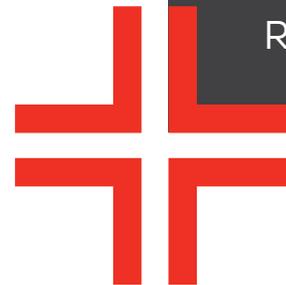




RETAIL LEASING BROCHURE



PROJECT SUMMARY

Secure prime retail space at St. Paul Shopping Centre. St. Paul is located in the central/east region of Alberta and maintains a status as a major trading centre for the surrounding area.

The St. Paul Shopping Centre occupies a strong location on 50th Avenue.

Located in the focal point of commercial activity in St. Paul. This area benefits from the retail synergies created along the 50th Avenue corridor.



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DETAILS

| | | |
|---|--|--|
| <p>✦ <u>Available Sizes:</u> Entire Unit: 25,523 SF</p> | <p>Demising Wall Option 1: 12,761 SF Demising Wall Option 2: 12,761 SF</p> | <p>✦ <u>Back yard:</u> 30,000 SF</p> |
| <p>✦ <u>Base Rent:</u> Contact Listing Agent</p> | | <p>✦ <u>Available:</u> Immediately</p> |
| <p>✦ <u>Additional Rent:</u> \$5.45 PSF (2024 est.)</p> | | <p>✦ Pylon Opportunity</p> |
| | | <p>✦ Ample surface parking</p> |

CO & AREA TENANTS



DEMOGRAPHICS

| RADIUS RING | 5 KM | 10 KM | 50 KM |
|------------------------------|-----------|-----------|-----------|
| 2025 Population | 6,153 | 7,057 | 36,183 |
| 2030 Populations Projections | 6,111 | 7,021 | 36,477 |
| 2025 Average HH Income | \$109,195 | \$117,881 | \$121,331 |
| 2025 Daytime Population | 7,100 | 7,538 | 35,951 |

