



RETAIL LEASING BROCHURE



PROJECT SUMMARY

Secure prime retail space at St. Paul Shopping Centre. St. Paul is located in the central/east region of Alberta and maintains a status as a major trading centre for the surrounding area.

The St. Paul Shopping Centre occupies a strong location on 50th Avenue.

Located in the focal point of commercial activity in St. Paul. This area benefits from the retail synergies created along the 50th Avenue corridor.



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DETAILS

<p>✦ <u>Available Sizes:</u> Entire Unit: 25,464 SF</p>	<p><u>Demising Wall Option 1:</u> 12,732 SF <u>Demising Wall Option 2:</u> 12,732 SF</p>	<p>✦ <u>Back yard:</u> 30,000 SF</p>
<p>✦ <u>Base Rent:</u> Contact Listing Agent</p>		<p>✦ <u>Available:</u> Immediately</p>
<p>✦ <u>CAM:</u> \$3.03 PSF <u>Property Taxes:</u> \$2.20 PSF</p>		<p>✦ Pylon Opportunity</p>
		<p>✦ Ample surface parking</p>

CO & AREA TENANTS



DEMOGRAPHICS

RADIUS RING	5 KM	10 KM	50 KM
2025 Population	6,153	7,057	36,183
2030 Populations Projections	6,111	7,021	36,477
2025 Average HH Income	\$109,195	\$117,881	\$121,331
2025 Daytime Population	7,100	7,538	35,951

