

# Riverbank Landing

Shadow Grocery Anchored Site

260 Riverbank Landing  
St. Albert, Alberta  
[www.cbre.ca](http://www.cbre.ca)

Mixed Use Development





# Riverbank Landing

## Mixed Use Development

We are pleased to offer a unique retail lease opportunity in a highly sought-after location, shadow anchored by the popular Italian Bakery's Mercato. This property boasts a mix of unit sizes, ranging from 1,015 SF to 2,108 SF, providing flexibility for a variety of businesses.

Located in a vibrant area, this property pairs perfectly with the adjacent residential units, creating a live, work, play opportunity for the future. With a strong demand for local amenities and services, this location is poised for success- an ideal spot for businesses looking to capitalize on the growing demand for convenience and community.

# Riverbank Landing

260 Riverbank Landing | St. Albert, Alberta

# For Lease

## Property Details

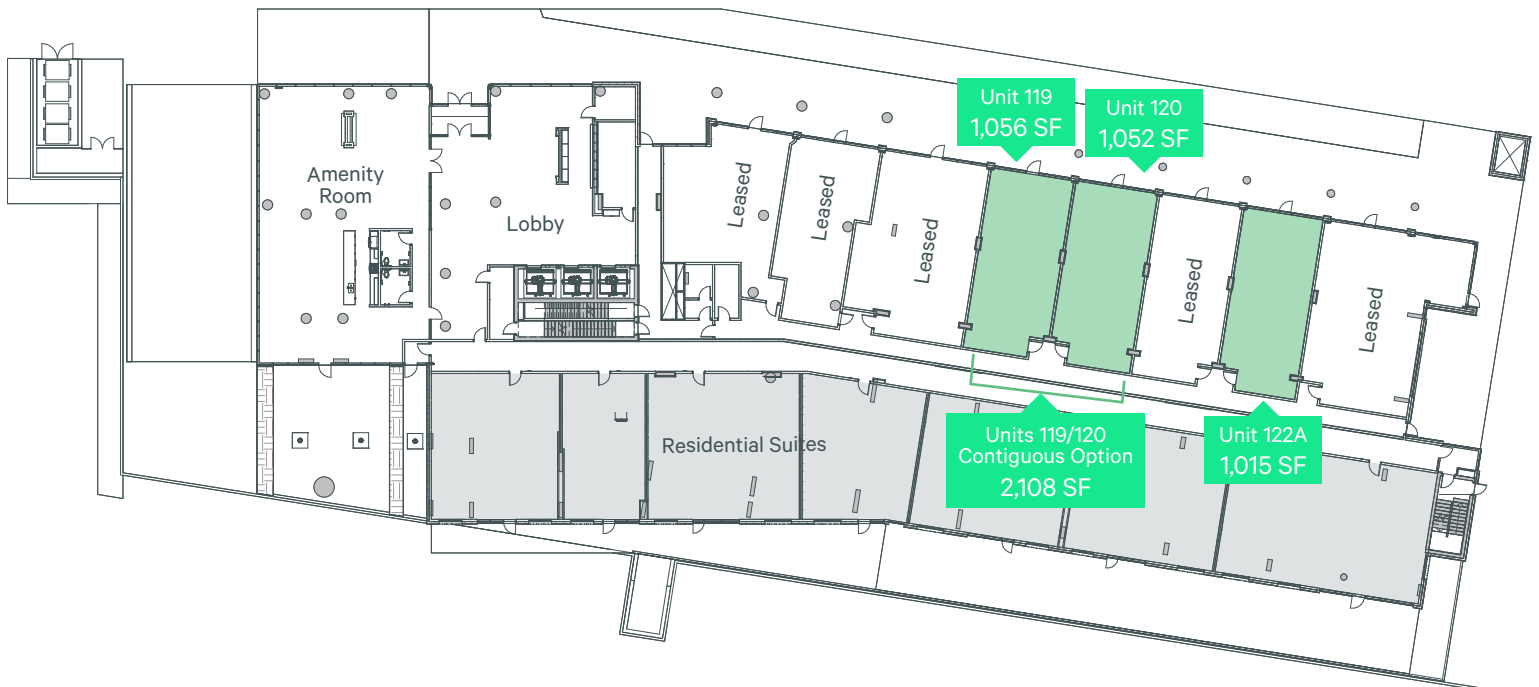
<b>Municipal Address</b>	260 Riverbank Landing , St. Albert, AB
<b>Legal Address</b>	Plan 2320303; Block 1; Lot 9
<b>Zoning</b>	DCMU - Direct Control Mixed Use
<b>Ceiling Height</b>	20'
<b>Parking</b>	Scramble & Underground
<b>Op Costs</b>	TBC
<b>Lease Rate</b>	Market
<b>Available</b>	Estimated for 2026

## Available Units

<b>Unit 119</b>	1,056 SF
<b>Unit 120</b>	1,052 SF
<b>Units 119/120</b>	2,108 SF Contiguous Option
<b>Unit 122A</b>	1,015 SF

## Permitted Uses

- Bakeries
- Coffee Shops
- Restaurants
- Breweries
- Wine Bars
- Specialty Grocers
- Food Sales
- Clothing Retailers
- Book Stores
- Décor Shops
- Flower Shops
- Art Galleries
- Hair Services
- Spa Services
- Acupuncture
- Physical Therapy
- Massage Therapy
- Personal Services
- Fitness Studios
- Registry Services
- Children's Classes & Activities
- Family Engagement Support



# Site Plan





Total Estimated  
Population at Buildout:  
**66,293**



### Area Demographics

	1 KM	3KM	5KM
Estimated Population (2024)	5,837	49,465	79,221
Projected Population (2029)	6,490	56,002	89,106
Projected Population Change (2024-2029)	11.2%	13.2%	12.5%
Average Household Income	\$201,387	\$164,490	\$166,114

### Contact Us

**Matt Hanson** *Lead*  
Sales Representative  
+1 780 917 4637  
matthew.hanson@cbre.com

**Ryan O'Shaughnessy** *Lead*  
Senior Associate  
+1 780 229 4686  
ryan.oshaughnessy@cbre.com

This disclaimer shall apply to CBRE Limited, and to all divisions of the Corporation ("CBRE"). The information set out herein (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE.