

FOR LEASE

SUNRISE TOWNE SQUARE

187 HIGHWAY 16A, SPRUCE GROVE, AB

HIGH EXPOSURE RETAIL ▶ 2,988 SF



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OVERVIEW / SUNRISE TOWNE SQUARE

187 HIGHWAY 16A, SPRUCE GROVE, AB

THE OPPORTUNITY

This RONA-anchored retail centre offers excellent exposure along Highway 16A brining traffic of 34,000 vehicles daily. The City of Spruce Grove is located 11 km west of Edmonton and has a growing community of nearly 39,000 residents and a trading area of more than 70,000 people. Sunrise Towne Centre is surrounded a strong mix of national and local tenants including Dollarama, Shell, Tim Hortons, Lammle’s Western Wear, Sunrise Dental, Noodle Box, Stacked Pancakes, and more. From 2019 to 2024, Spruce Grove grew 11.6% over five years, among the highest in Alberta.



HIGHLIGHTS

- Population (2024): 42,513
- Average Household Income: \$135,750
- Daily Traffic Count (2024): up to 34,000 along Highway 16A
- Spruce Grove is one of Alberta’s fastest-growing cities, with over 42,000 residents and a projected population increase of 25,000+ over the next 20 years
- Strong annual population growth of 3.75% (2024) drives increased demand for retail.
- Median age of 36.2 years with many families and professions
- Competitive property tax rates and development incentives for new businesses

SALIENT DETAILS

Municipal Address: 187 Highway 16A, Spruce Grove, AB

Legal Description: Plan 0520349; Block 3; Lot 5

Asking Rent: Market

Size: 2,988 SF

Additional Rent: \$11.45 (est.2025)

Zoning: C2 – Vehicle Oriented Commercial

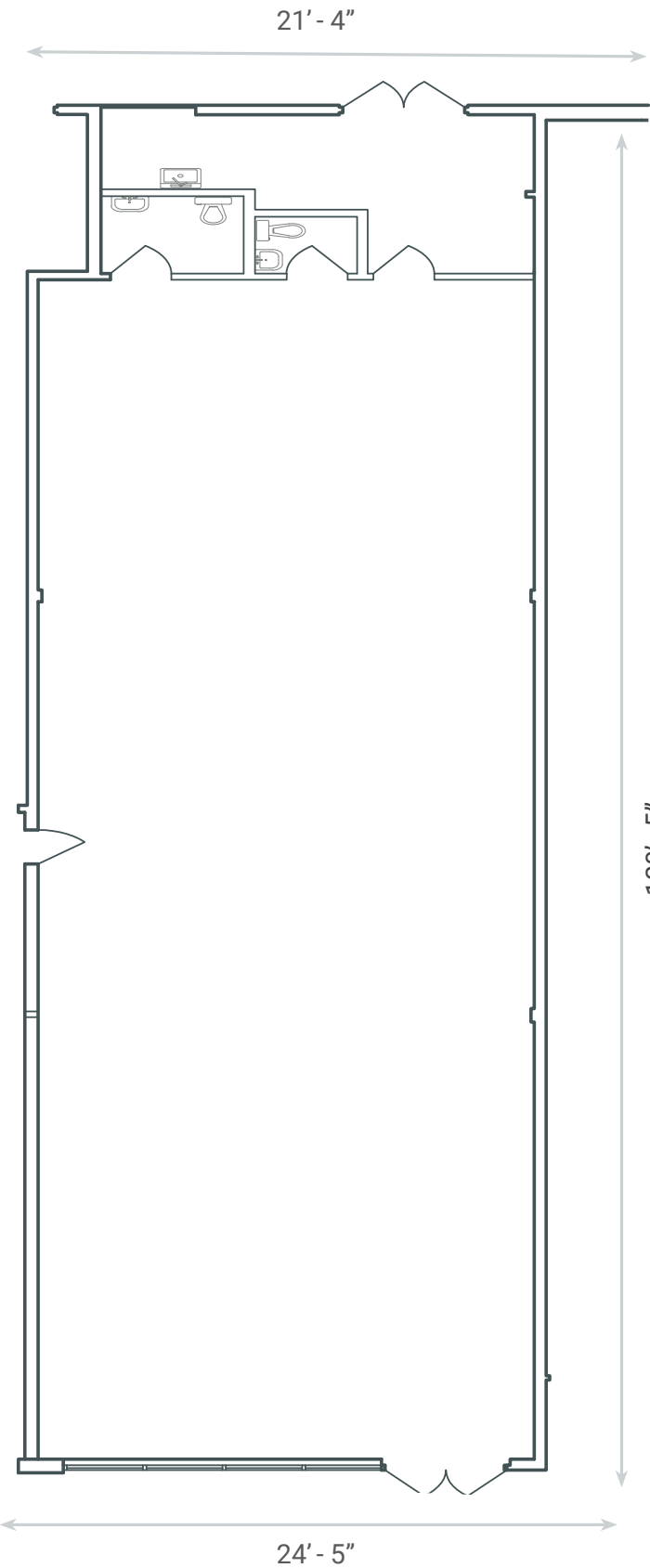
Parking: Ample Surface Parking



FLOORPLAN /

SUNRISE TOWNE SQUARE

187 HIGHWAY 16A, SPRUCE GROVE, AB



AREA + STATS / SUNRISE TOWNE SQUARE

187 HIGHWAY 16A, SPRUCE GROVE, AB



26,717

Traffic Count
Along Highway 16A



\$135,750

Average Income
In Spruce Grove



30,659

Population
3KM Radius



18.4%

Growth Rate
(2022-2032)
1KM Radius



24.8%

Growth Rate
(2022-2032)
3KM Radius



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