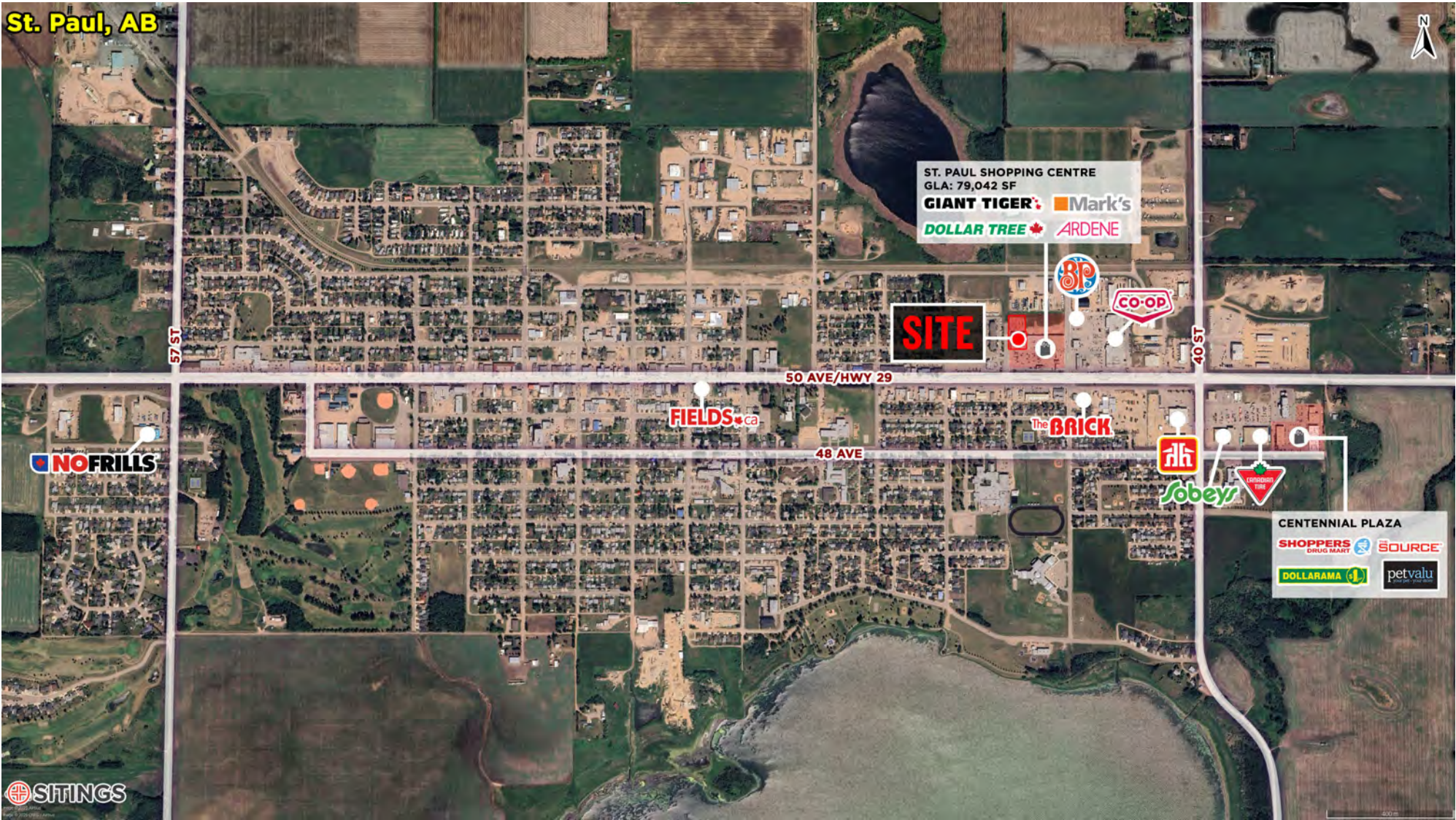
CONTACT

DAN CLARK

Personal Real Estate Corporation
Sitings Realty Ltd

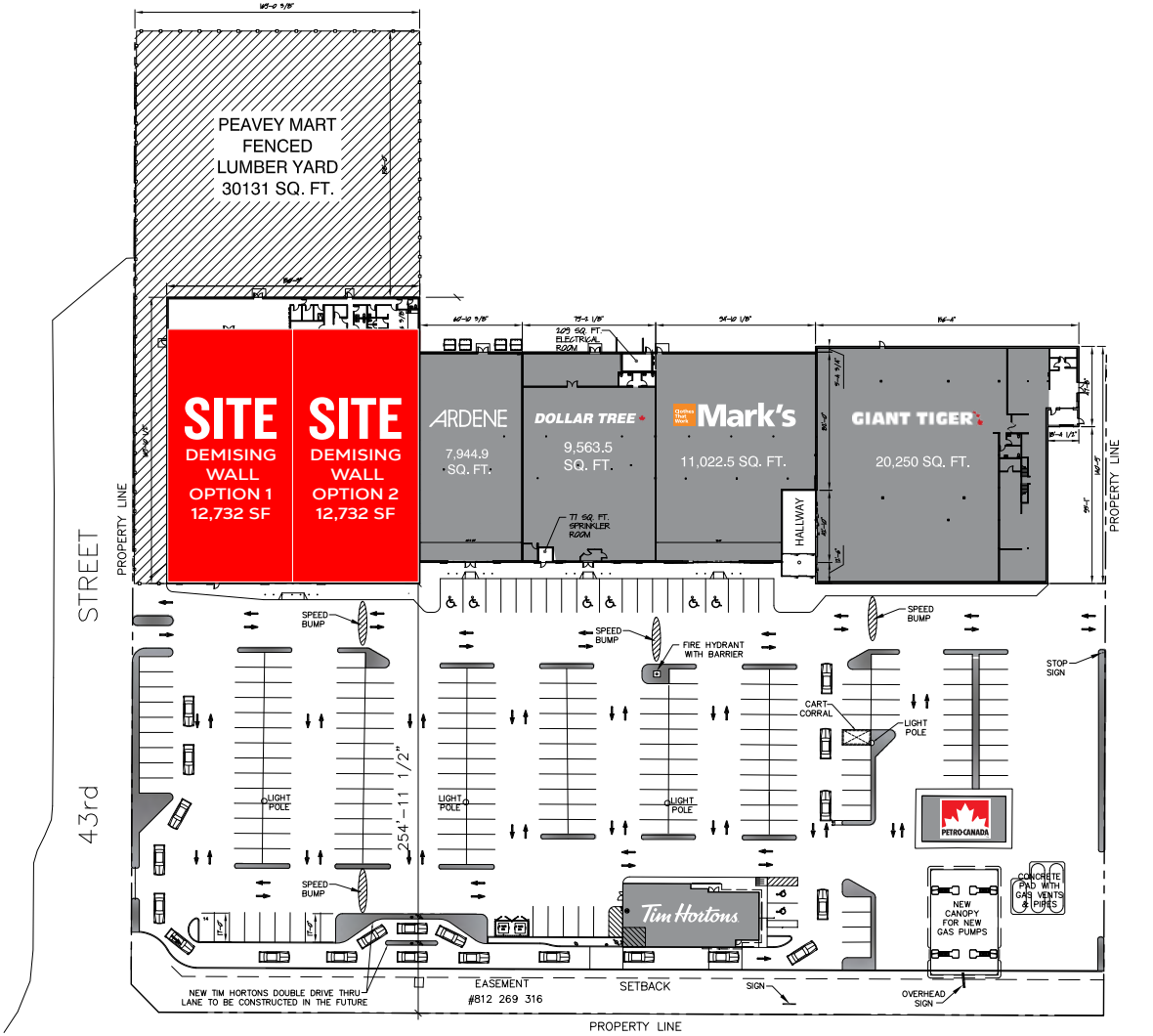
