

# RETAIL FOR LEASE



1 Ballpark Way

Spruce Grove, AB

**ONE UNIT REMAINING**



Timing June 2026 | 1,064 SF | C2 Zoning

## BRAND-NEW HIGHWAY COMMERCIAL DEVELOPMENT IN SPRUCE GROVE, AB

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### Property Details

**SITE AREA**

1,064 SF

**BASIC RENT**

\$45.00 psf

**ADDITIONAL RENT**

\$12.00 psf (estimated)

**TIMING**

June 2026

**ZONING**

C2 - Vehicle oriented commercial

**PARKING**

Approximately 20 surface stalls

**LAND SIZE**

0.62 acre

### Opportunity

Tetra Realty Advisors is thrilled to present a prime leasing opportunity at Pioneer Street and Highway 16A in Spruce Grove. This exceptional location offers businesses the chance to secure highly visible retail space in a rapidly growing area. Don't miss out on this unique opportunity to establish your retail presence in a thriving community.

### Location

Discover the perfect spot to start your business at the intersection of Pioneer Street and Highway 16A in Spruce Grove, just 30 km from Edmonton. Spruce Grove is a rapidly expanding community brimming with potential. This prime location offers unparalleled visibility and accessibility, making it an ideal choice for any retail venture. Join the thriving business landscape in Spruce Grove and take advantage of the dynamic growth and vibrant community spirit.

The Ballpark area of east Spruce Grove is the newest hub for residential, commercial, and recreational development in the city. This area is set to accommodate 7,000 new residents, the new \$80M Myshak Sports recreation facility for baseball, hockey, and other sports, and 38 hectares of commercial opportunity.

### Property Features



Prominent exposure on Highway 16A (44,660 VPD)



Direct access off Highway 16A

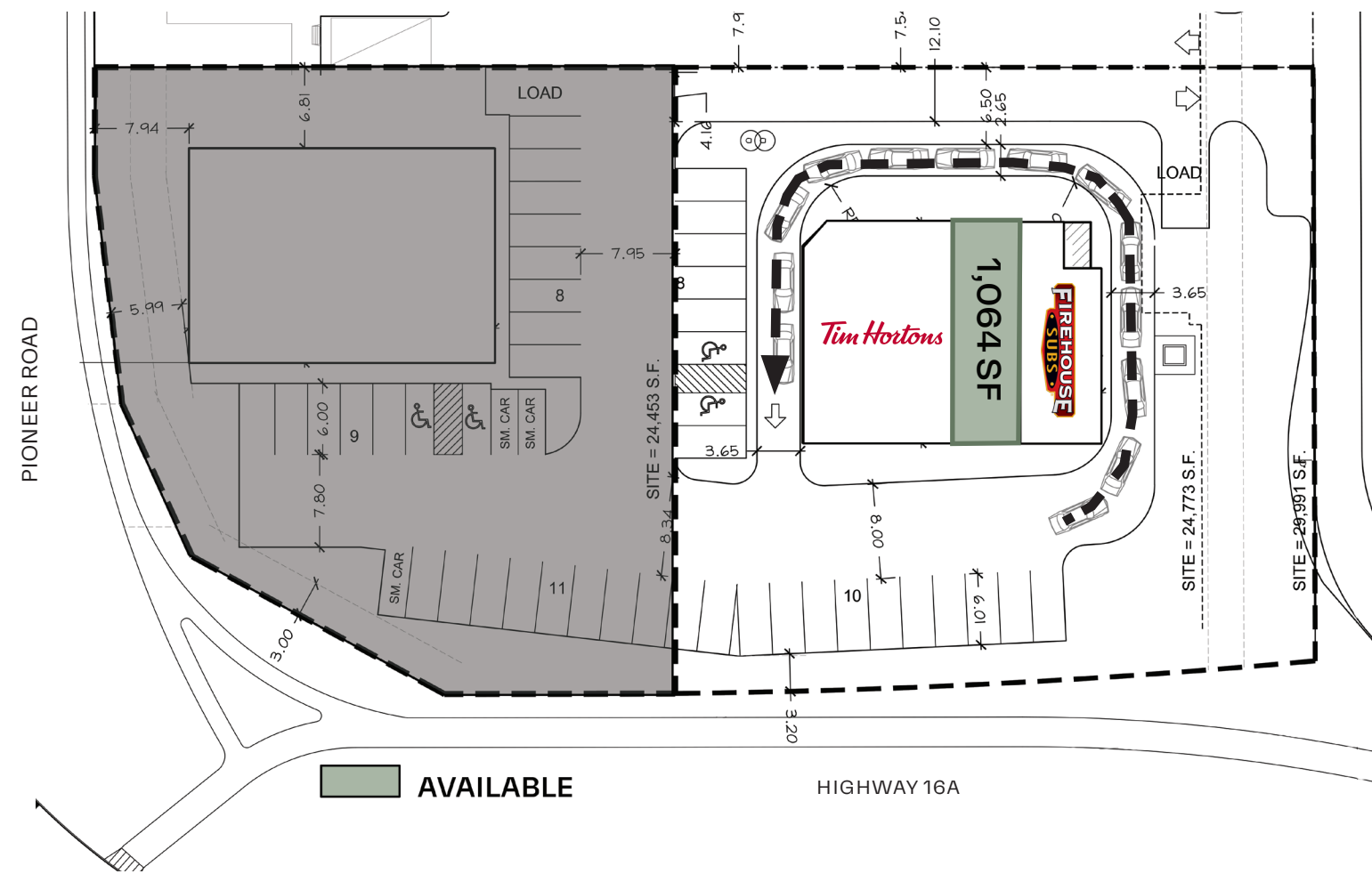


Adjacent to future Myshak Metro Ballpark: 2,400 capacity (2025)



