

Jensen Lakes CROSSING

High Visibility CRU &
Anchor Opportunities

Jensen Lakes Boulevard & St. Albert Trail
St. Albert, Alberta

Up to 30,000 SF Available



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Jensen Lakes Boulevard & St. Albert Trail | St. Albert, Alberta



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Prominently located along St. Albert Trail, Jensen Lakes Crossing offers direct exposure to St. Albert Trail which sees $\pm 18,654$ vehicles per day.

Missing uses include grocery, pharmacy, medical, spa, Mediterranean, Asian QSR concepts, education, liquor store and more.

Jensen Lakes is St. Albert's first lake community, designed to be your one stop shop for entertainment and shopping.

Municipal Address	Jensen Lakes Boulevard & St. Albert Trail St. Albert, Alberta
Legal Address	Plan 1923281; Block 11; Lots 1-5
Zoning	CC - Corridor Commercial Zoning
Available Area	Building 1: 1,350 sq. ft. PENDING built-out restaurant Building 5: 3,055 sq. ft. (demisable $\pm 1,440$ sq. ft.) Building 6: Up to 12,000 sq. ft. pre-leasing Building 11: Up to 30,000 sq. ft.
Additional Rent (2026)	Building 1: \$16.29 Building 5: \$15.54 Building 6: \$14.83 (estimated) Building 11: TBD
Lease Rate	Market



Join Existing Tenants

<p>Building 1</p>	<p>Building 3</p>	<p>Building 5</p>	<p>Building 7</p>	<p>Building 9</p>	<p>Building 11 Up to 30,000 SF Available</p>
<p>Building 2</p>	<p>Building 4</p>	<p>Building 6 PRE-LEASING Up to 12,000 SF Available</p>	<p>Building 8</p>	<p>Building 10</p>	<p>Building 12</p>

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For Lease



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