

# Jensen Lakes CROSSING

High Visibility CRU &  
Anchor Opportunities

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

Now Available: Demisable 2,962 SF End Cap Unit | Up to 30,000 SF Available



## Jensen Lakes Crossing

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



# Jensen Lakes Crossing

## Up to 30,000 SF Available

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.

<b>Municipal Address</b>	Jensen Lakes Boulevard & St. Albert Trail St. Albert, Alberta
<b>Legal Address</b>	Plan 1923281; Block 11; Lots 1-5
<b>Zoning</b>	CC - Corridor Commercial Zoning
<b>Available Area</b>	Building 5: 3,055 sq. ft. (demisable $\pm 1,440$ sq. ft.) Building 6: Up to 12,000 sq. ft. pre-leasing Building 8: 2,962 sq. ft. (demisable) Building 11: Up to 30,000 sq. ft.
<b>Additional Rent (2026)</b>	Building 5: \$15.54 Building 6: \$14.83 (estimated) Building 8: \$15.53 Building 11: TBD
<b>Lease Rate</b>	Market



# Join Existing Tenants

<p><b>Building 1</b></p> <p><b>THE CANADIAN BREWHOUSE</b></p> <p><b>barBURRITO</b></p> <p><b>SP</b></p>	<p><b>Building 3</b></p> <p><b>CIRCLE K</b></p> <p><b>Esso</b></p>	<p><b>Building 5</b></p> <p><b>Boardwalk</b> FRIES   BURGERS   SHAKES</p>	<p><b>Building 7</b></p> <p><b>Denny's</b></p> <p><b>Bodiworks</b> PAINO   CHIRO   MYOSAGE</p> <p><b>DIVETHRU</b></p>	<p><b>Building 9</b></p> <p><b>bambini</b> Learning Group</p>	<p><b>Building 11</b></p> <p>Up to 30,000 SF Available</p>
<p><b>Building 2</b></p> <p><b>BROWNS SOCIALHOUSE</b> restaurant . bar . socialize</p> <p><b>kb&amp;co</b> CALL OR VISIT US TODAY</p> <p><b>Jensen Lakes DENTAL</b></p>	<p><b>Building 4</b></p> <p><b>the Bone &amp; Biscuit CO.</b></p> <p><b>Plantlife</b> CANNABIS</p> <p><b>A Plus Nails</b></p>	<p><b>Building 6</b></p> <p><b>PRE-LEASING</b></p> <p>Up to 12,000 SF Available</p>	<p><b>Building 8</b></p> <p><b>KFC</b></p>	<p><b>Building 10</b></p> <p><b>St. Albert Public Library</b></p> <p><b>OXYGEN</b> YOGA &amp; FITNESS</p> <p><b>ELIXIR</b> HAIR STUDIO</p>	<p><b>Building 12</b></p> <p><b>Landmark CINEMAS</b></p>

# Jensen Lakes Crossing

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

# For Lease



## Contact Us

**James Young** Lead  
Vice President  
+1 780 917 4643  
james.young@cbre.com

**Matthew Hanson** Lead  
Sales Associate  
+1 780 917 4637  
matthew.hanson@cbre.com

**Chris Stachniak**  
Sales Representative  
+1 780 229 4658  
chris.stachniak@cbre.com

This disclaimer shall apply to CBRE Limited, and to all divisions of the Corporation ("CBRE"). The information set out herein (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE.