

Gateway Village St Albert, AB Senior Leasing Manager Judee Orfino judee.orfino@fcr.ca 780-224-4790 FCR Leasing fcr.ca leasing@fcr.ca 403.257.6888



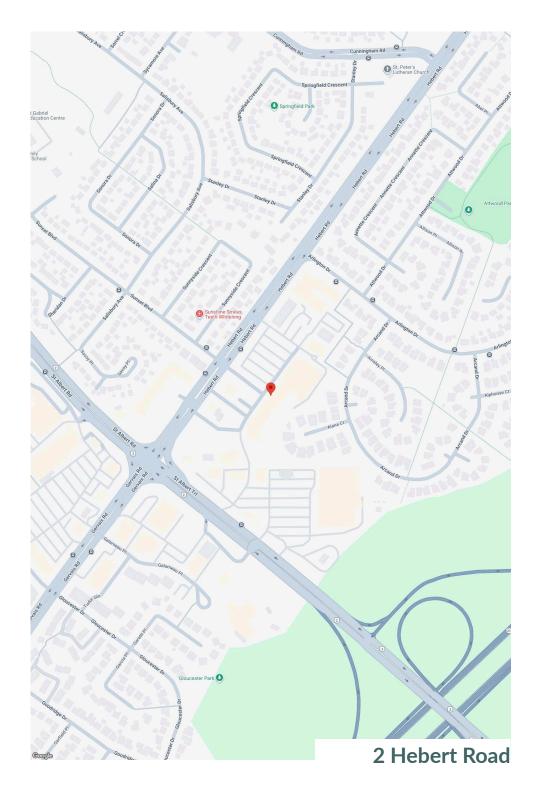
Gateway Village

St Albert, AB

sf: 105,514

Gateway Village is located on St. Albert Trail which is the main thoroughfare to and from Edmonton into the affluent community of St. Albert. The neighbourhood is filled with parks, schools, and trails, and is family-centric in nature. With ample parking and anchored by an array of tenants including Fresh Co, and CIBC, this retail destination offers residents with a one-stop shopping experience and acts as a neighbourhood hub.

Availability: 1,288 - 3,216 sf



Gateway Village Demographics

Traffic Count

St. Albert Trail NW / Hebert Rd: 42,974



Walk Score

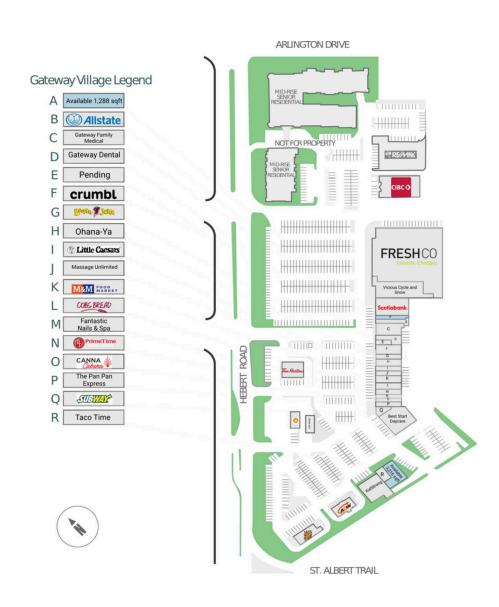
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Transit Score

| | 1km | 3km | 5km |
|------------------|-----------|-----------|-----------|
| Household Income | \$110,511 | \$129,077 | \$141,482 |
| QQQ Households | 2,368 | 13,870 | 33,007 |
| Population | 6,070 | 37,005 | 94,257 |







Current Tenants

Best Start Daycare Subway

The Pan Pan Express

Cobs Bread

M&M Food Market

Massage Unlimited

Little Caesars Booster Juice

Crumbl Cookies

Crumbi Cookie

Pending

Gateway Dental

Gateway Family Medical

Allstate Insurance

Scotiabank

FreshCo

Vicious Cycle and Snow

Canna Cabana

Prime Time Donair &

Poutine

Fantastic Nails & Spa

Ohana-Ya KidStrong Taco Time

raco rime

A&W

Church's Chicken Shell Gas Station

Tim Hortons

CIBC

Current Availability

1,288 sf 3,216 sf 30340-A01118B 30340-B01103A

Contact



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