

FOR LEASE

# CENTURY CROSSING

131 CENTURY CROSSING SPRUCE GROVE, AB



1,300-2,600 SF  
1,474 SF

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# OVERVIEW / CENTURY CROSSING

131 CENTURY CROSSING, SPRUCE GROVE, AB

## OPPORTUNITY

The City of Spruce Grove is located 11 km west of Edmonton and has a growing community of nearly 39,000 residents. Its local business includes national retailers and local companies serving a trading area of more than 70,000 people. Century Crossing is the first commercial shopping centre visible when travelling from Edmonton on Highway 16A, and includes 30+ local, and national tenants.



## HIGHLIGHTS

- Current Vacancy: 1,300 - 2,600 SF & 1,474 SF available
- Spruce Grove's premier multiphase shopping centre on 40 acres
- Located at the city's entrance along Highway 16A with incoming and outgoing traffic to Edmonton
- Join neighboring retailers including Save-On-Foods, Shoppers Drug Mart, Servus Credit Union, Starbucks, Subway, ATB Financial, Peavey Mart, Co-op and more
- Exposure to 33,600 vehicles per day



# DETAILS + STATS / CENTURY CROSSING

#110 - 131 CENTURY CROSSING, SPRUCE GROVE, AB

|                    |                                               |                  |                                 |
|--------------------|-----------------------------------------------|------------------|---------------------------------|
| Location:          | Century Crossing Shopping Centre              | Signage:         | Pylon signage available         |
| Municipal Address: | Unit 110 - 131 Century Crossing, Spruce Grove | Unit Size:       | 1,300 SF - 2,600 SF<br>1,474 SF |
| Legal Description: | Plan 0525520, Block 23, Lot 1; 22; 24         | Additional Rent: | \$15.31 / SF                    |
| Zoning:            | C2 - Vehicle Oriented Commercial              | Lease Rate:      | Market                          |



**33,660**  
vehicles  
per day



**EXPOSURE**  
Highway 16A &  
Century Road



**PARKING**  
on-site surface  
parking lot



**TRANSIT**  
in close  
proximity



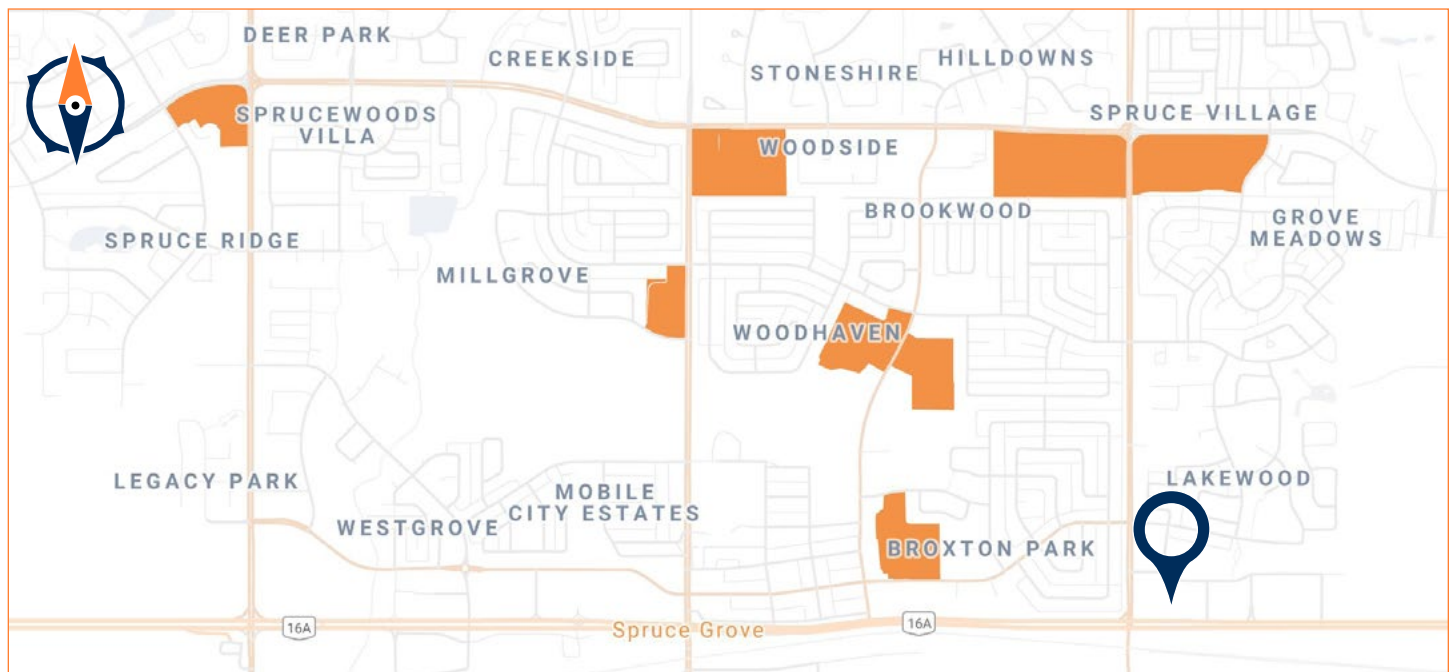
**\$146,479**  
household income  
average within 3 km



**38,985**  
population of  
Spruce Grove



**MAIN  
FLOOR**  
high exposure  
retail space





# VENDOR LIST + SITE MAP / CENTURY CROSSING

#110 - 131 CENTURY CROSSING, SPRUCE GROVE, AB

## FOOD & DINING

- The Beer Hunter
- Booster Juice
- Carl's Jr
- Chopped Leaf
- Cob's Bread
- Famoso
- Fatburger
- Hobby Tea
- Mucho Burrito
- Oodle Noodle
- Opa
- Papa John's Pizza
- Sakai Sushi Bar
- Starbucks
- Subway
- State & Main
- Sunset Grill

## CONVENIENCE

- 7-Eleven
- Bone & Biscuit
- Liquor on McLeod
- Mattress Mattress
- Michaels
- Peavey Mart
- Petsmart
- Save-On-Foods
- Shoppers Drug Mart
- Sportchek
- Telus
- Winners

## ENTERTAINMENT

- Landmark Cinemas

## SERVICES

- ATB Financial
- Bridgeport Dry Cleaners
- Century Crossing Dental
- Century Tailor
- Chatters Salon
- Pretty Little Industries
- Sassy Nails
- Servus Credit Union
- Smiles Dental
- Tommy Guns Barber Shop
- True Vision Eye Centre

## GAS BAR

- Co-op
- Petro Canada







# Marcus & Millichap

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