

# FOR LEASE

# SUNRISE TOWNE SQUARE

187 HIGHWAY 16A, SPRUCE GROVE, AB

HIGH EXPOSURE RETAIL ▶ 1,925 SF



Marcus & Millichap

Mike Hoffert  
Director

Mike.Hoffert@MarcusMillichap.com

Casey McClelland  
Senior Managing Director

Casey.McClelland@MarcusMillichap.com

Kevin Glass  
Director

Kevin.Glass@MarcusMillichap.com

# OVERVIEW / SUNRISE TOWNE SQUARE

187 HIGHWAY 16A, SPRUCE GROVE, AB

## THE OPPORTUNITY

This RONA-anchored retail centre offers excellent exposure along Highway 16A bringing 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, Lammlé's Western Wear, Sunrise Dental, 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: 1,925 SF (Unit 105)

Additional Rent (2026 est.):  
Op Cost: \$6.27  
Taxes: \$5.63  
Total: \$11.90

Zoning: C2 - Vehicle Oriented Commercial

Parking: Ample Surface Parking





# AREA + STATS / SUNRISE TOWNE SQUARE

187 HIGHWAY 16A, SPRUCE GROVE, AB



Walmart Supercentre	2 minutes
Westland Market Mall	3 Minutes
Superstore	4 Minutes
Home Depot	4 Minutes
Grove Plaza	6 Minutes



**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



# Marcus & Millichap

Marcus & Millichap 10175 - 101 Street  
1820 Enbridge Centre Edmonton, AB T5J 0H3 +1 (587) 756 1600

**Casey McClelland** / Senior Managing Director  
Casey.McClelland@  
MarcusMillichap.com  
+1 (587) 756 1560

**Kevin Glass** / Director  
Kevin.Glass@  
MarcusMillichap.com  
+1 (587) 756 1570

**Mike Hoffert** / Director  
Mike.Hoffert@  
MarcusMillichap.com  
+1 (587) 756 1550

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