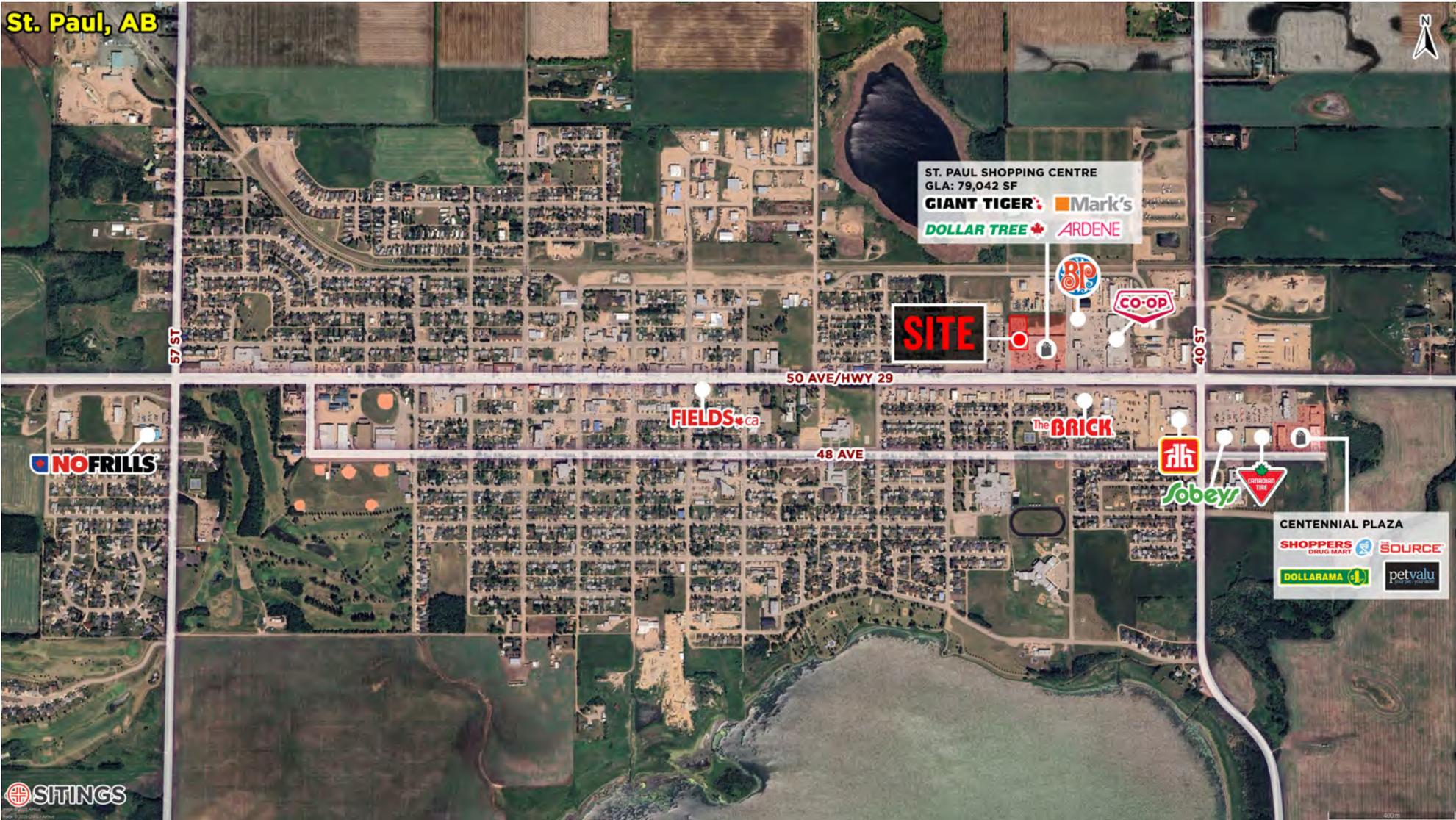
CONTACT

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AERIAL



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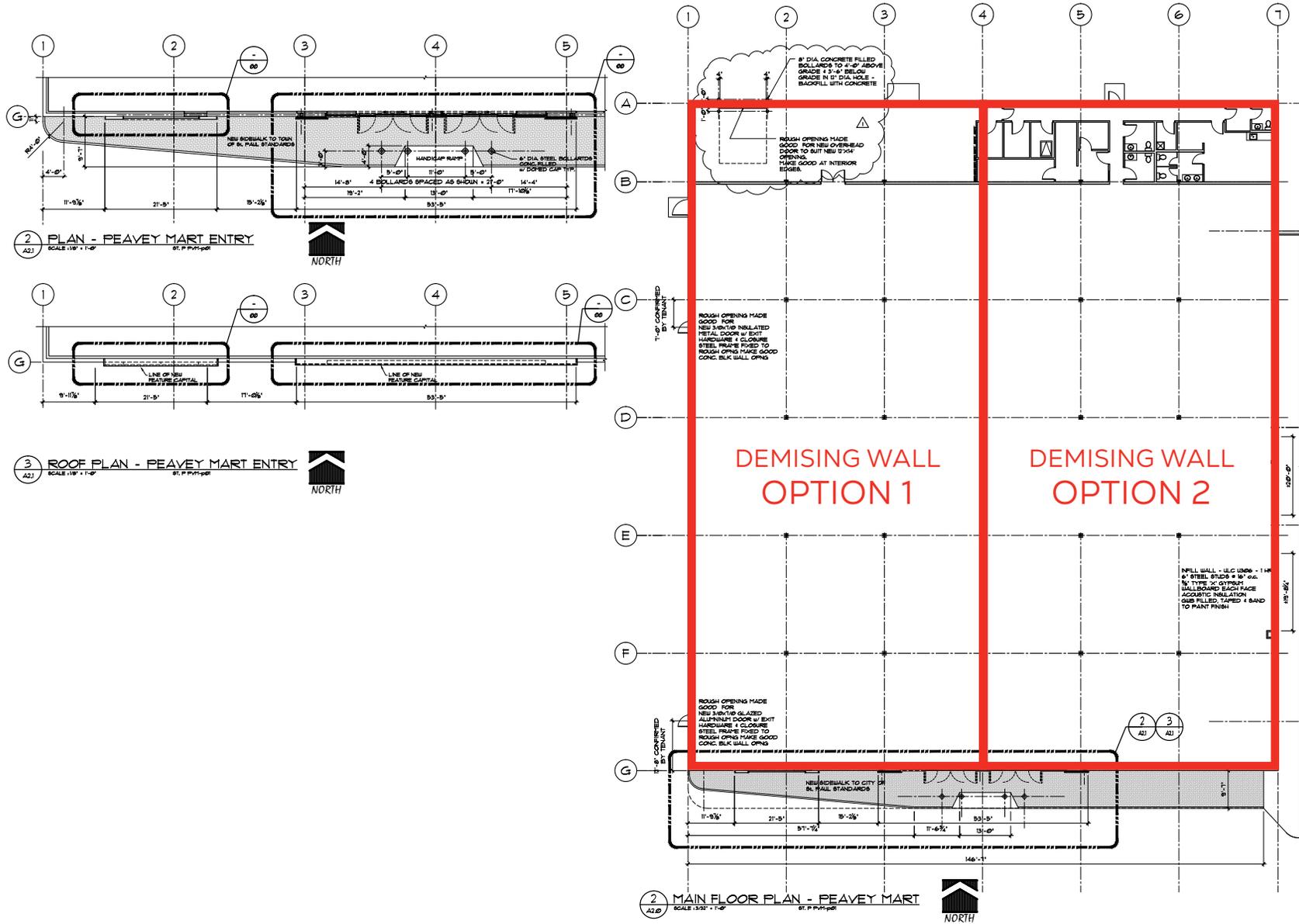
SITE PLAN

