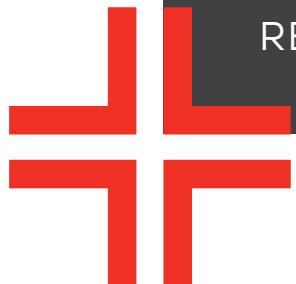




DAN CLARK
Personal Real Estate Corporation
604.628.2577
dan@sitings.ca



SITINGS REALTY LTD.
SITINGS.CA / 604.684.6767
1595 – 650 West Georgia Street, Vancouver, BC V6B 4N8

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 Sizes:

Entire Unit: 25,523 SF

Demising Wall Option 1: 12,761 SF

Demising Wall Option 2: 12,761 SF

 Base Rent: Contact Listing Agent

 Additional Rent: \$5.45 PSF (2024 est.)

 Back yard: 30,000 SF

 Available: Immediately

 Pylon Opportunity

 Ample surface parking

CO & AREA TENANTS

DOLLAR TREE 

GIANT TIGER 

Mark's

ARDENE

Tim Hortons



Sobeys

DOLLARAMA 

SHOPPERS DRUG MART 

The BRICK



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

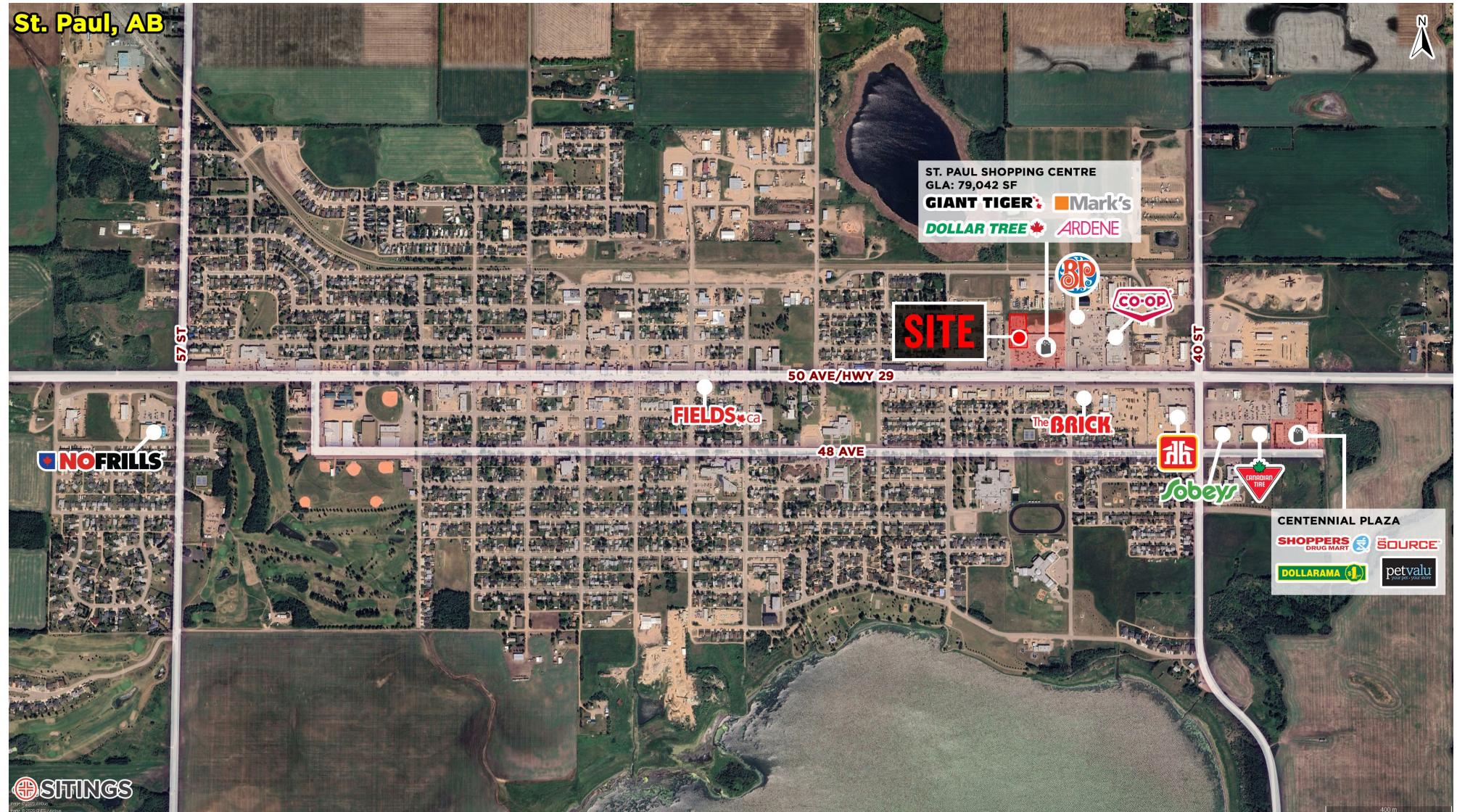
CONTACT

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AERIAL

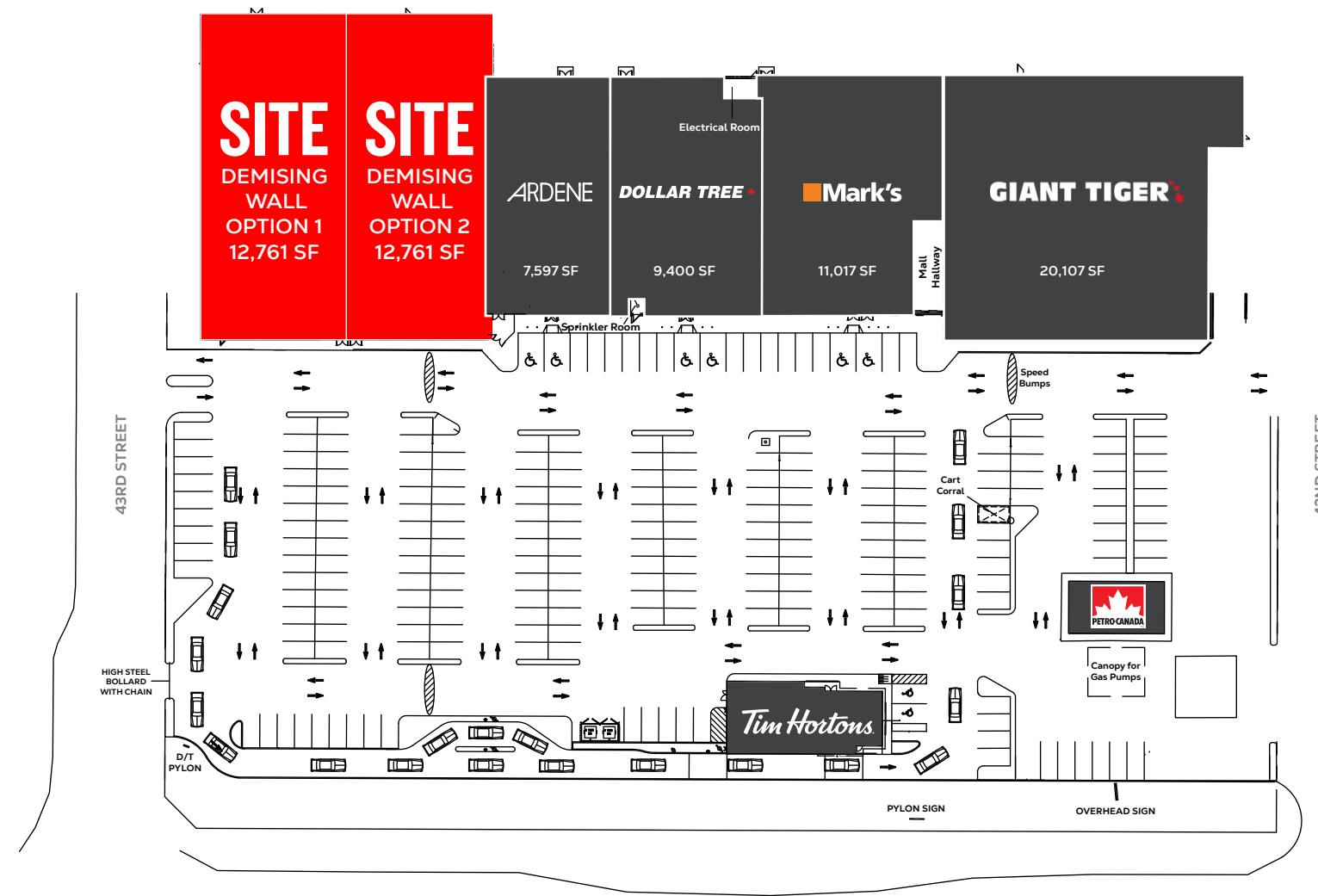


