

# Riverbank Landing

Shadow Grocery Anchored Site

Landlord Offering a 20%  
Rate Reduction in Years 1-3!

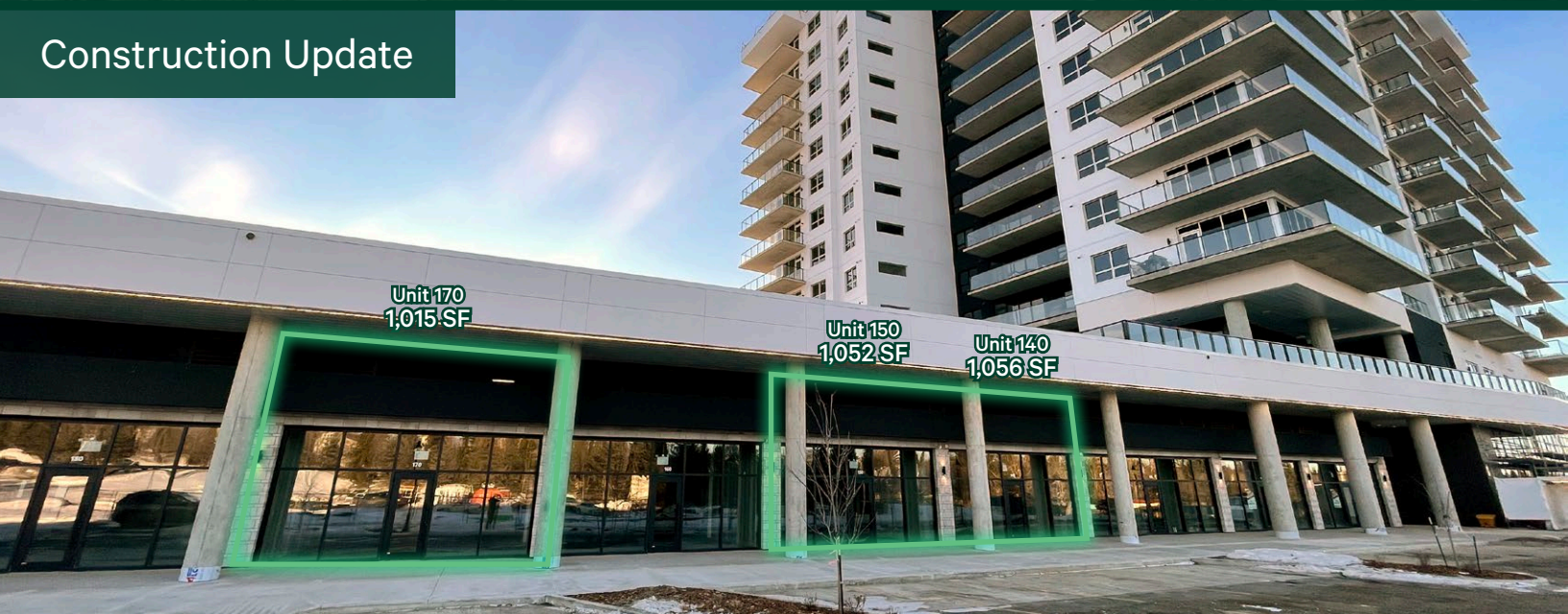
See Page 2 for Offering Details

260 Riverbank Landing  
St. Albert, Alberta  
[www.cbre.ca](http://www.cbre.ca)

Mixed Use Development



Construction Update



# Riverbank Landing

## Mixed Use Development

We are pleased to offer a unique retail lease opportunity in a highly sought-after location, shadow anchored by the popular Italian Bakery's Mercato. This property boasts a mix of unit sizes, ranging from 1,015 SF to 2,108 SF, providing flexibility for a variety of businesses.

Located in a vibrant area, this property pairs perfectly with the adjacent residential units, creating a live, work, play opportunity for the future. With a strong demand for local amenities and services, this location is poised for success- an ideal spot for businesses looking to capitalize on the growing demand for convenience and community.

**Landlord Offering a 20% Rate Reduction in Years 1-3!**

*For Qualified Tenants*

Take advantage of this exciting incentive! Operators will qualify with a 10 year lease signed by August 31<sup>st</sup>, 2026.

The landlord will agree to rents starting at \$34.00 / SF with escalations every 3 years and \$20.00 / SF tenant improvement allowance, plus free rent and fixturing period.



