

FOR LEASE

STURGEON PLAZA

1 HEBERT ROAD | ST. ALBERT, AB



- 1,087 SF and 4,678 SF retail spaces for lease with frontage onto St. Albert Trail with high exposure of over 13,368 vehicles per day.
- Excellent surface parking onsite, building and pylon signage opportunities.
- Surrounded by a high-density residential neighborhood.
- Landlord incentives available for qualified tenants.
- Professionally managed property.

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HUGHES
COMMERCIAL
REALTY GROUP



FOR LEASE | STURGEON PLAZA RETAIL SPACES

PROPERTY DETAILS

DEVELOPMENT NAME

Sturgeon Plaza

MUNICIPAL

1 Hebert Road | St. Albert, Alberta

LEGAL

Plan 9826493, Block 12, Lot 39

TYPE

Retail

AVAILABLE SPACES

Unit 106 → ± 1,087 SF

Unit 129 → ± 4,678 SF

BUILDING SIZE

± 29, 747 SF

ZONING

TCC - Trail Corridor Commercial District

TERM OF LEASE

Negotiable

POSSESSION

Negotiable

LEASE FINANCIALS

BASE RATE

Market

ADDITIONAL RENT

\$13.69 PSF (2025)

UTILITIES

Power, gas and water are separately metered and are the tenants responsibilities

PERMITTED USES

- Animal Grooming
- Animal Health
- Art Gallery
- Catering Service that uses up to 3 Vehicles
- Dwelling Unit a Non-Residential Use
- Equipment Store
- Established Service
- Establishment (Brew Pub)
- Establishment (Drinking)
- Establishment (Entertainment)
- Establishment (Restaurant)
- Funeral Home
- Government Service
- Group Home
- Health Service
- Hotel
- Personal Service
- Professional Office
- Recreation (Indoor)
- Retail General
- School Commercial
- School Post Secondary
- Service Station
- Shopping Centre
- Supportive Living Accommodation
- Warehouse Store Retail

DISCRETIONARY USES

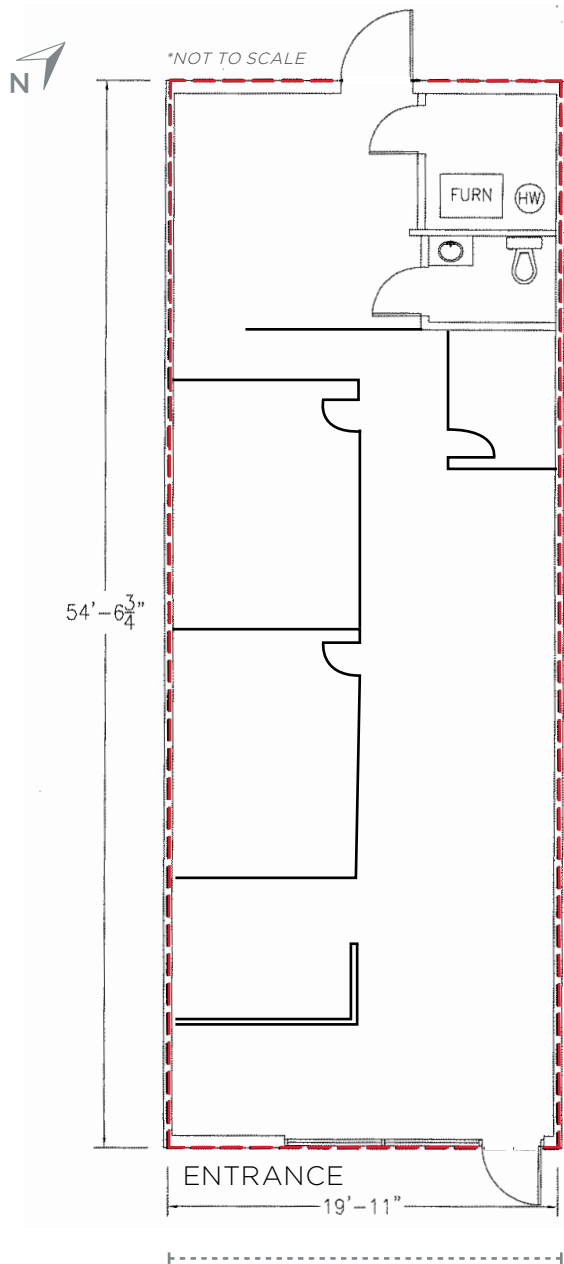
- Auction General
- Automotive Sales
- Automotive Service
- Broadcasting Studio
- Car Wash
- Conference and Banquet Facility
- Construction Service
- Daycare Facility
- Equipment Rental
- Establishment (Gaming)
- Home-Based Business (Level Two)
- Recycling Depot
- Religious Assembly
- Residential Sales Centre
- Retail (Cannabis)
- Storage Facility (Indoor)

