



ST. PAUL SHOPPING CENTRE

4210 50 Avenue
St. Paul, AB

RETAIL LEASING BROCHURE



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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: 25,464 SF</p>	<p>Demising Wall Option 1: 12,732 SF Demising Wall Option 2: 12,732 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>CAM:</u> \$3.03 PSF <u>Property Taxes:</u> \$2.20 PSF</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

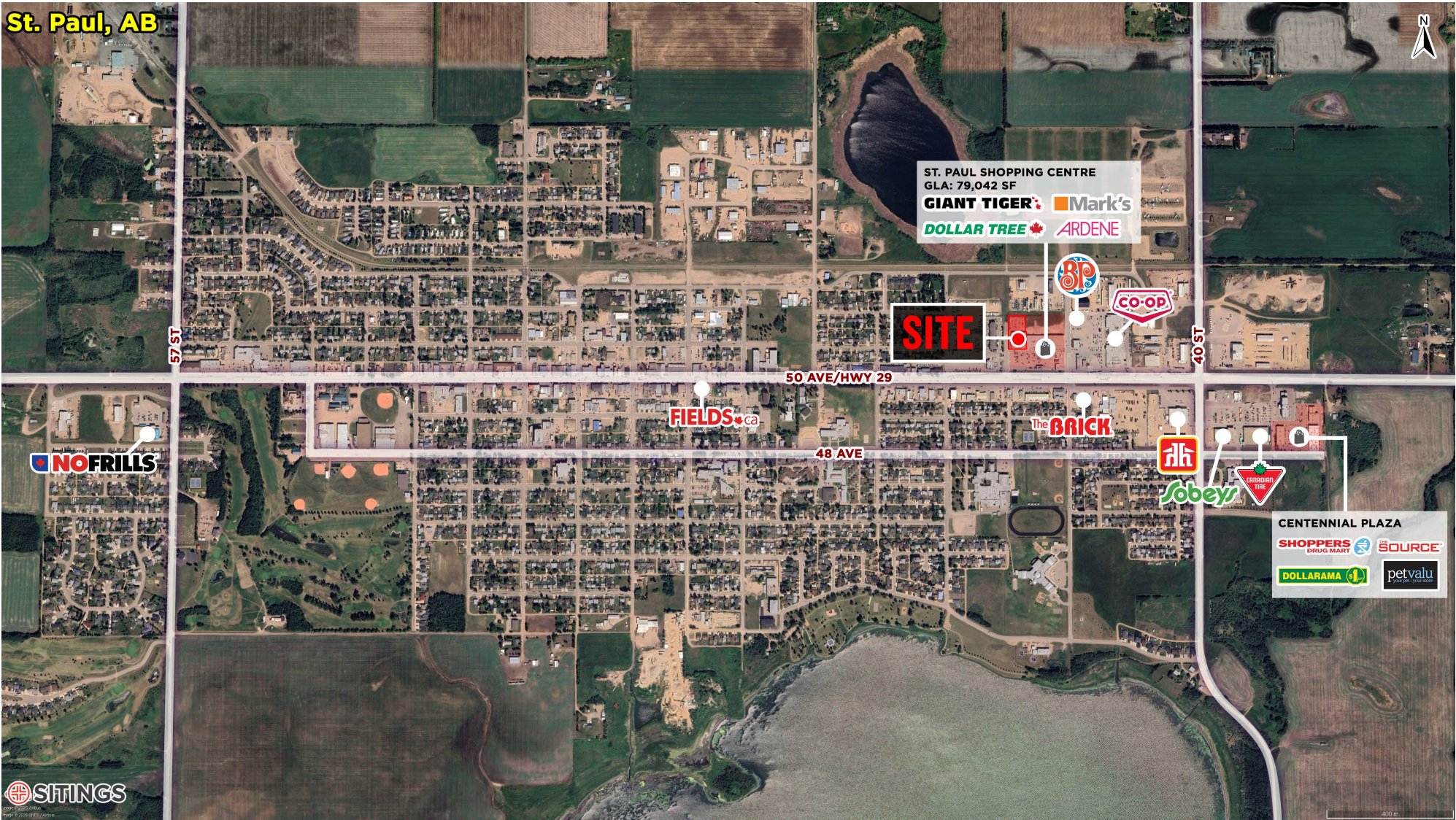
CONTACT

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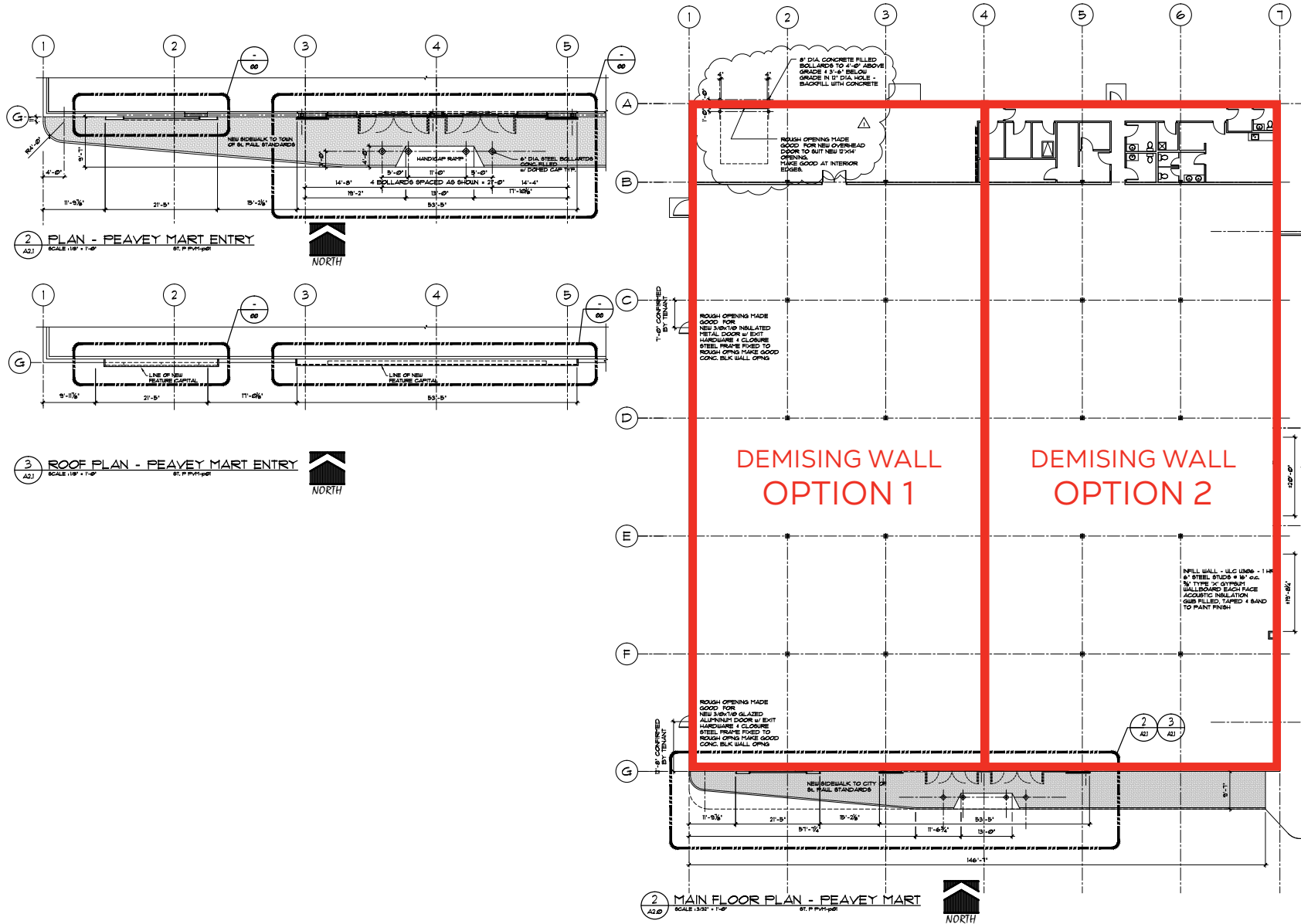
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AERIAL



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SITE PLAN - MAIN FLOOR PLAN



PHOTOS - AERIAL



PHOTOS - EXTERIOR



PHOTOS - INTERIOR



PHOTOS - WAREHOUSE

