

FOR LEASE TRI LEISURE MEDICAL COMPLEX

7 TRI LEISURE WAY, SPRUCE GROVE, AB



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OVERVIEW / TRI LEISURE MEDICAL COMPLEX

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OPPORTUNITY

Tri Leisure Medical Complex is an excellent opportunity for businesses seeking space in a well-established medical-oriented complex, with both national and local tenants already in place. These tenants include Bloom Therapy Wellness Collective, Children Dental Care, and Midwest Pipeline. The complex is also situated adjacent to Fuhr Sports Park and TransAlta Tri Leisure Centre in the Spruce Ridge residential area, a reputable neighbourhood just minutes from the Parkland Highway.

SALIENT DETAILS

Municipal Address: 7 Tri Leisure Way, Spruce Grove, AB

Legal Description: Plan 1420645; Block 1; Lot 16

Asking Rent: Market

Size: 4,867 SF & 1,596 SF

Additional Rent : \$15.75 SF (2024)

Zoning: DC - Direct Development Control

Parking: Approximately 155 Parking Stalls Available



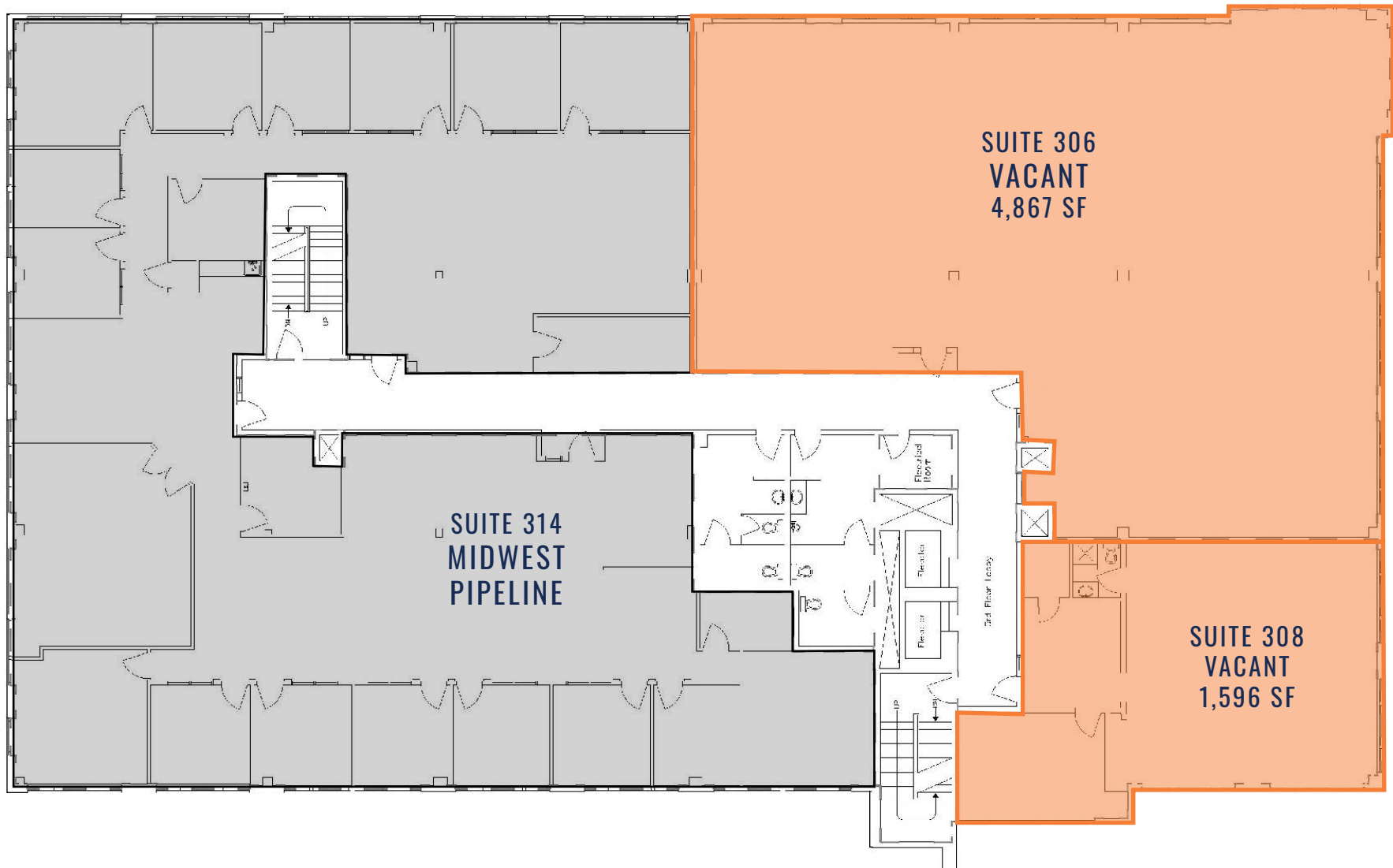
HIGHLIGHTS

- 4,867 SF & 1,596 SF of prime spaces are available on the third floor
- In the surrounding area, you'll find a variety of local and national retailers, such as the Fuhr Sports Park, Aerials Gymnastics, and Westgrove Common, which features Real Canadian Superstore, Home Depot and more
- Excellent high exposure to over 17,000 vehicles per day along Jennifer Heil Way and Nelson Drive
- Serving a trade area population of over 150,000 people

FLOOR PLANS / TRI LEISURE MEDICAL COMPLEX

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THIRD FLOOR



TENANTS / TRI LEISURE MEDICAL COMPLEX

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ABOUT THE TENANTS:



El Taco Loco

With popular items on the menu like Chilaquiles del Pueblo and Cactus Rancheros, Las Ventanas by El Taco Loco provides patrons with fresh and authentic Mexican cuisine. Opening in July 2020, this restaurant has become a well-known staple in the Spruce Grove community as they provide weekday specials and host events such as Taco Fest and Cinco de Mayo with live Mariachi bands and musicians.



Bloom Therapy Wellness Collective

Bloom Therapy provides a multi-disciplinary approach to offering a variety of services at Tri Leisure Medical Complex. Qualified and dedicated practitioners will work with clients one-on-one to introduce holistic wellness into their daily routines. Bloom Therapy Wellness Collective's services include registered

Physiotherapists, Chiropractors, Acupuncturists, and Massage Therapists all committed to providing an atmosphere of wellness and comfort.



Midwest Pipelines