PYLON SIGNAGE AVAILABLE AT MARKET RATE

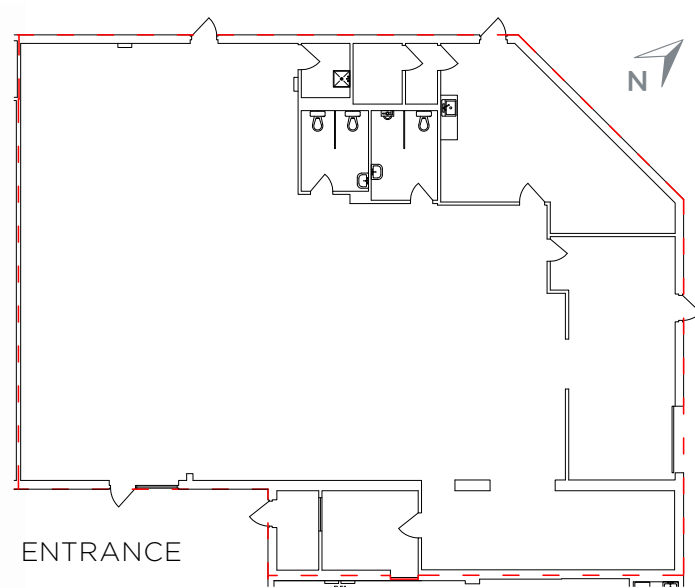


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FLOOR PLAN | **UNIT 106** (1,087 SF)



FLOOR PLAN | **UNIT 129** (4,678 SF)



***Open floor plan with overhead grade level door and interior leveler.*

INTERIOR | **UNIT 106**



IDEAL TENANTS

HEALTHCARE

OFFICE

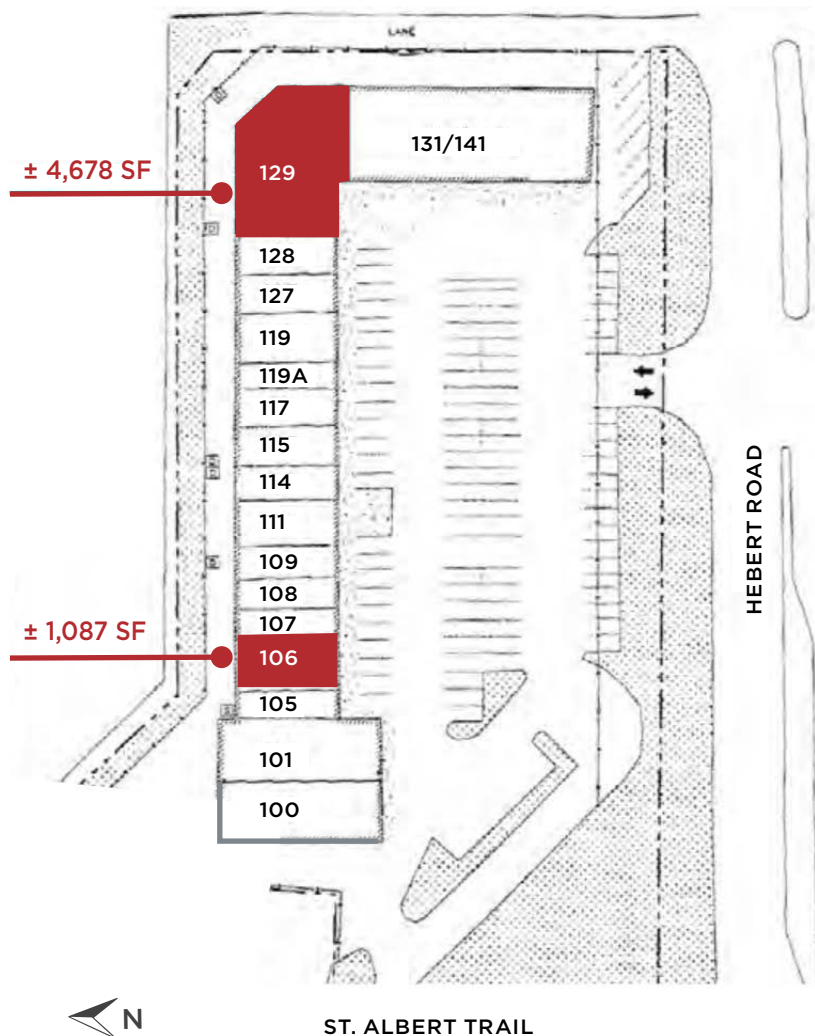
RETAIL

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JOIN THE BUSINESSES IN STURGEON PLAZA

