

FOR LEASE WESTLAND MARKET MALL

70 MCLEOD AVENUE, SPRUCE GROVE, AB



Casey McClelland
Senior Vice President
Casey.McClelland@MarcusMillichap.com

Mike Hoffert
Senior Associate
Mike.Hoffert@MarcusMillichap.com

Kevin Glass
Senior Associate
Kevin.Glass@MarcusMillichap.com

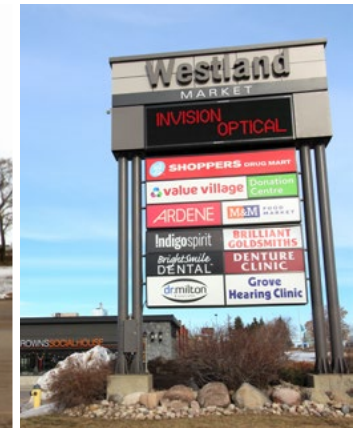
Marcus & Millichap

OVERVIEW / WESTLAND MARKET MALL

70 MCLEOD AVENUE, SPRUCE GROVE, AB

OPPORTUNITY

New and exciting retail development anchored by Peters' Drive-In & Starbucks. The development enjoys access and exposure from Calgary Trail & Gateway Boulevard, providing amazing traffic flow within the development each day. Flexible demising options and deal terms are available for quality tenancies.



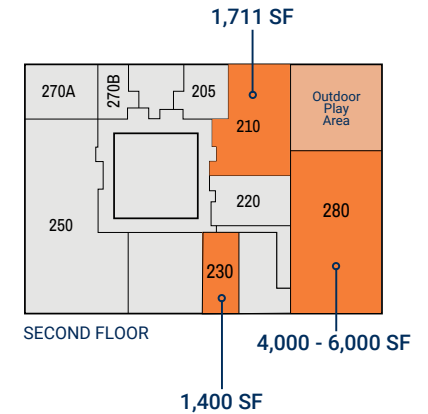
HIGHLIGHTS

- Daycare, liquor store, and small restaurant wanted
- 748 to 3,509 SF main floor retail space available for lease within the interior mall
- 1,400 SF to 6,000 SF of second floor space ideal for Daycare, Fitness, General Office, etc.
- Elevator access for second floor tenants
- Excellent exposure to over 27,160 vehicles per day along Highway 16A
- Join Canadian Tire, Safeway, Staples, Tim Hortons, Ardene, and more on site
- Join a healthy blend of main floor general retailers and second floor medical
- Operating costs \$13.15/SF

DETAILS + SITE MAP / WESTLAND MARKET MALL

70 MCLEOD AVENUE, SPRUCE GROVE, AB

FLOOR PLAN



MAIN FLOOR

101	Value Village	115	Cell Phone
101A	Staples	116	Bags & Luggage
101B	Bulk Barn	117	DenWtacare
102A	Coles	118	Ardene
108	748 SF - Turnkey Restaurant Kiosk	120	Shoppers Drug Mart
110	Trident Key	126	Ann's Nails
113	Elegance Hair	128	GoldBrick
114A	Vitality Health	130	In Vision Optical
114B	1,064 SF available	133	M&M
		132	3,590 SF available

136	Ricki's
502	Brown's Social House
504	MobilFIX
506	Sally Beauty
508	PetValu
K005	Walk N Brow
PD51	Shell
PD52	Tim Hortons
PD54	Ricky's All Day Grill

SECOND FLOOR

205	Denture Clinic
210	1,711 SF available
220	Grove Hearing
230	1,400 SF to 6,500 SF available
250	Westgate Family Practice
270A	W.G. Milton Prof.
270B	Exlby & Partners
280	4,000 - 6,000 SF New Construction Daycare Space

AREA + STATS / WESTLAND MARKET MALL

70 MCLEOD AVENUE, SPRUCE GROVE, AB



27,160

vehicles
per day



EXPOSURE

high traffic
Highway 16A



PARKING

ample on-site
surface stalls



TRANSIT

in close
proximity



\$120,558

household income average
within 3 km



25,913

population
within 3 km



MALL

high exposure
retail space



AREA HIGHLIGHTS

The vibrant and dynamic City of Spruce Grove is located just 11 km west of Edmonton with a total population of 35,766 (2018). With a range of housing options, excellent schools, plenty of sports and culture opportunities, medical facilities, and a diverse business community, Spruce Grove is truly the community of choice.*

* Source: sprucegrove.org/community/about-spruce-grove

Yellowhead Highway	9 minutes
Stony Plain	10 minutes
Acheson	13 minutes
Edmonton Boundary	16 minutes
Downtown Edmonton	37 minutes

WESTLAND MARKET MALL

PRESENTED BY

CASEY McCLELLAND

Senior Vice President
(587) 756-1560
Casey.McClelland@MarcusMillichap.com

MIKE HOFFERT

Senior Associate
(587) 756-1550
Mike.Hoffert@MarcusMillichap.com

KEVIN GLASS

Senior Associate
(587) 756-1570
Kevin.Glass@MarcusMillichap.com

Marcus & Millichap

The information contained in this Marketing Brochure 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 Brochure has been prepared to provide summary, unverified information to prospective purchasers, 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 Brochure 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 buyers 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. © 2024 Marcus & Millichap. All rights reserved.