Ample surface parking

### Site Plan



### Demographics



36,423

Population  
(People living in the area)



20,731

Daytime  
Population



13,963

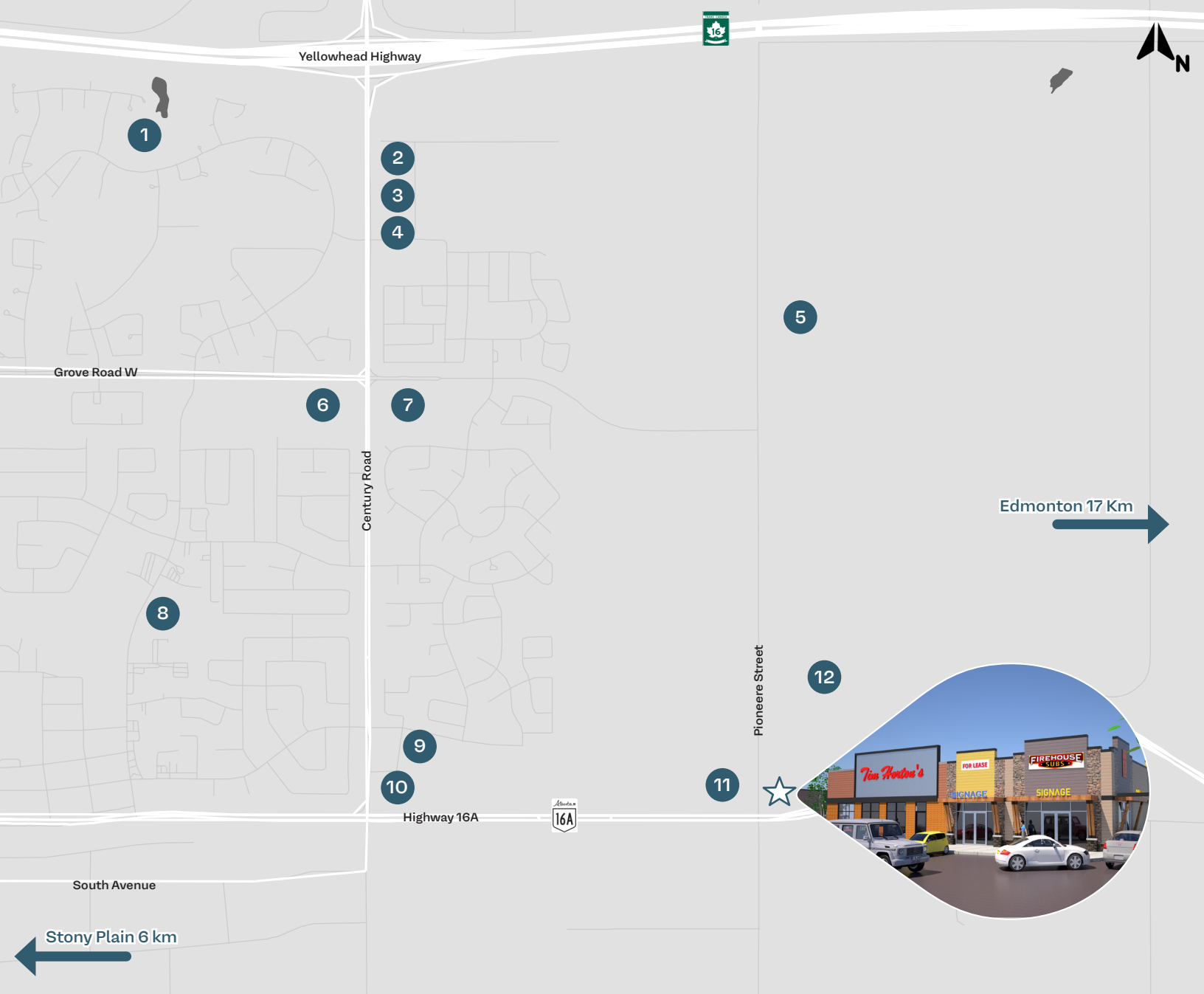
Households



\$138,145

Household  
Income

\*Based of Spruce Grove census subdivision  
\*\*Source: PiiinPoint



- |                              |                                 |                                       |
|------------------------------|---------------------------------|---------------------------------------|
| 1 Links at Grove Golf Course | 5 Prescott Learning Centre      | 9 Landmark Cinemas                    |
| 2 Tim Hortons                | 6 St. Thomas Aquinas School     | 10 Save-on-Foods                      |
| 3 McDonald's                 | 7 Greystone Centennial School   | 11 Grocery anchored centre (Proposed) |
| 4 No Frills                  | 8 Grant Fuhr / Stu Barnes Arena | 12 Myshak Metro Ballpark (2025)       |

## Contact us for more information

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