# Riverbank Landing

260 Riverbank Landing | St. Albert, Alberta

# For Lease

## Property Details

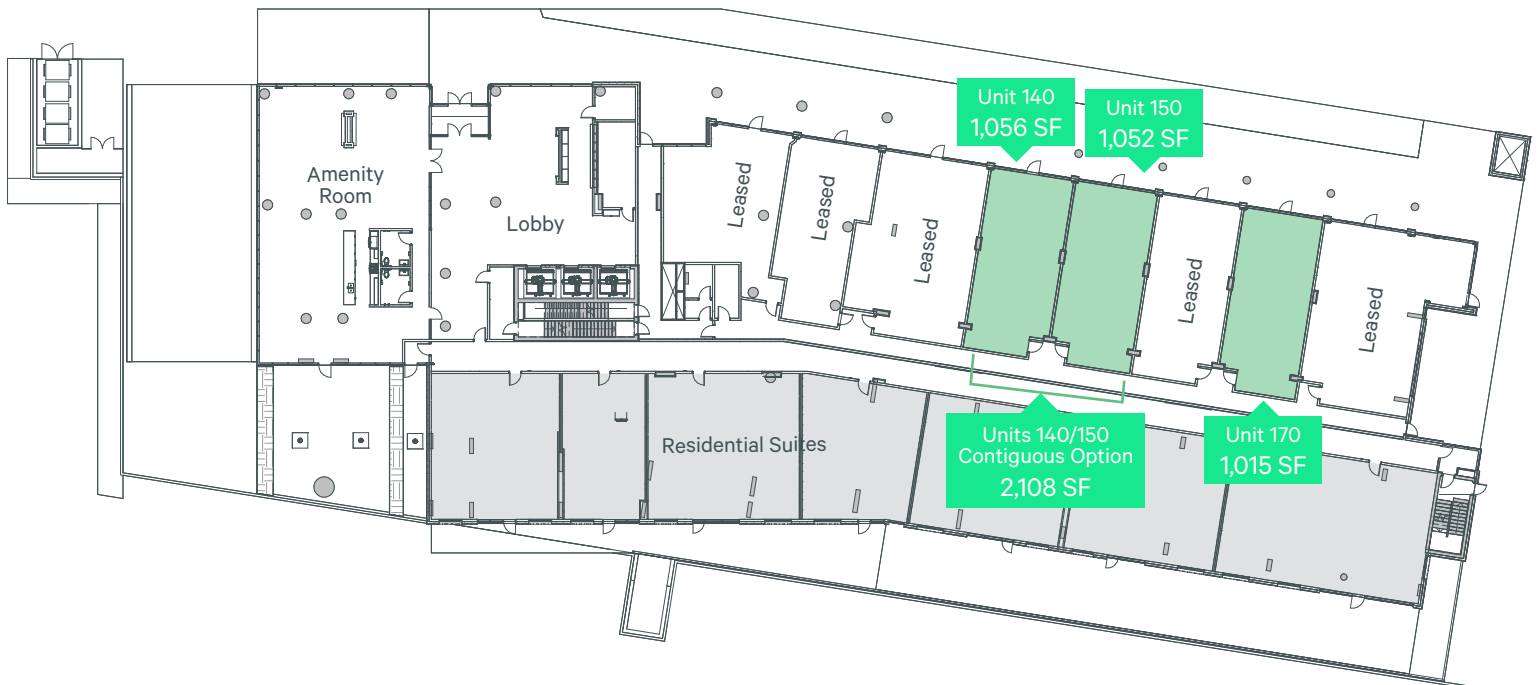
<b>Municipal Address</b>	260 Riverbank Landing , St. Albert, AB
<b>Legal Address</b>	Plan 2320303; Block 1; Lot 9
<b>Zoning</b>	DCMU - Direct Control Mixed Use
<b>Ceiling Height</b>	20'
<b>Parking</b>	Scramble & Underground
<b>Op Costs</b>	TBC
<b>Lease Rate</b>	Market
<b>Available</b>	Estimated for 2026

## Available Units

<b>Unit 140</b>	1,056 SF
<b>Unit 150</b>	1,052 SF
<b>Units 140/150</b>	2,108 SF Contiguous Option
<b>Unit 170</b>	1,015 SF

## Permitted Uses

- Bakeries
- Coffee Shops
- Restaurants
- Breweries
- Wine Bars
- Specialty Grocers
- Food Sales
- Clothing Retailers
- Book Stores
- Décor Shops
- Flower Shops
- Art Galleries
- Hair Services
- Spa Services
- Acupuncture
- Physical Therapy
- Massage Therapy
- Personal Services
- Fitness Studios
- Registry Services
- Children's Classes & Activities
- Family Engagement Support



Total Estimated  
Population at Buildout:  
**66,293**



### Area Demographics

	1 KM	3KM	5KM
Estimated Population (2024)	5,837	49,465	79,221
Projected Population (2029)	6,490	56,002	89,106
Projected Population Change (2024-2029)	11.2%	13.2%	12.5%
Average Household Income	\$201,387	\$164,490	\$166,114

### Contact Us

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