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SITE PLAN



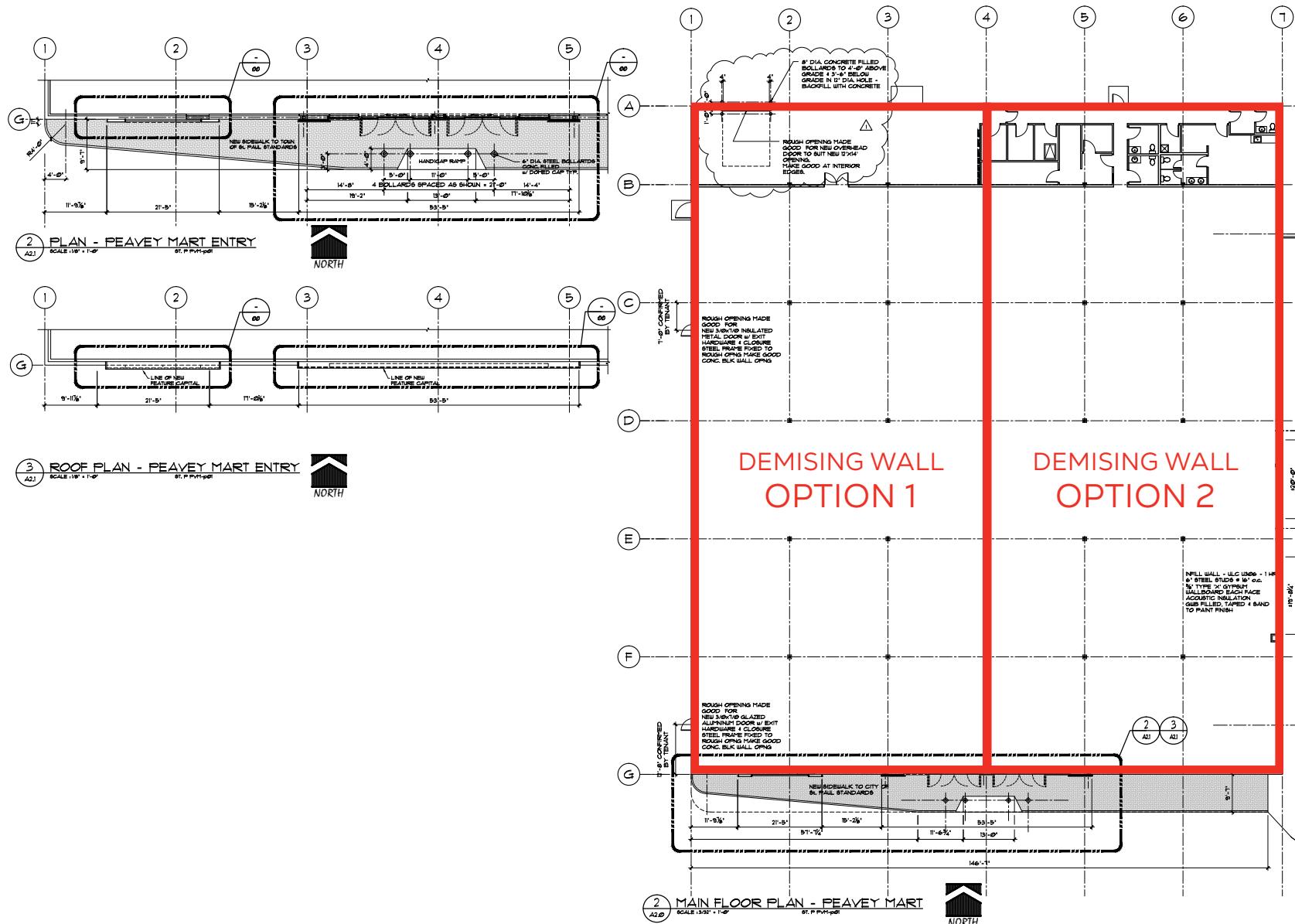
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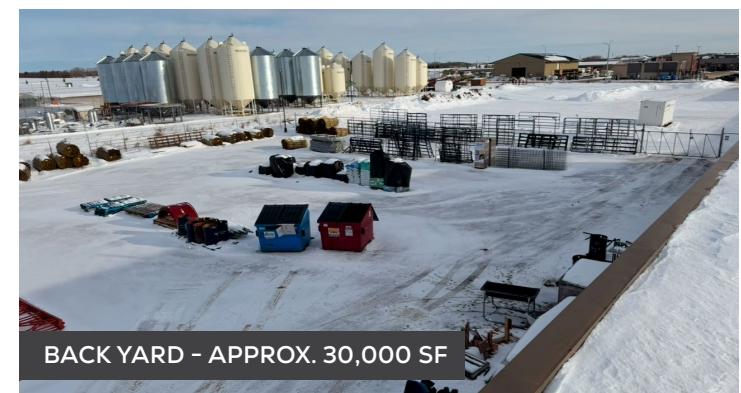
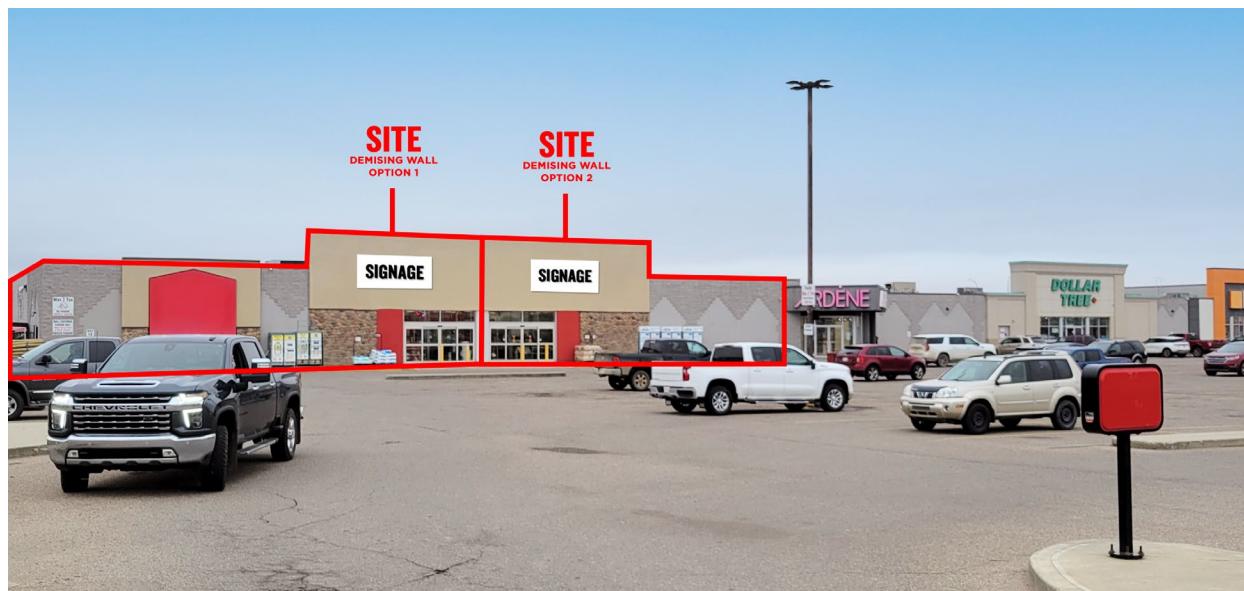
50TH AVENUE/ HIGHWAY 29

