

**AVISON
YOUNG**



For Lease
140 St. Albert Trail
St. Albert, AB



Village Landing

**Now pre-leasing 4,200 SF standalone building
with drive-thru**

- 1,000 and 1,090 SF inline spaces adjacent to Save on Foods available immediately
- Grocery anchored shopping centre located at the busiest intersection in St. Albert (St. Albert Trail and Gervais Road)
- Major retailers in the centre include Save-On-Foods, Shoppers Drug Mart, Dollarama, Pet Valu, Starbucks, Wendy's, Great Canadian Oil Change, amongst many other national tenants

Get in Touch

Arlyn Stoik
Principal
+1 780 429 7552
arlyn.stoik@avisonyoung.com

Siv Lalli
Senior Associate
+1 780 803 9000
siv.lalli@avisonyoung.com

Alison Hansen-Carlson
Senior Associate
+1 780 702 0692
alison.hansen-carlson@avisonyoung.com

avisonyoung.com



St. Albert

Market overview

 140 St. Albert Trail
St. Albert, AB

- St. Albert offers an affluent consumer base with median household incomes exceeding \$136,000
- St. Albert services surrounding markets such as Morinville and parts of NW Edmonton, providing access to a trade area in excess of 100,000 residents
- Population growth in St. Albert has exceeded 4.8% over the last 5 years (2018 - 2023)



96,811
Population



34,165
Households



40.2
Average age



\$152,456
Average household income



2.8
Average family size

Census 2022 within 5km of Village Landing

Village Landing

Property overview

140 St. Albert Trail, St. Albert, AB



Property details

	4,200 SF with drive-thru (pre leasing)
Available:	1,000 SF
	1,090 SF
	16,106 SF
Zoning:	CSC - Shopping Centre Zone
Parking:	Surface, ample
Operating Costs:	\$13.36 (2023)
Lease Rate:	Market



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avisonyoung.com

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**JIM PATTISON
DEVELOPMENTS**

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