Midwest Pipeline was established in 1974 and is now known as a mid to large pipeline contractor in Western Canada. Since 2007, they have become a "Leader in Pipeline Technology" and have continued to grow into one of the leading pipeline construction companies in the region. The Executive and Operational Management team that resides in Tri-Leisure Medical Complex has over 160 years of combined experience

in pipeline construction, project management, and pipeline integrity work and specialty fabrication.

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Tri Wellness Medical Centre

Tri Wellness Medical Centre is known for its exceptional medical care who are seeking an all-encompassing healthcare environment. Dedicated to providing their patients with a professional and innovative healthcare experience, the physical practice integrates and communicates with outside practitioners based on the needs of their patients.



Mint Health and Drugs Pharmacy

With the motto "pharmacies owned by pharmacists", Mint Health and Drugs offers a deeper level of care, brought on by independent pharmacy owners who are part of the local community. Since opening their first location in 2010, their family of pharmacists has grown rapidly across the province.

Offering a range of pharmaceutical and home services to their patients, including assistance with chronic diseases, medication reviews, equipment rentals, and specialty compounding, the pharmacists have the means to treat their clients based on lifestyle and individual health needs.



Children Dental Centre

Specializing in pediatric dentistry with the mission to create a fun and caring environment, Children Dental Centre believes every child deserves a dentist that will promote good habits and healthy attitudes toward oral health. Every step of their clinic is designed with little patients in mind, with staff specifically trained to cater to the unique needs of

children. Providing exceptional dental care in a comfortable and kid-friendly environment, the center has added stress-free touches to make their dental visit more comfortable.



Alberta Infrastructure

Alberta Infrastructure is a government-owned organization that provides accommodation services, manages a large portfolio of owned and leased facilities, maintains fiscal accountability, and optimizes value for Albertans. Across Alberta, the Government's investments in modern infrastructure are helping to build efficient transportation systems,

provide clean drinking water for families, increase access to high-speed internet for residents and businesses, and build inclusive communities.

AREA + STATS / TRI LEISURE MEDICAL COMPLEX

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Nearby Demographics:



\$130,813
Average Household
Income within 3km



42,447
2024 estimated
population within
3km



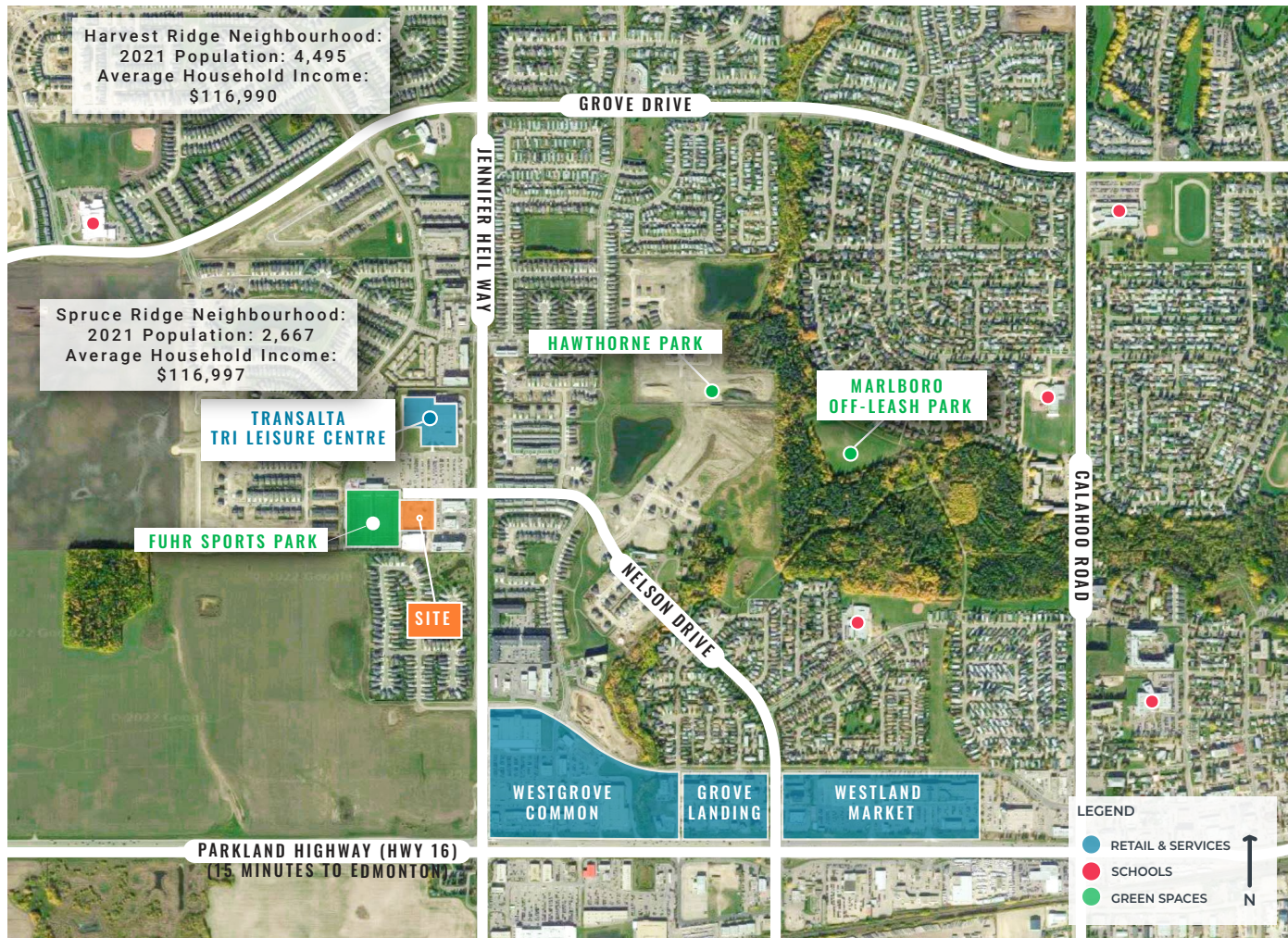
+8.6%
Projected Population
(2024 - 2027)



+24,000
Vehicles
per Day



TRANSIT ACCESS
in direct
proximity



Yellowhead Hwy **3 minutes**

Stony Plain **10 minutes**

Acheson **12 minutes**

West Edmonton Mall **22 minutes**

Downtown Edmonton **33 minutes**

The vibrant and dynamic city of Spruce Grove is located 11 km west of Edmonton and has recently seen an abundance of growth. It boards a mix of industry, commerce, and community with an ideal range of city conveniences. Serving a trade area population of over 170,000 people; local, national, and global companies have all found success in Spruce Grove. The neighbourhood is ideally surrounded by both established and fast-developing residential communities with high average household income and large residential growth predictions.

LOCATION OVERVIEW / TRI LEISURE MEDICAL COMPLEX

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UNIT	TENANT	SIZE
100	TRI WELLNESS MEDICAL CENTRE	
104	MINT HEALTH AND DRUGS PHARMACY	
108	LAS VENTANAS BY EL TACO LOCO	
110	CHILDREN DENTAL CENTRE	
206/216	ALBERTA INFRASTRUCTURE	
214	BLOOM THERAPY	
SECOND FLOOR		
306	VACANT	4,867
308	VACANT	1,596
314	MIDWEST PIPELINE	





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