

RIVERSIDE LANDING

10 Rose Gate, St. Albert, AB

DEVELOPED BY

Hopewell
DEVELOPMENT

RETAIL FOR LEASE



- **GROCERY ANCHORED RETAIL BAYS AVAILABLE**
- Conveniently located along McKenney Avenue with easy access to Ray Gibbon Drive and St. Albert Trail
- The community of Riverside is set to add 3,954 residential units and a total residential population of 9,877 residents upon completion
- Located between the affluent communities of Lacombe Park and Mission, boasting an average household income of \$151,623 per household
- Join Co-op Grocer, Co-op Gas, Co-op Liquor, Tim Hortons, Subway, and Bone & Biscuit.

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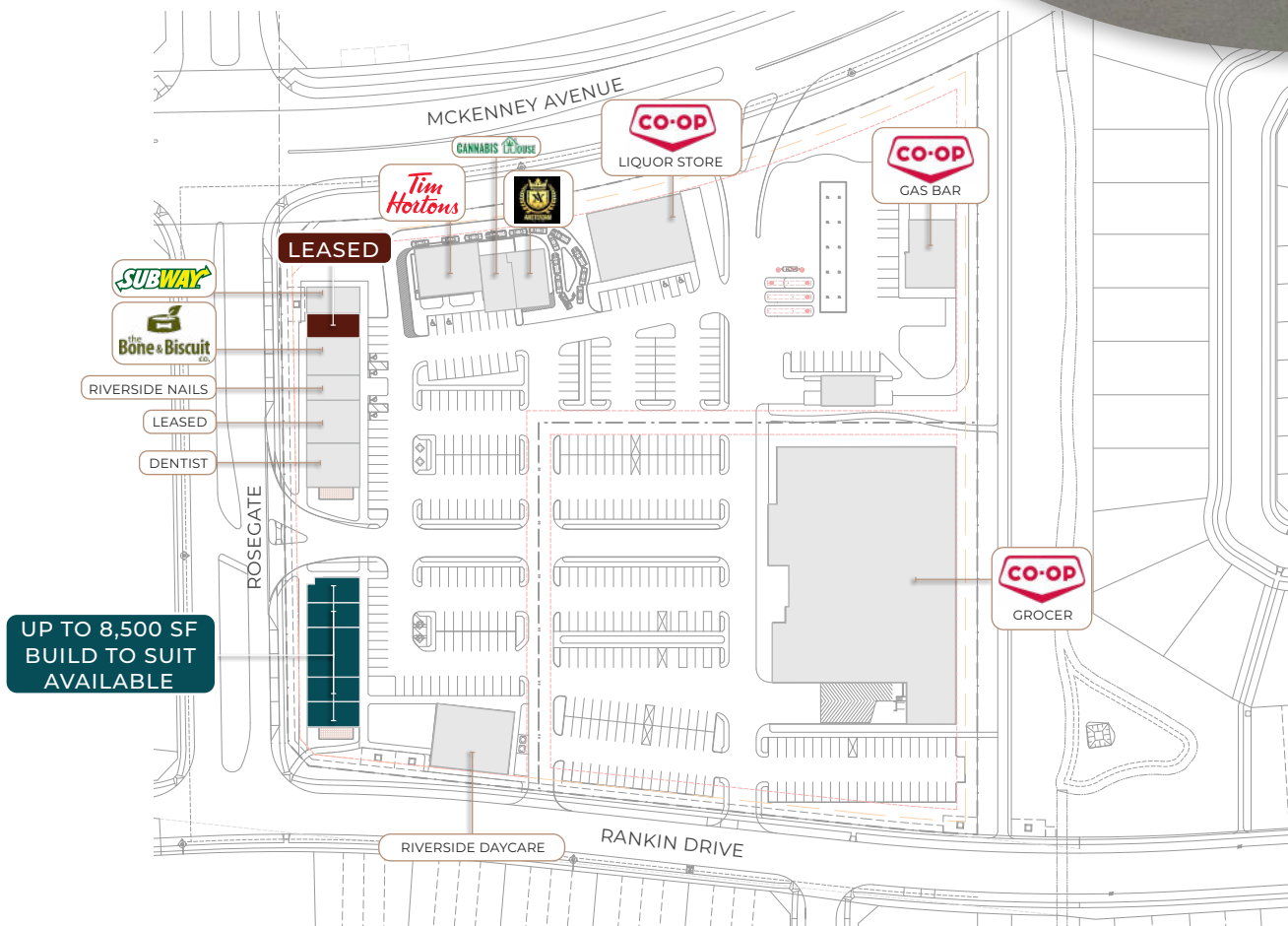
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PROPERTY FEATURES

