

# FOR LEASE PIONEER PLACE

280 PIONEER ROAD, SPRUCE GROVE, AB

2 UNITS REMAINING!



977 SF & 1,200 SF AVAILABLE  
ALONG PIONEER ROAD AND GROVE DRIVE

Casey McClelland  
Senior Vice President  
[Casey.McClelland@MarcusMillichap.com](mailto:Casey.McClelland@MarcusMillichap.com)

Mike Hoffert  
Senior Associate  
[Mike.Hoffert@MarcusMillichap.com](mailto:Mike.Hoffert@MarcusMillichap.com)

**Marcus & Millichap**



# OVERVIEW / PIONEER PLACE

280 PIONEER ROAD, SPRUCE GROVE, AB

## OPPORTUNITY

The city of Spruce Grove is located 10 minutes west of Edmonton and has a growing community of 40,533 residents. Pioneer Place is located 3 minutes north of Parkland Highway nearby well-known Jubilee Park, and the YMCA Cantiro Child Care Centre. The centre offers businesses the ability to join a developing retail area with already established national and local tenants in place.



## HIGHLIGHTS

- 977 SF available in CRU 1 between Little Stars Montessori Learning Centre and Great 7 Pizza
- 1,200 SF available beside Chop Shop Physiques Gym and Our Dental Office
- Positioning along Pioneer Road and Grove Drive provides the site with excellent exposure to commuter traffic
- Ample parking available on site with over 100 surface stalls
- Join Petro Canada, Divine Spine, Bottle & Cork Liquor Store, Pioneer Whole Health Pharmacy and more
- Additional pylon signage available for ample exposure

# DETAILS + SITE MAP / PIONEER PLACE

280 PIONEER ROAD, SPRUCE GROVE, AB

## SITE PLAN



## SALIENT DETAILS

Municipal Address:	280 Pioneer Road, Spruce Grove, AB
Legal Description:	Plan 1723512; Block 4, Lot 30
Zoning:	C3 - Neighbourhood Retail & Services District
Available Space:	CRU 1: 977 SF CRU 3: 1,200 SF
Parking:	104 Surface Stalls
Lease Rates:	Market
Additional Rent:	\$12.00/ SF (2023 est.)





# AREA + STATS / PIONEER PLACE

280 PIONEER ROAD, SPRUCE GROVE, AB



**92.6%**

Percentage of  
Population commuting  
to work nearby



**EXPOSURE**

Pioneer Road &  
Grove Drive



**PARKING**

Ample Surface Parking  
on Property



**19,202**

2021 Population  
within 3km



**8.3%**

Projected Population  
Change (2021-2026)



**\$130,668**

Household income  
average within 1 km



**35**

Median  
Age



**MAIN FLOOR**

Corner  
retail space



## AREA HIGHLIGHTS

The vibrant and dynamic city of Spruce Grove is located 11 km west of Edmonton and has recently seen an abundance of growth. It boasts a mix of industry, commerce and community with an ideal range of city conveniences. Serving a trade area population of over 150,000 people; local, national and global companies have all found success in Spruce Grove.

Parkland Hwy **3 minutes**

Yellohead Hwy **5 minutes**

Downtown Spruce Grove **7 minutes**

Edmonton **10 minutes**



# NEARBY NEIGHBOURHOODS / PIONEER PLACE

280 PIONEER ROAD, SPRUCE GROVE, AB





# PIONEER PLACE

## PRESENTED BY

### CASEY McCLELLAND

Senior Vice President

Office (587) 756-1560

Email [Casey.McClelland@MarcusMillichap.com](mailto:Casey.McClelland@MarcusMillichap.com)

### KEVIN GLASS

Senior Associate

Office (587) 756-1570

Email [Kevin.Glass@MarcusMillichap.com](mailto:Kevin.Glass@MarcusMillichap.com)

### MIKE HOFFERT

Senior Associate

Office (587) 756-1550

Email [Mike.Hoffert@MarcusMillichap.com](mailto:Mike.Hoffert@MarcusMillichap.com)

## Marcus & Millichap

The information contained in the following Marketing Proposal is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Proposal has been prepared to provide summary, unverified information to prospective sellers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Proposal has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential sellers must take appropriate measures to verify all of the information set forth herein.

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a trademark of Marcus & Millichap Real Estate Investment Services, Inc. Used under license by Marcus & Millichap Real Estate Investment Services Canada Inc. © 2023 Marcus & Millichap. All rights reserved.