604.628.2577
dan@sitings.ca

AERIAL



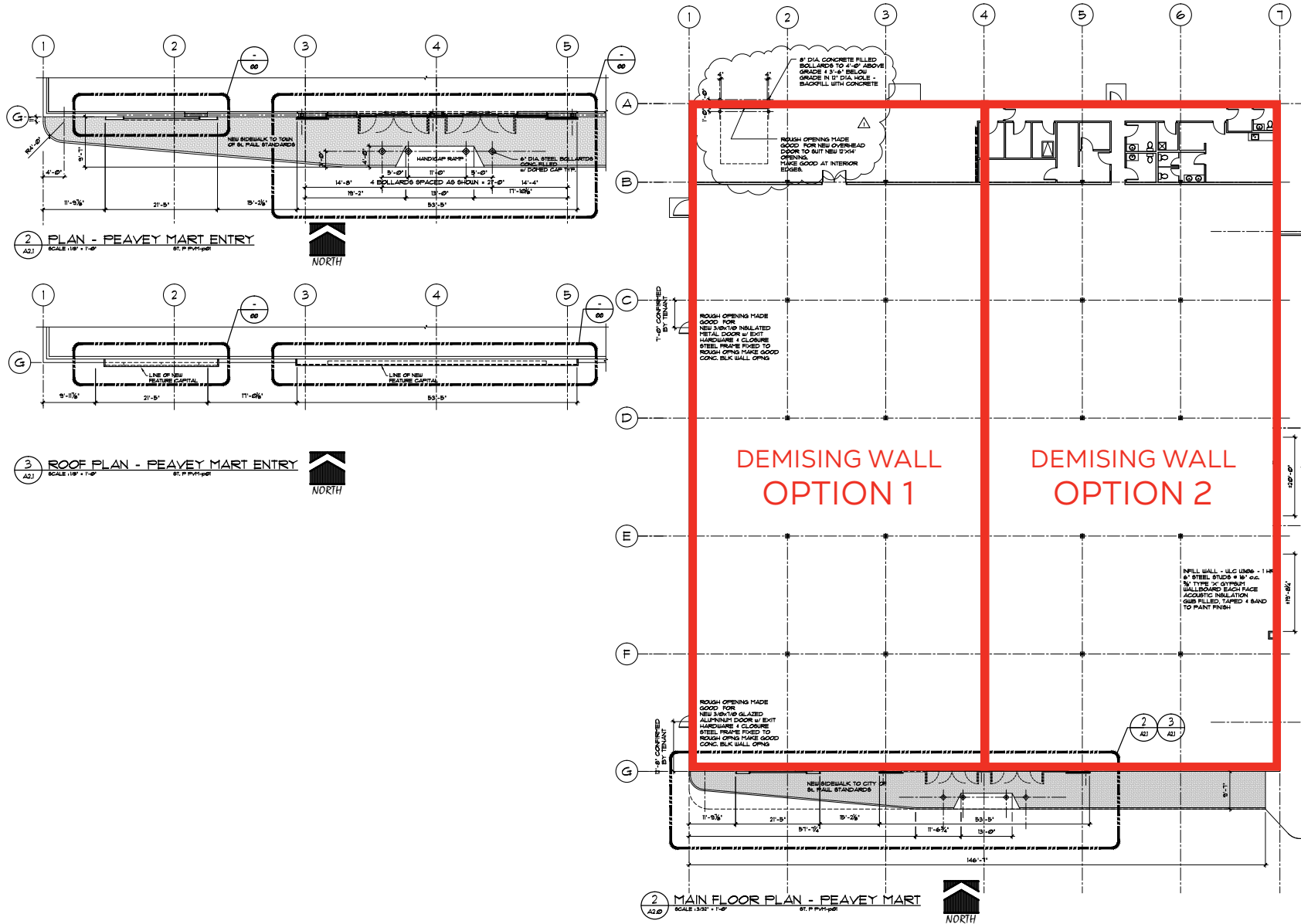
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SITE PLAN