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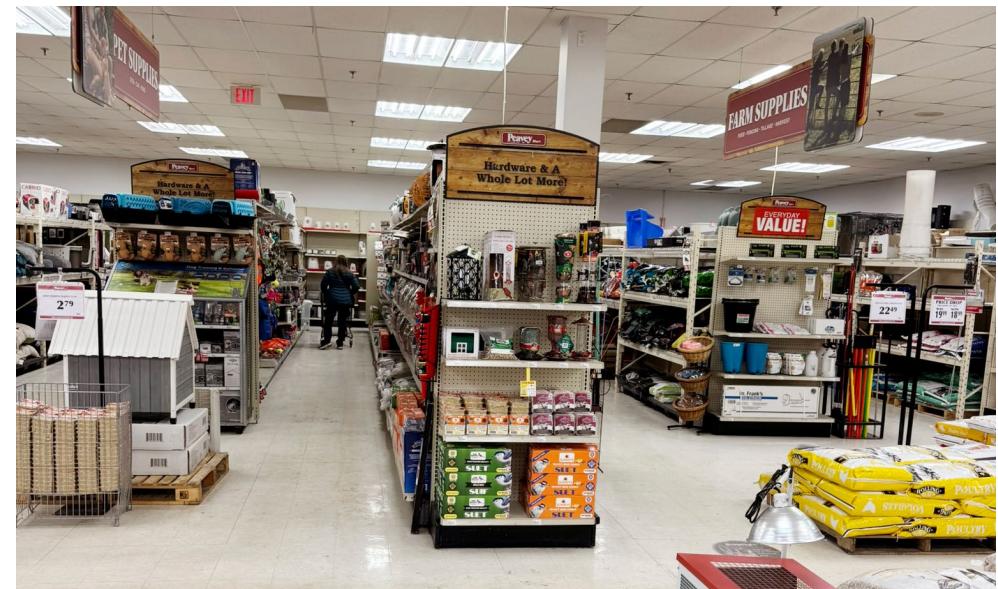
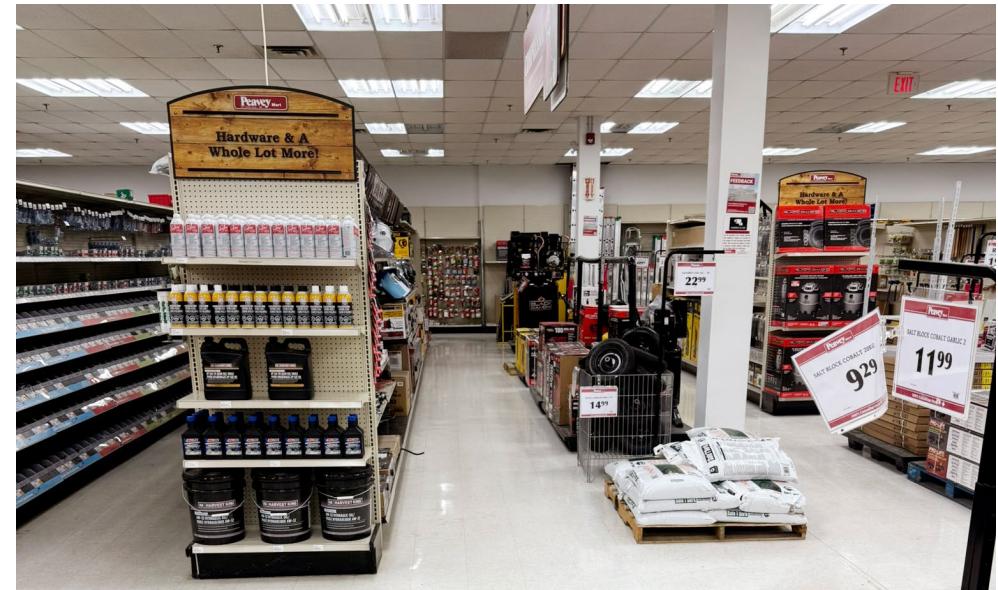
SITE PLAN - MAIN FLOOR PLAN



PHOTOS - EXTERIOR



PHOTOS - INTERIOR



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PHOTOS - WAREHOUSE