Vacancy	Up to 8,500 SF available
Available	Build to Suit
Address	10 Rose Gate, St. Albert, AB
Legal	Plan 1921679, Block 7, Lot 1
Zoning	C2 - General Commercial
Basic Rent	Negotiable
Op Costs	\$17.16 PSF
Utilities	Separately metered
Parking	Approx. 450 surface stalls



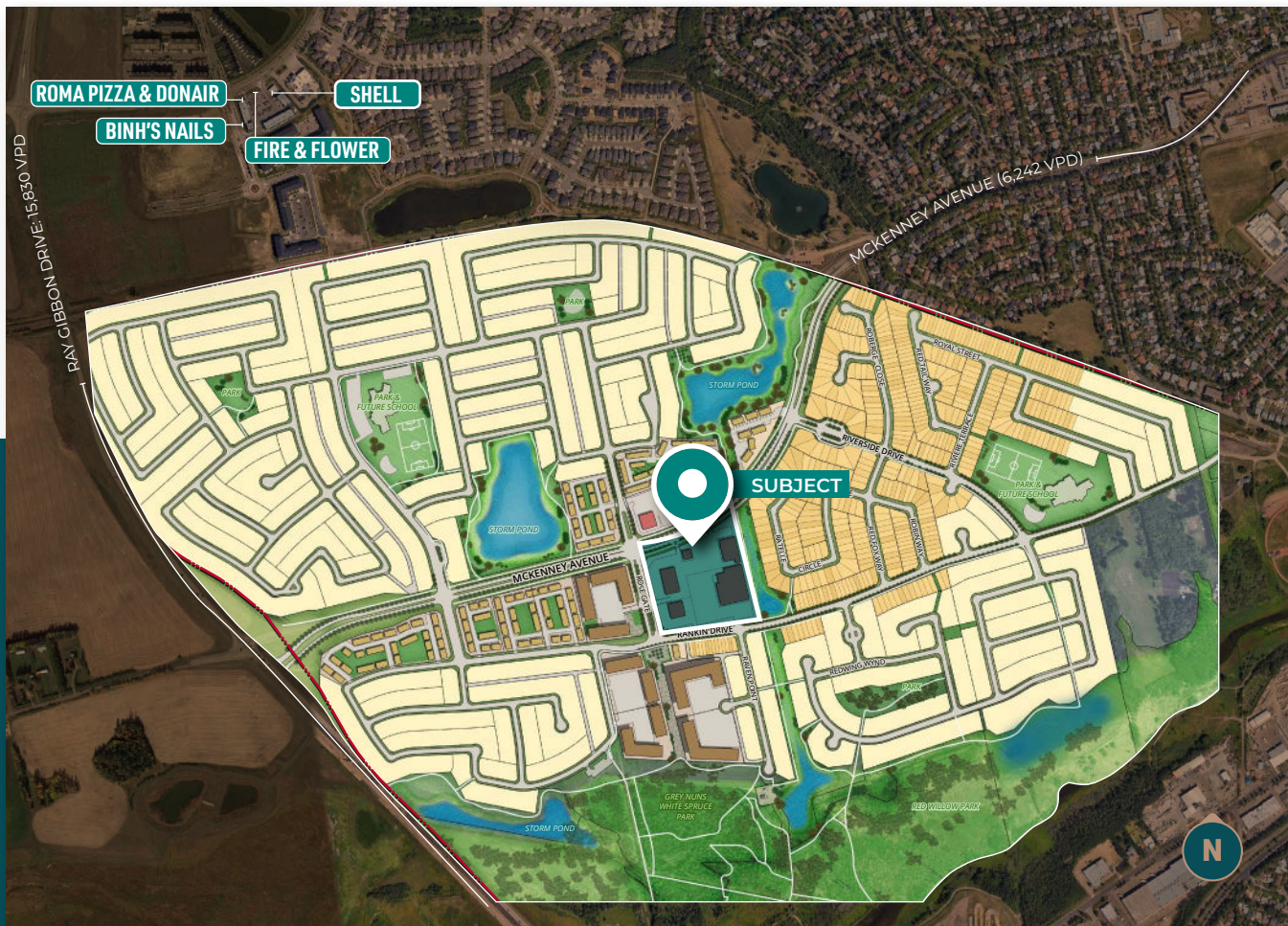
SITE PLAN



AMPLE RETAIL OPPORTUNITY AT RIVERSIDE LANDING

Situated between the developing communities of Riverside and Lacombe Park, Riverside Landing benefits from the strong demographics in the surrounding area, boasting an average household income of \$151,623. This grocery-anchored site provides ample opportunity for a mix of national and local retailers to capitalize on the easily accessible Centre and flexible bay sizes. The

development is surrounded by growing residential with multiple high-density multifamily sites currently being constructed, set to support an estimated 9,877 residents within the Riverside community. The site offers +/- 450 surface-level parking stalls and a great tenant mix including Co-op Grocer, Co-op Gas, Tim Hortons, Subway and more.



