



# ST. PAUL SHOPPING CENTRE

4210 50 Avenue  
St. Paul, AB

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

- ✦ Available Size: 25,523 SF
- ✦ Base Rent: Contact Listing Agent
- ✦ Additional Rent: \$5.45 PSF (2024 est.)
- ✦ Ample surface parking
- ✦ Back yard: 30,000 SF
- ✦ Available: Immediately
- ✦ Pylon Opportunity

# CO & AREA TENANTS



# DEMOGRAPHICS

RADIUS RING	5 KM	10 KM	50 KM
2024 Population	6,269	7,206	36,542
2029 Populations Projections	6,309	7,265	36,538
2024 Average HH Income	\$97,411	\$98,791	\$95,823
2024 Daytime Population	7,427	7,891	36,445

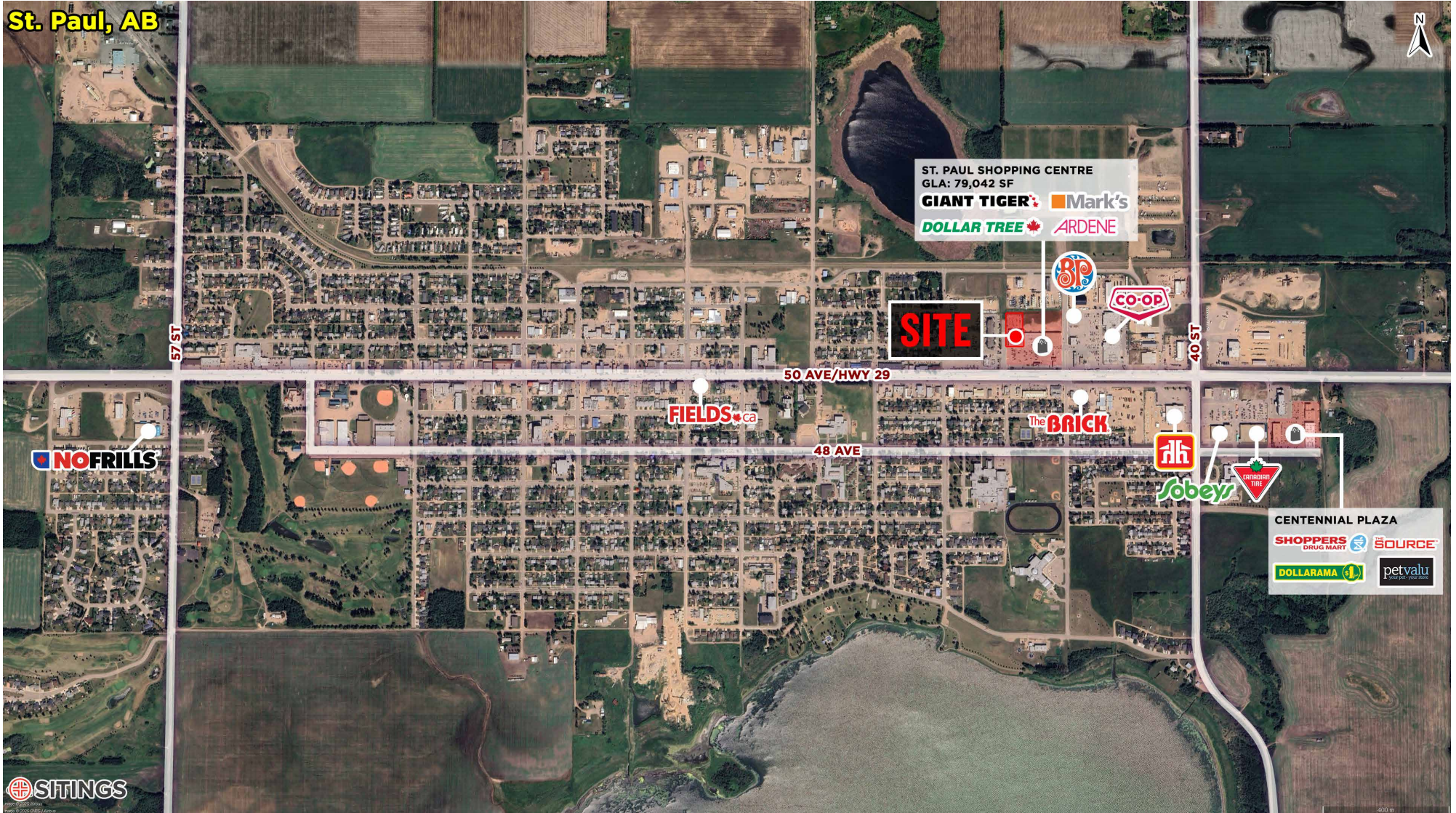
# CONTACT

**DAN CLARK**

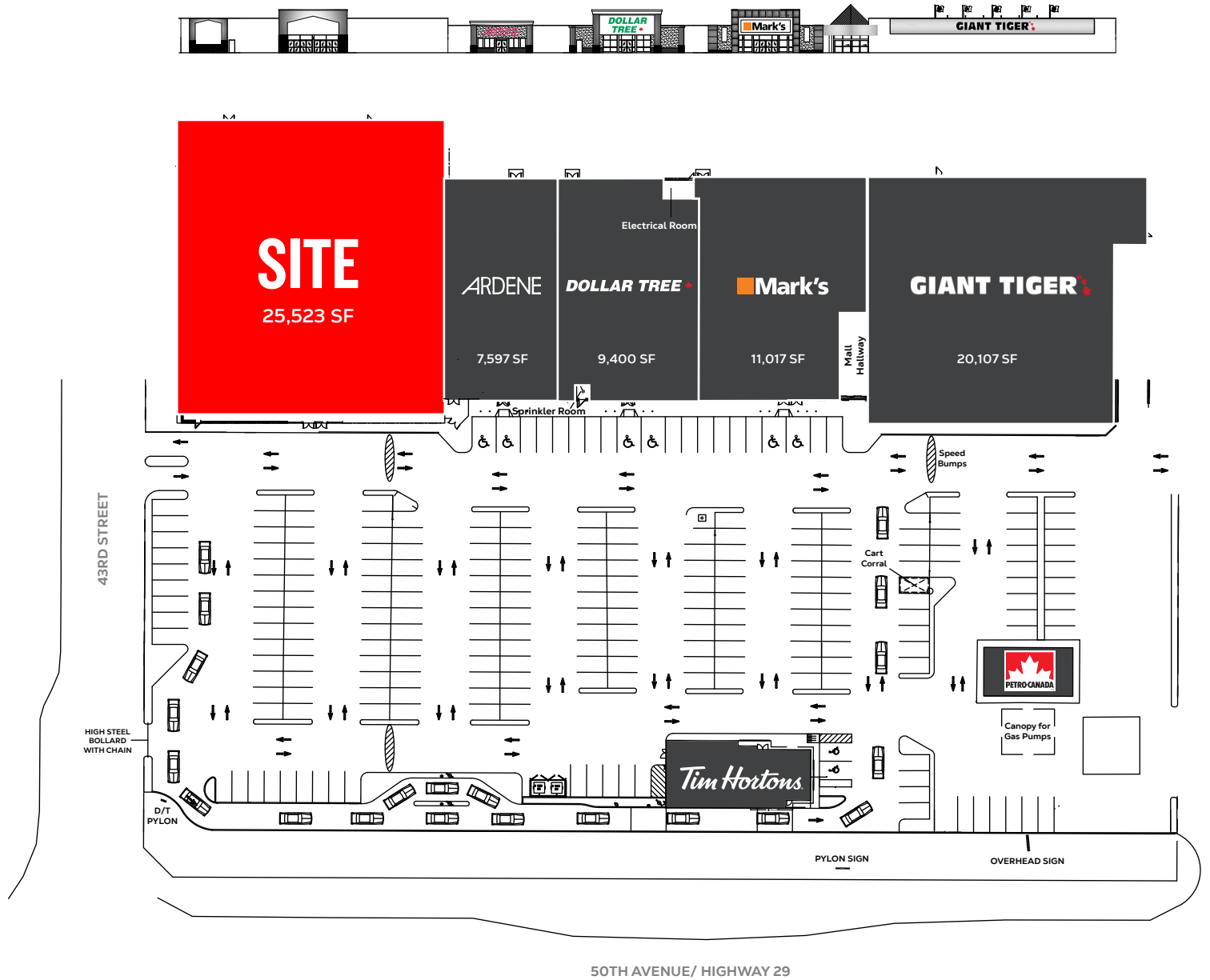
Personal Real Estate Corporation  
Sitings Realty Ltd

