EAST VILLAGE

Commercial Space For Lease

835 St. Albert Trail, St. Albert

RETAIL, RESTAURANT & SERVICE OPPORTUNITIES



LANDREX
#206 Summit Centre
200 Boudreau Road
St. Albert, AB T8N 6B9
landrex.com

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Site Highlights







SITE AREA

COMMERCIAL NORTH	2.46 Acres
COMMERCIAL SOUTH	2.53 acres
MIXED-USE	2.27 acres

SITE HIGHLIGHTS

PARKING STALLS	309
PYLON SIGNAGE	Available
BICYCLE STALLS	Available
INTERIOR PARK	Yes

PROPERTY

BUILD	43,416 SF
LEGAL	Plan 9423702 Lot C
ZONING	TCC — Trail Commercial Corridor

LEASE DETAILS

LEASE RATE	Market
TI	Negotiable
PARKING	Surface

Commercial Highlights



Commercial Highlights

AVAILABLE SPACE

CRU B AVAILABLE

10,610 SF

Retail / Restaurant

CRU E AVAILABLE

2,039 SF

Retail / Restaurant

CRU F AVAILABLE

6,000 SF

Daycare / Retail / Restaurant

TENANTS

CRU A

100% LEASED

WAVES COFFEE HOUSE

CRU B

10,610 SF AVAILABLE

Retail / Restaurant

CRU C

100% LEASED

CHIPOTLE MEXICAN GRILL

ZANO BOWLS & BREAD

Value Buds

Jersey Mike's SUBS

FIVE GUYS

CRU D

100% LEASED

Chick-fil-A

CRU E

2,039 SF AVAILABLE

eb Breakfast Co.

SHELBY'S LEGENDARY SHAWARMA

CAA AMA

HOLY SHAKES

CRU F

6,000 SF AVAILABLE

Daycare / Retail / Restaurant

Mixed-Use Highlights



Mixed-Use Highlights



AVAILABLE SPACE

CRU 1	3,754 SF	AVAILABLE
CRU 2	1,968 SF	AVAILABLE
CRU 3	1,672 SF	AVAILABLE
CRU 4	1,956 SF	AVAILABLE
CRU 5	2,695 SF	AVAILABLE
CRU 6	3,740 SF	AVAILABLE

Demographics

A large customer base with above-average household income.

184,216

RESIDENTS

2026 estimated population

HOUSEHOLDS | 2026

66,443

Households within a 15-minute drive

AVERAGE HOUSEHOLD INCOME

$157,898

Approximately 14% above the report's Edmonton benchmark.

