





# 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.



## DETAILS

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

## 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

DAN CLARK

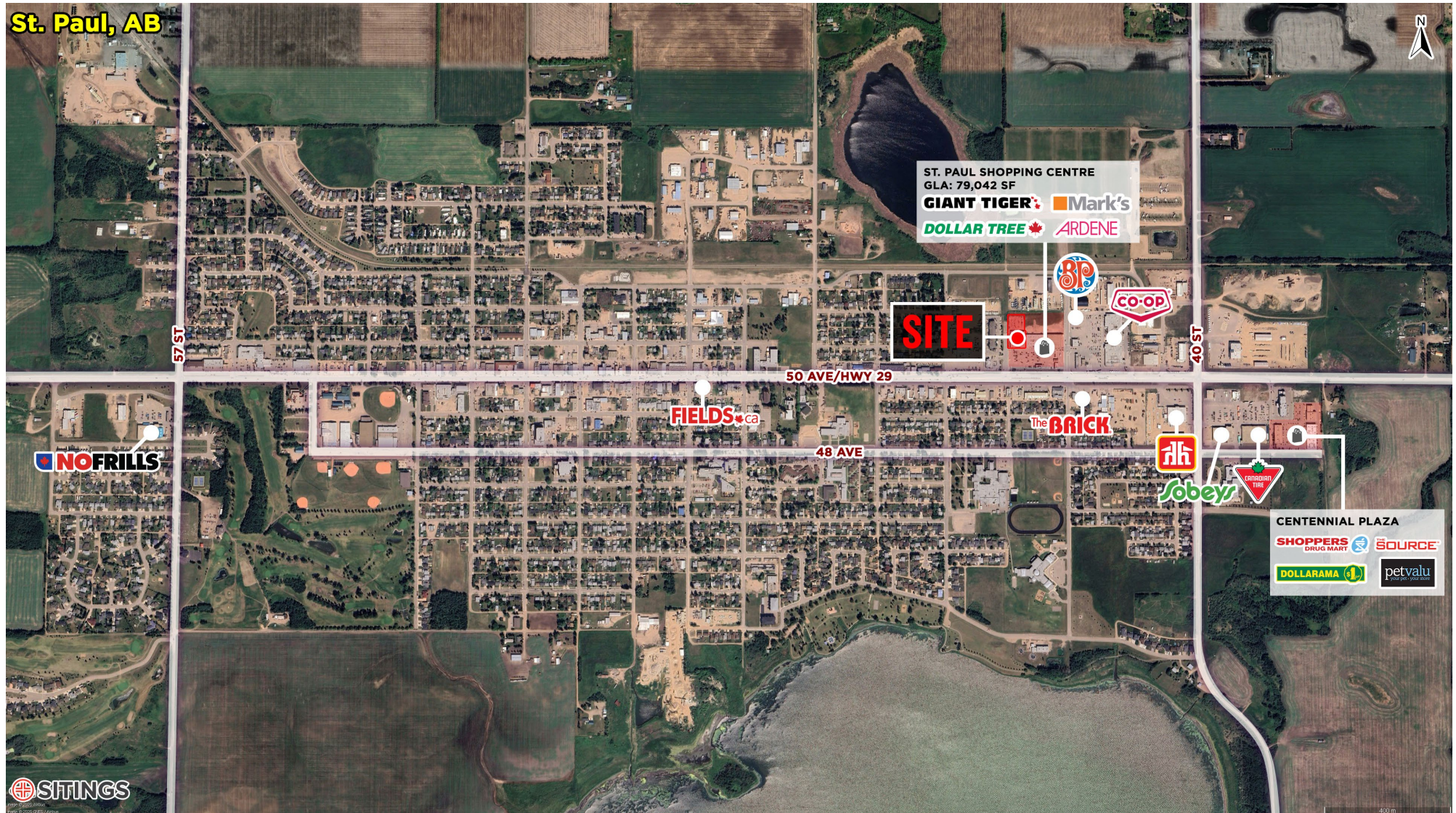
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# AERIAL

ST. PAUL SHOPPING CENTRE  
St. Paul, AB



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# SITE PLAN





# PHOTOS - EXTERIOR





# PHOTOS - INTERIOR





## PHOTOS - WAREHOUSE