604.628.2577  
dan@sitings.ca

# AERIAL



# SITE PLAN

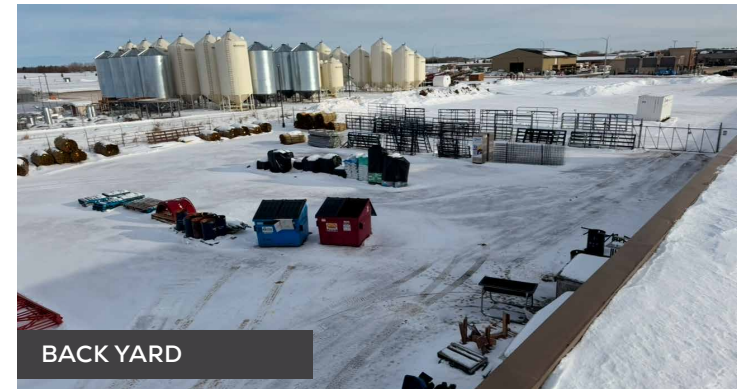


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# PHOTOS - EXTERIOR



BACK YARD

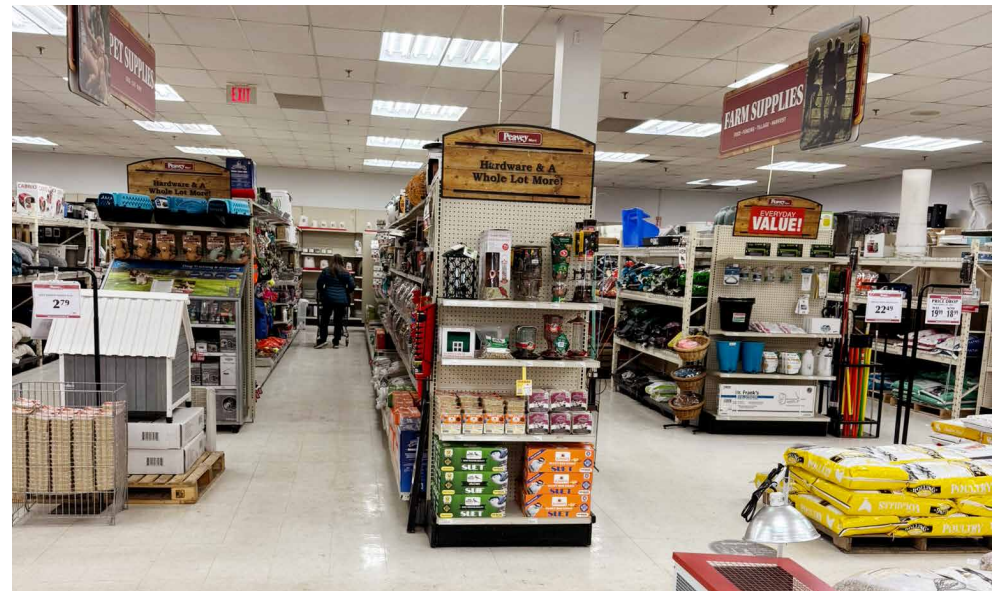
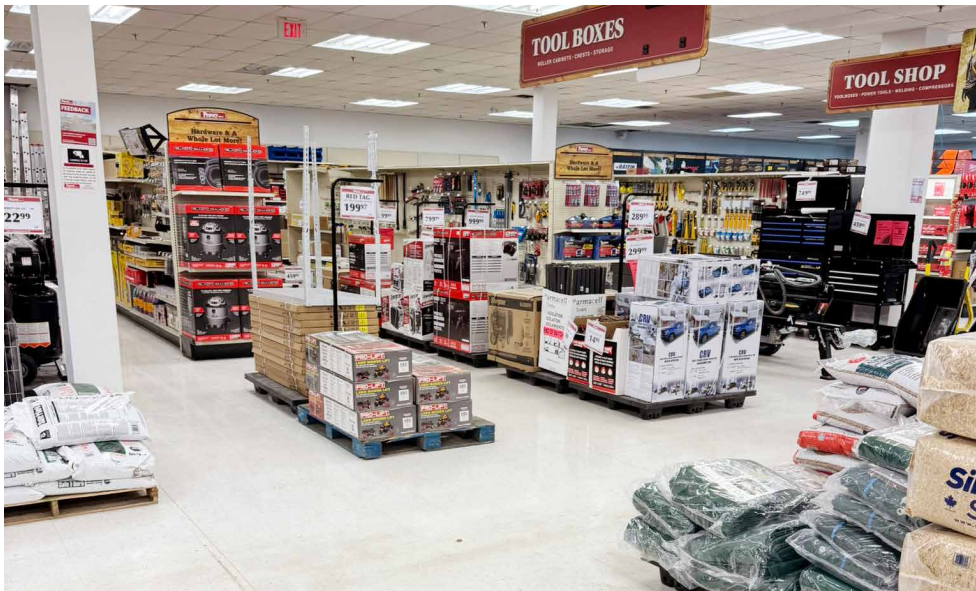


BACK YARD



WEST SIDE

# PHOTOS - INTERIOR



# PHOTOS - WAREHOUSE