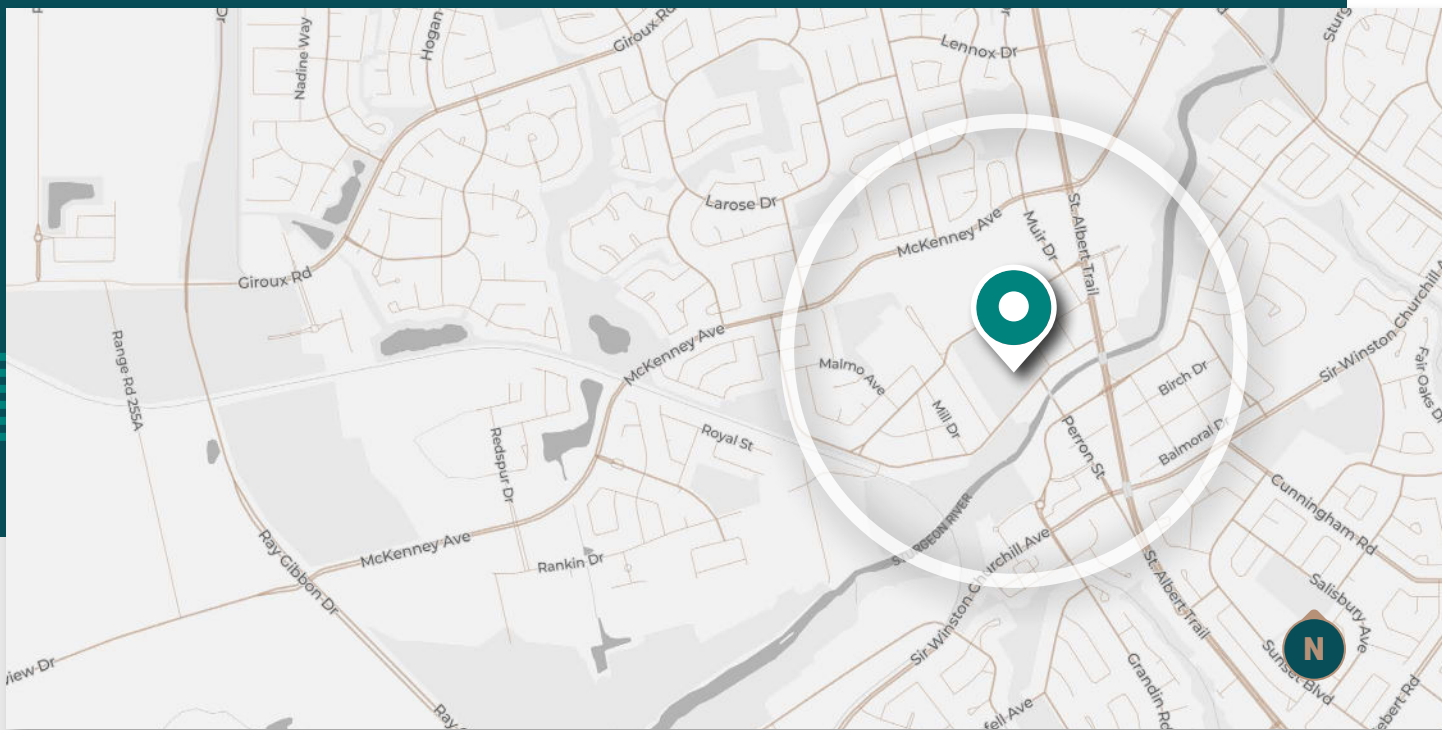
UNDERSERVED
GROWING POPULATION



FLEXIBLE BAY
SIZES AVAILABLE



+/- 450 SURFACE
PARKING STALLS



+ IDEALLY SITUATED WITHIN A GROWING COMMUNITY

AREA DEMOGRAPHICS

2 KM RADIUS

18,682

DAYTIME POPULATION

23,097 residents
10.0% growth (2017-2022)
12.2% projected growth (2022-2027)

28.8%

40-59 YRS

0-19 yrs = 25.1%
20-39 yrs = 23.3%
60+ yrs = 22.8%

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151,623

AVERAGE HOUSEHOLD INCOME

18.2% earn \$60-100,000
64.2% earn \$100,000+

15,830

VPD ON RAY GIBBON DRIVE

15,830 VPD on Ray Gibbon Drive
6,242 VPD on McKenney Avenue

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