PROJECTED GROWTH | 2026 TO 2031

194,922

Projected residents by 2031

+5.8%

10,706 additional residents

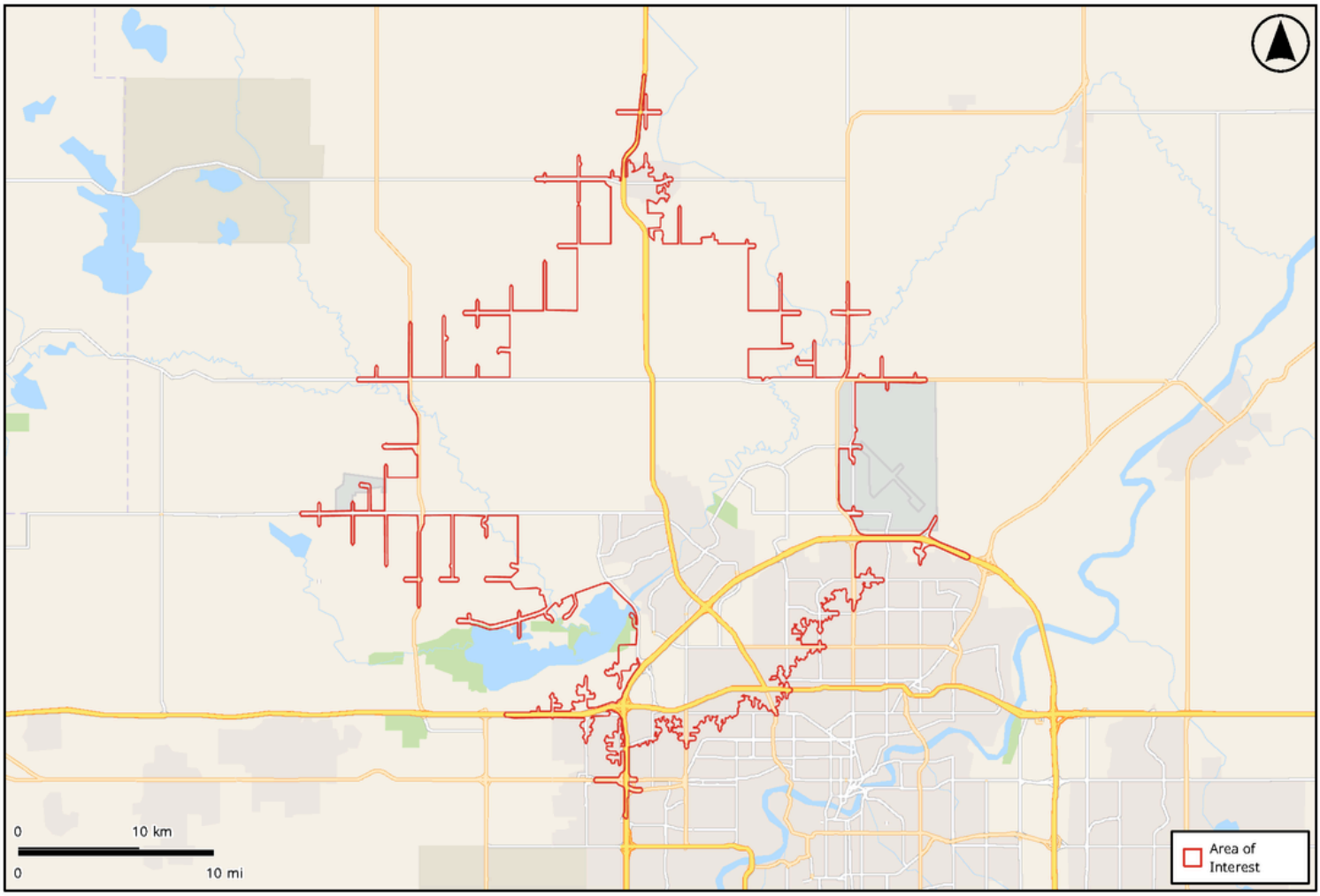
71.2%

ONE-FAMILY HOUSEHOLDS

Within the 15-minute drive-time area

Report Export

ENVIRONICS ANALYTICS



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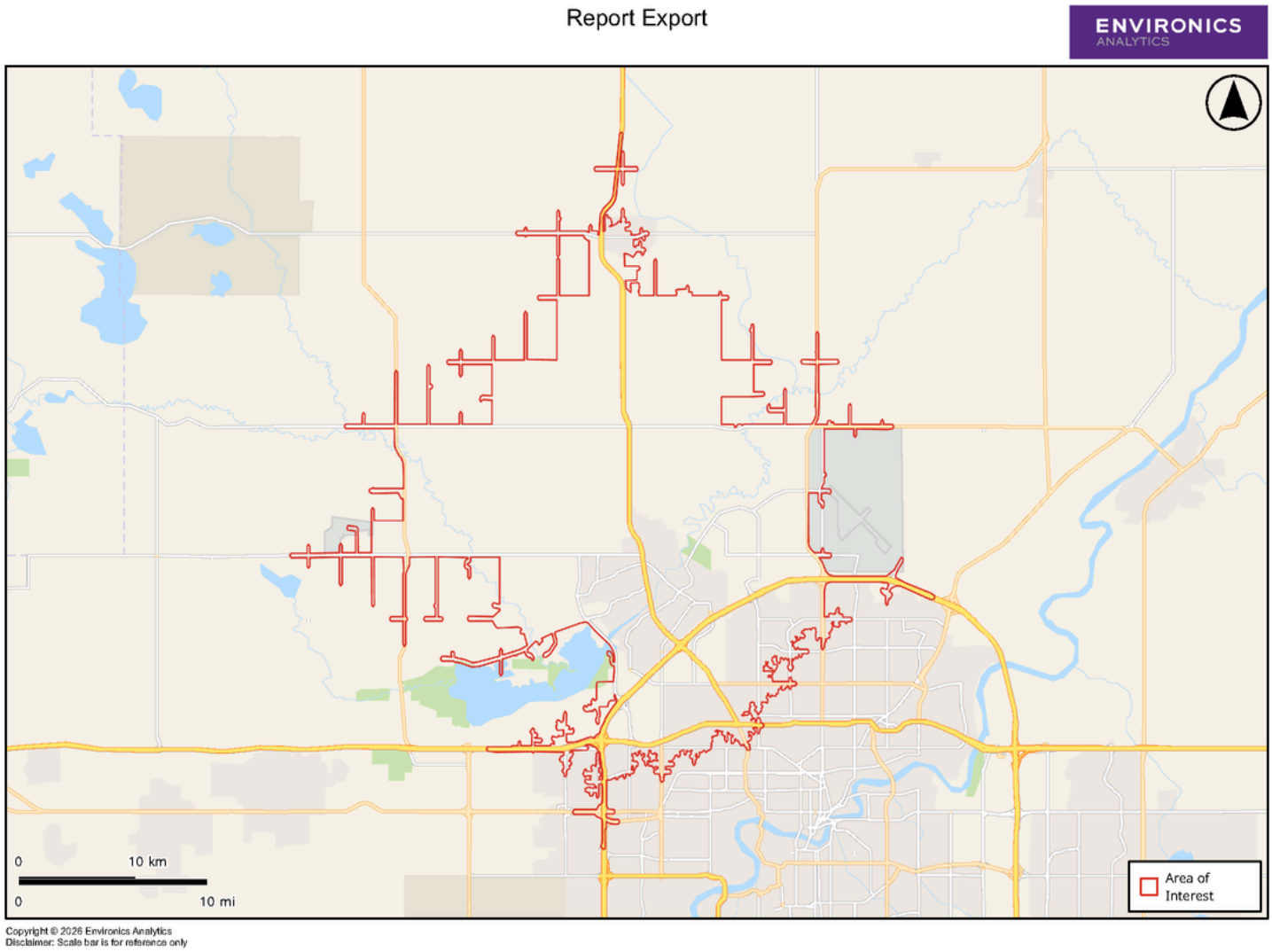
Trade Area & Regional Draw

15-MINUTE DRIVE-TIME AREA

Boundary supplied by Environics Analytics



BROADER COMMERCIAL AREA VISITATION

5.0M
Reported visits during the period

63.1%
Visits originating outside St. Albert

+27.8%
Year-over-year increase in visits

Location & Surrounding Retail



EAST VILLAGE

Join Brands

Now Open

Jersey Mike's Subs · Chick-fil-A · Waves Coffee House · Five Guys

Coming Soon

Value Buds · eb Breakfast Co. · Chipotle Mexican Grill · Holy Shakes · Zano Bowls & Bread · CAA Alberta AMA · Shelby's Legendary Shawarma

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