

| RIVERSIDE LANDING |

RETAIL FOR LEASE

10 ROSE GATE | ST. ALBERT | AB



DEVELOPED BY

Hopewell
DEVELOPMENT

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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PROPERTY FEATURES

10 ROSE GATE | ST. ALBERT | AB

Vacancy 1,233 – 8,500 SF available
Available Immediately
Municipal 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



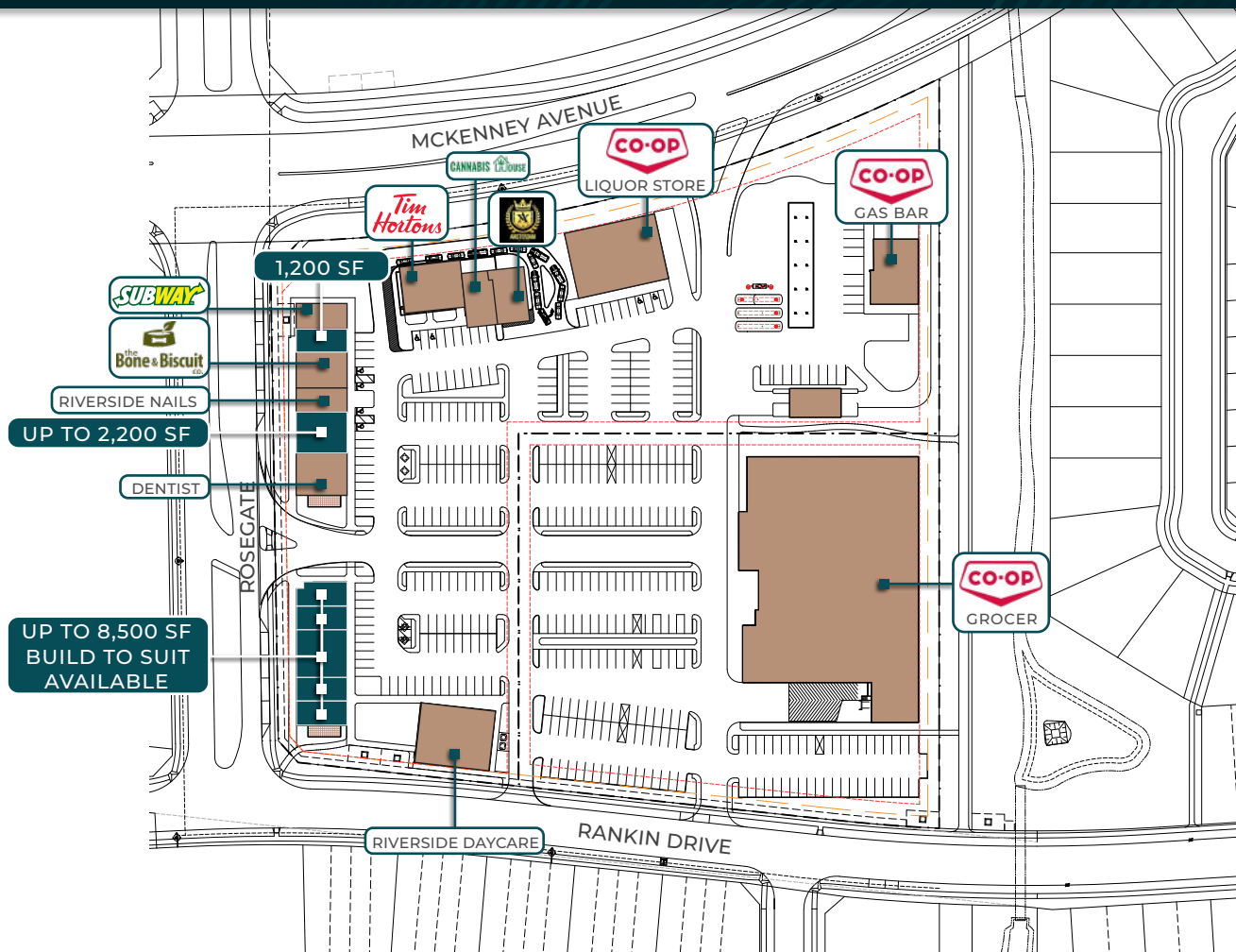
UNDERSERVED
GROWING POPULATION



FLEXIBLE BAY
SIZES AVAILABLE



+/- 450 SURFACE
PARKING STALLS



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.





IDEALLY SITUATED

WITHIN A GROWING COMMUNITY

[POPULATION]

23,097 residents
18,682 daytime population
10.0% growth (2017-2022)
12.2% projected growth (2022-2027)



[INCOME]

Average household income of \$151,623
18.2% of households earn \$60,000 to \$100,000
64.2% of households earn more than \$100,000

[TRAFFIC]

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

[AGE]

0-19 yrs = 25.1%
20-39 yrs = 23.3%
40-59 yrs = 28.8%
60+ yrs = 22.8%

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