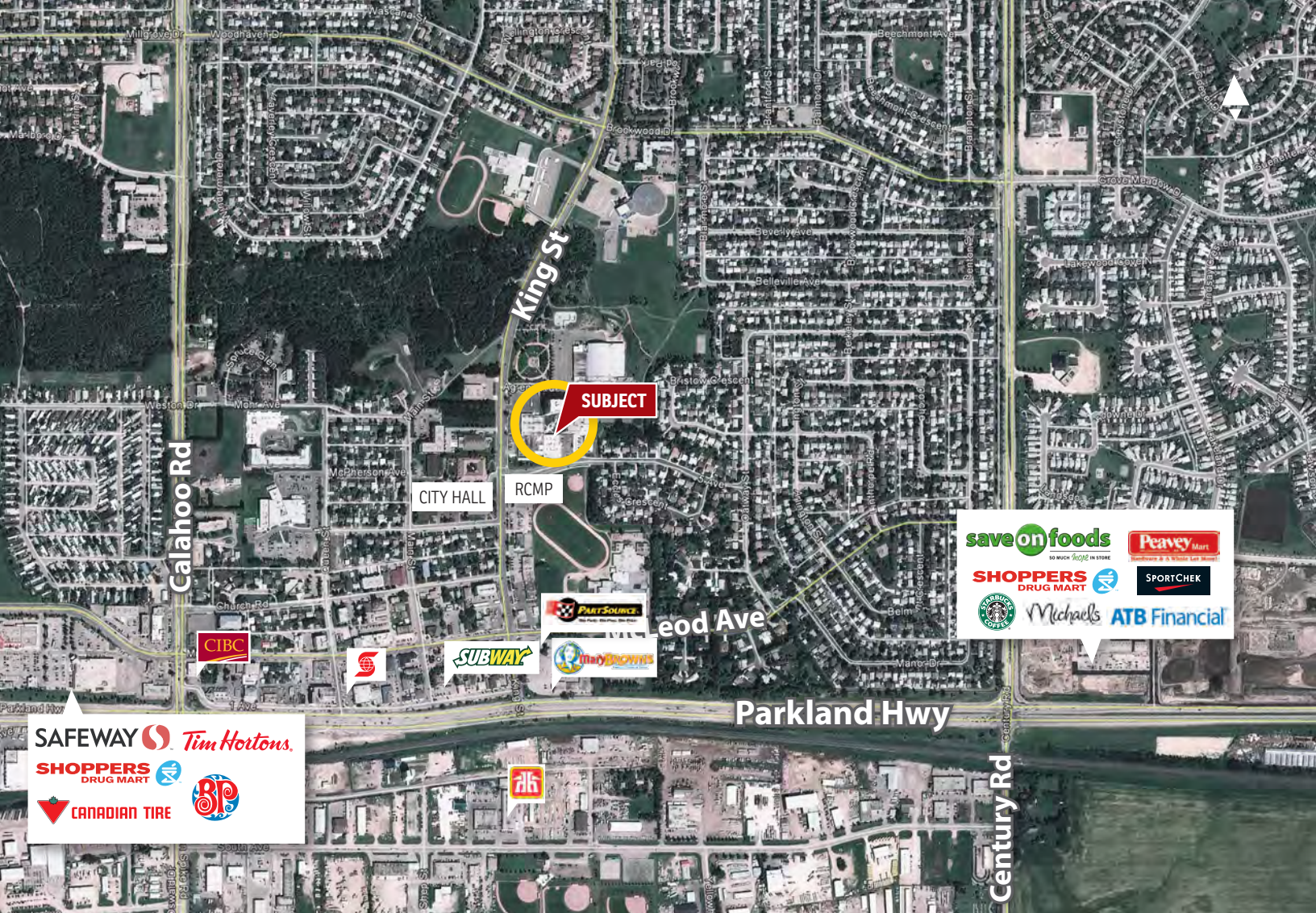
UNIT 4A
*The Medicine
Shoppe*

UNIT 3
JUNIOR PROSPECTS
HOCKEY LEAGUE

CITY OF SPRUCE GROVE

LIBRARY

UNIT 4B
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

43,756	50,530 ▲9.4%
2025	2030

Average Household income

\$134,941	\$153,798 ▲13%
2025	2030

 Median Age	36.4	37.8
	2025	2030

Current Consumption (Total)

 \$235.6M FOOD	 \$53.3M HEALTH CARE	 \$109.4M RECREATION
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LOCAL EXPERTISE MATTERS