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SITE PLAN - MAIN FLOOR PLAN



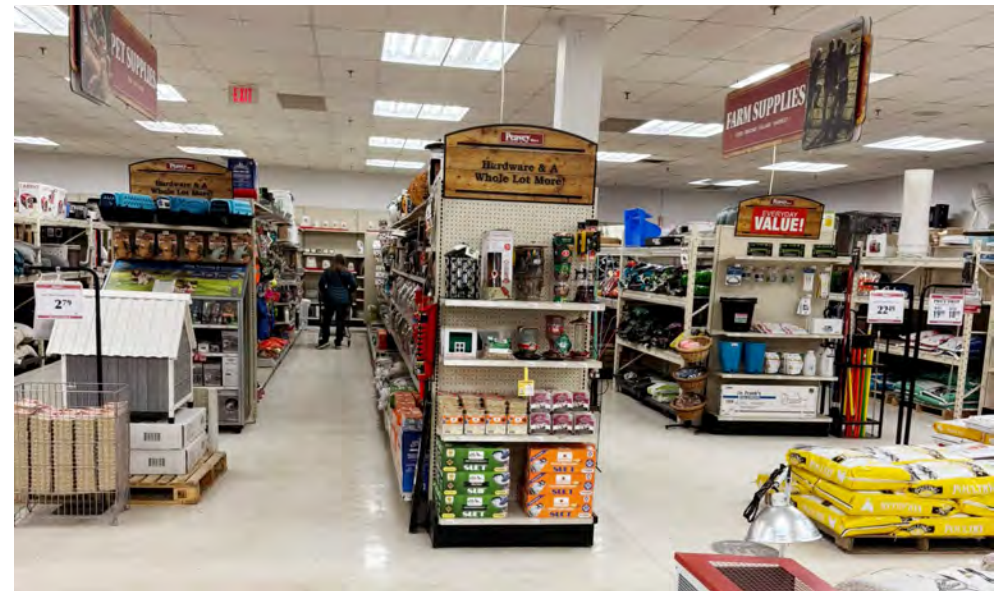
PHOTOS - AERIAL



PHOTOS - EXTERIOR



PHOTOS - INTERIOR



PHOTOS - WAREHOUSE

