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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.







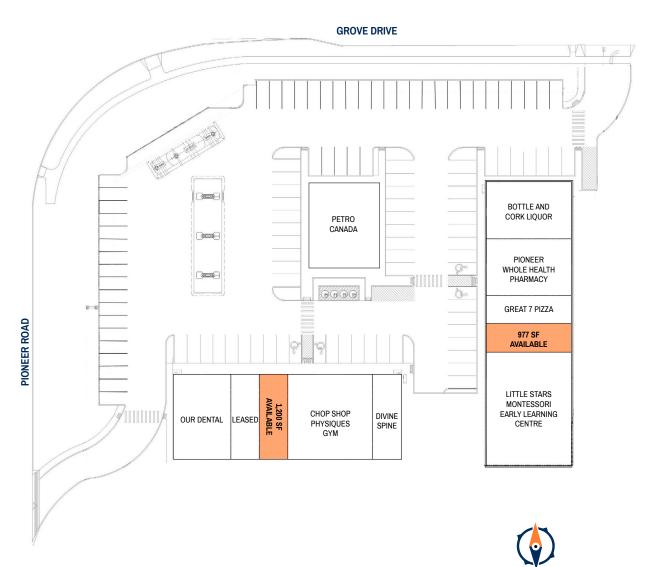
HIGHLIGHTS

- 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

PARKLAND HWY (HIGHWAY 16)



8.3%

Projected Population Change (2021-2026)



\$130,668

Household income average within 1 km



35 Median Age

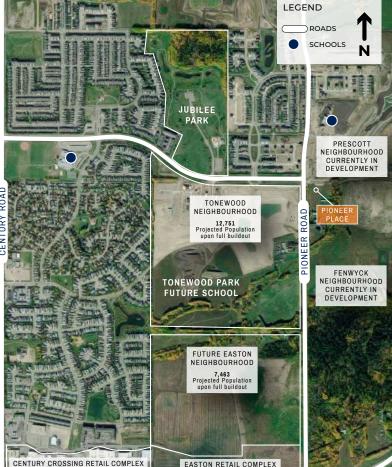


MAIN FLOOR

Corner retail space







AREA HIGHLIGHTS

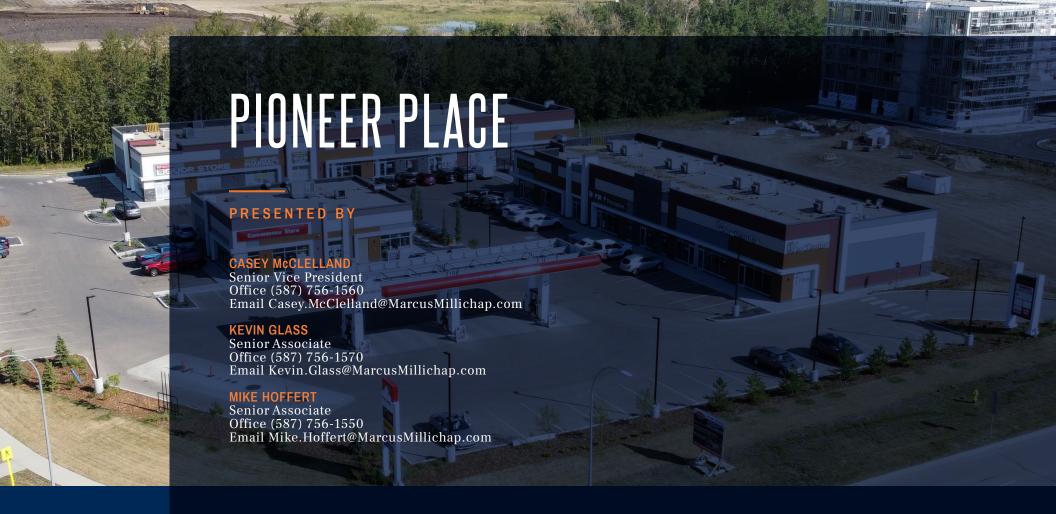
The vibrant and dynamic city if Spruce Grove is located 11 km west of Edmonton and has recently seen an abundance of growth. It boards a mix of industry, commerce and community with an ideal range of city conveniences. Serving a trade area population of over 150,000 people; local, national and global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



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