

Riverbank Landing

Shadow Grocery Anchored Site

260 Riverbank Landing
St. Albert, Alberta
www.cbre.ca

Mixed Use Development





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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 3,575 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.

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For Lease

Property Details

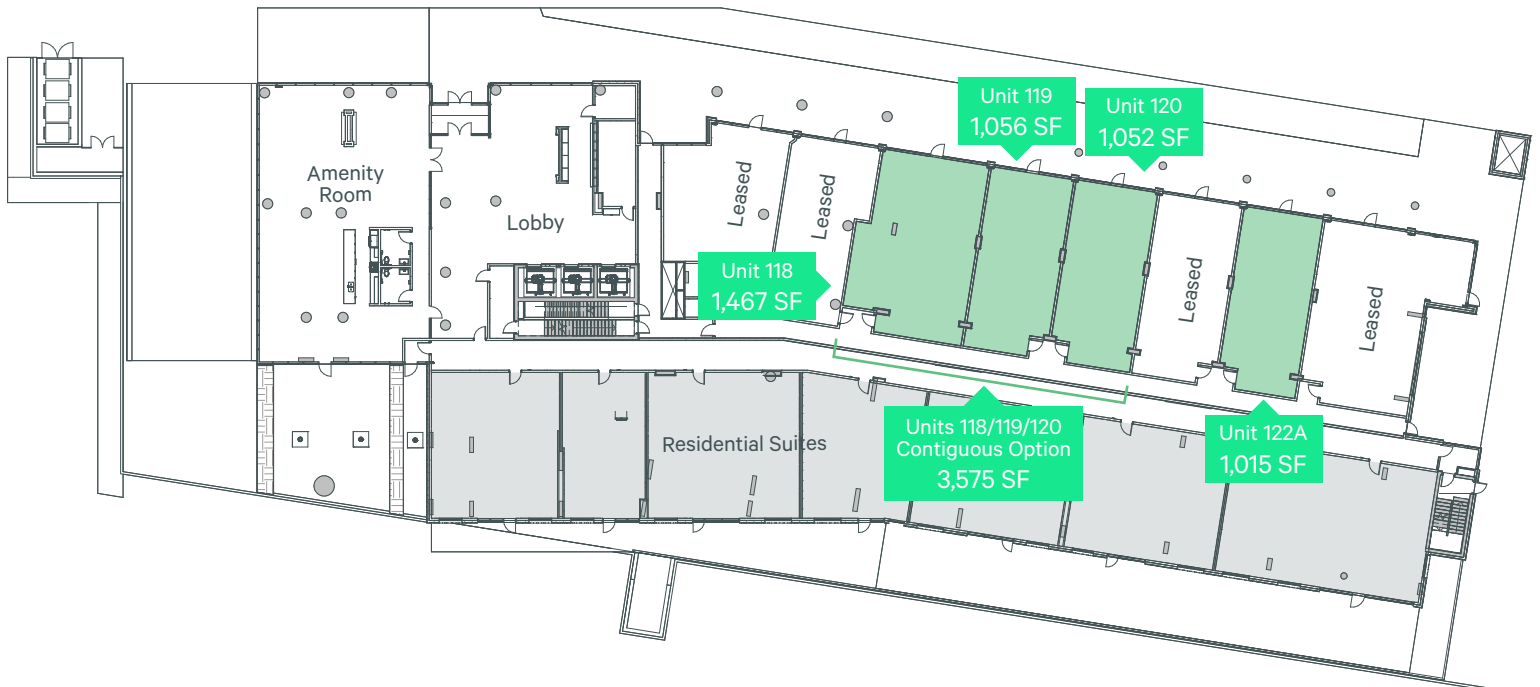
Municipal Address	260 Riverbank Landing , St. Albert, AB
Legal Address	Plan 2320303; Block 1; Lot 9
Zoning	DCMU - Direct Control Mixed Use
Ceiling Height	20'
Parking	Scramble & Underground
Op Costs	TBC
Lease Rate	Market
Available	Estimated for 2026

Available Units

Unit 118	1,467 SF
Unit 119	1,056 SF
Unit 120	1,052 SF
Units 118/119/120	3,575 SF Contiguous Option
Unit 122A	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
- Nail 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

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