 Download As
Built Drawings

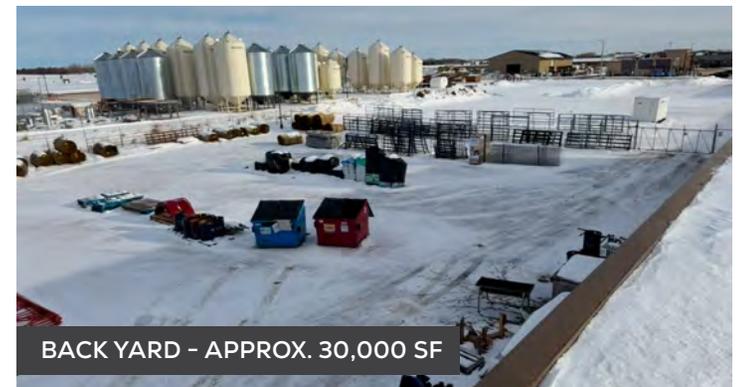


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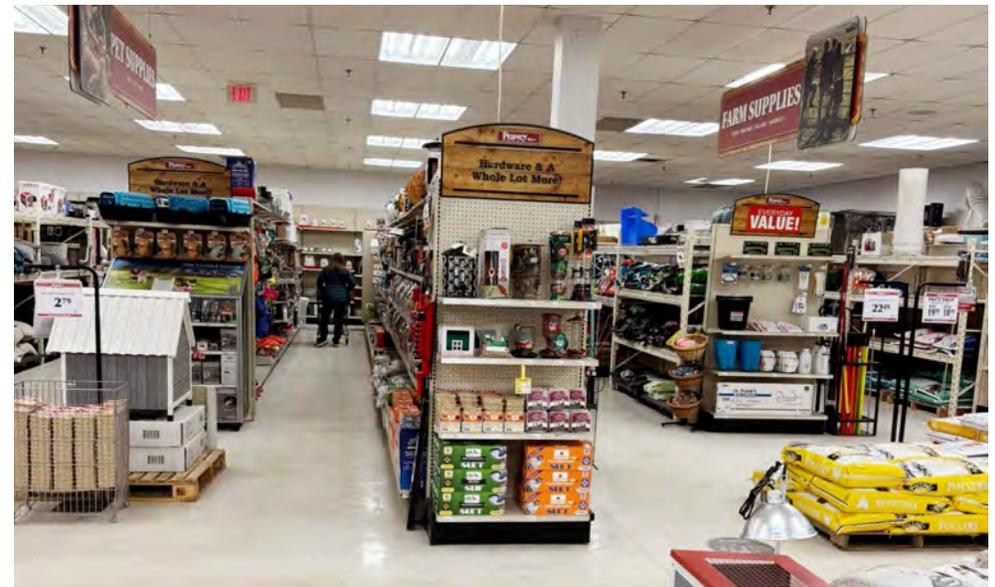
SITE PLAN - MAIN FLOOR PLAN



PHOTOS - EXTERIOR



PHOTOS - INTERIOR



PHOTOS - WAREHOUSE

