



# INGLEWOOD SQUARE

UNIT 5 - 19 BELLEROSE DR, ST. ALBERT, AB

FOR SUBLEASE

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# PROJECT SUMMARY

Opportunity to sublease 15,252 SF of large-format retail space within the Inglewood Square in St. Albert, AB, a well-established neighbourhood retail centre anchored by Planet Fitness and shadow-anchored by Safeway, RBC and Dollarama.

Highlights include:

- ✚ St. Albert has an average household income of \$170,278, significantly higher than the Canadian average of \$128,578
- ✚ Ample on-site parking for customers and staff
- ✚ Flexible layout for a variety of retail and service-oriented uses
- ✚ Strong exposure with direct access off St. Albert Trail, one of St. Albert's busiest thoroughfares.



UNIT SIZE:  
15,252 SF

# AERIAL



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# ZOOMED AERIAL



## DETAILS

✦ Size: 15,252 SF

✦ Commercial Parking: Ample storefront parking

✦ Base Rent: Contact Listing Agent

✦ Available: Immediately

✦ Additional Rent: Contact Listing Agent

✦ Sublease Term: June 30, 2033

## AREA TENANTS



## DEMOGRAPHICS

DRIVE TIME	3 MIN	5 MIN	10MIN
2025 Population	2,857	24,741	82,902
2030 Populations Projections	3,148	25,790	87,600
2025 Average HH Income	\$135,735	\$162,133	\$176,8067
2025 Daytime Population	2,857	24,741	82,902

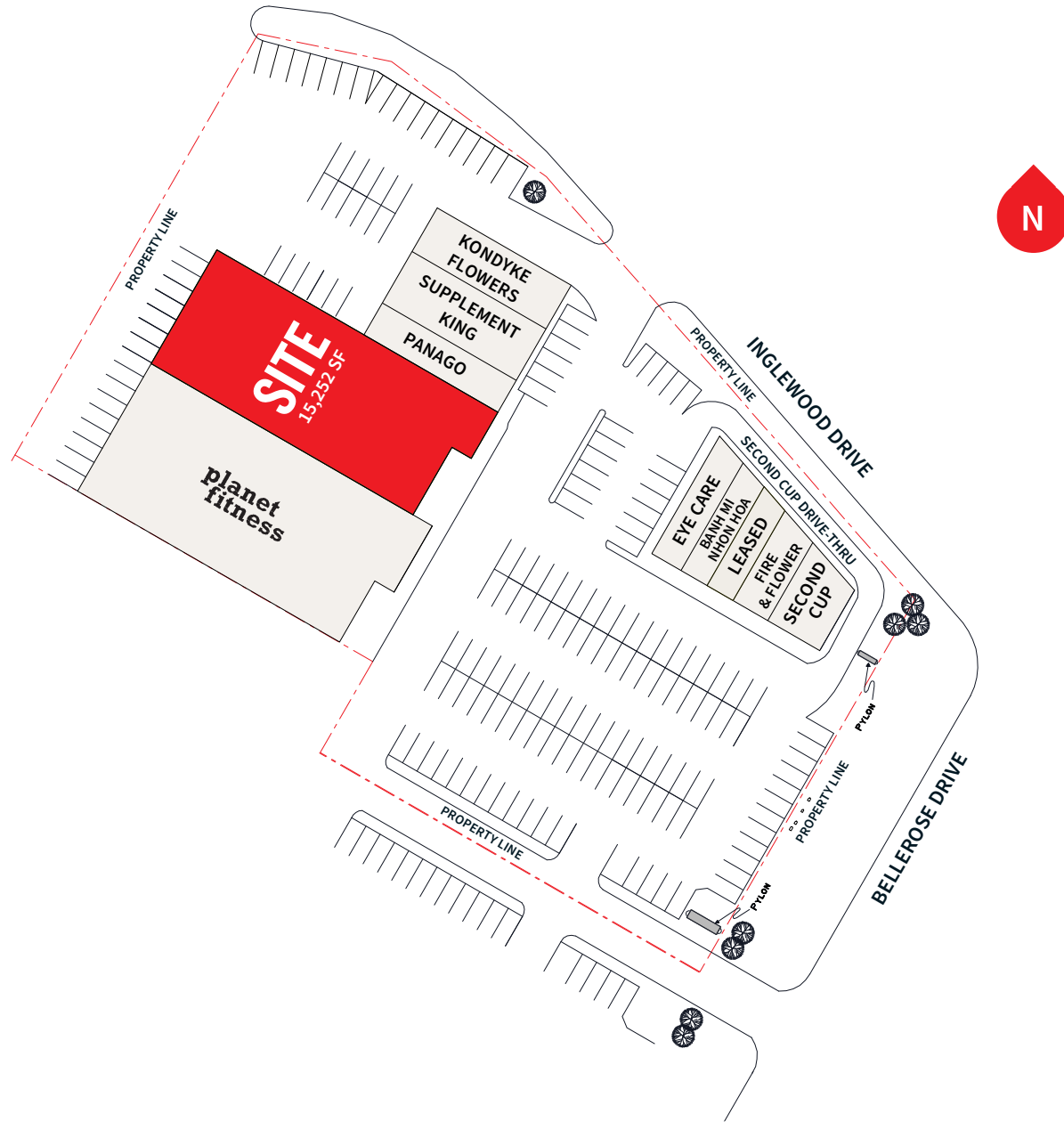
## CONTACT

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# SITE PLAN



# EXTERIOR PHOTOS



# INTERIOR PHOTOS



# THE NEIGHBOURHOOD

St. Albert is a well-established and affluent municipality within the Edmonton Metropolitan Region, consistently recognized for strong household incomes, high population growth, and a stable economic base. The city features a predominantly residential demographic supported by well-developed retail, education, and civic infrastructure. Its proximity to Edmonton, access to major transportation corridors, and concentration of neighbourhood and regional shopping centres make St. Albert a proven market for retail, service, and commercial users seeking long-term stability and consistent consumer demand.