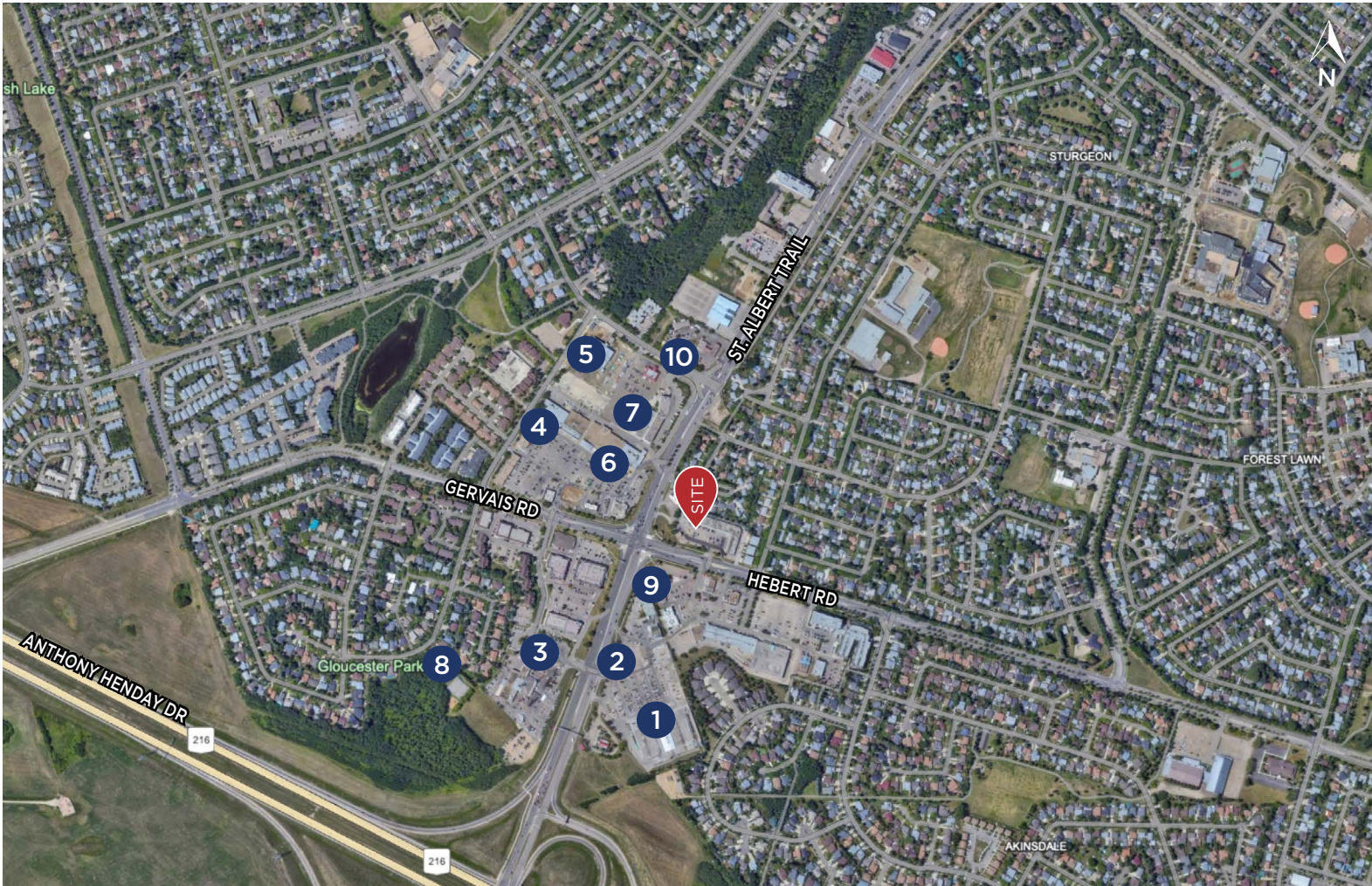
SITE PLAN



TENANTS

- 100. Global Pet Foods
- 101. Bodega St. Albert
- 105. BND Beauty and Hairstyling
- 106. Available**
- 107. Oxford Learning Centre
- 108. Quickly Bubble Tea
- 109. Judy's Nails
- 111. The Dinner Factory
- 114. Dr. Phone Fix
- 115. Barbershop Boyz
- 117. St. Albert Opticians
- 119A. Clear Copy
- 119. Red Willow Veterinary Hospital
- 127. Red Brick Wall Vietnamese Cuisine
- 128. St. Albert Hockey World
- 129. Available**
- 131/141. Ace Liquor

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DEMOGRAPHICS (5KM RADIUS)



- 5,931 residents
- 82,458 daytime population
- 2.5% growth (2024-2029)
- 1.96% projected growth (2024-2034)



- Avg household income of \$140,069
- 3,542 household earns \$60k-\$80k
- 9,222 household earns over \$100k+



- 0-19 years = 23,232
- 25-34 years = 12,008
- 45-54 years = 12,643
- 60+ years = 13,783



- 56,200 on St. Albert Trail (2018)



DRIVE TIMES

Anthony Henday	5 Mins
St. Albert Trail South	5 Mins
Downtown Edmonton	20 Mins
Edmonton Int'l Airport	30 Mins

NEARBY AMENITIES

- | | |
|-----------------------------|-----------------------------|
| 1. Real Canadian Superstore | 6. Shoppers Drug Mart |
| 2. Mobil Gas | 7. St. Albert Inn & Suites |
| 3. McDonald's | 8. Gloucester Park |
| 4. Anytime Fitness | 9. Gateway Village Shopping |
| 5. St. Albert Fire Station | 10. Gate Ave Auto Select |

The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract. All measurements need to be independently verified by the Tenant.

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