



**Gateway Village**  
St Albert, AB

Senior Leasing Manager  
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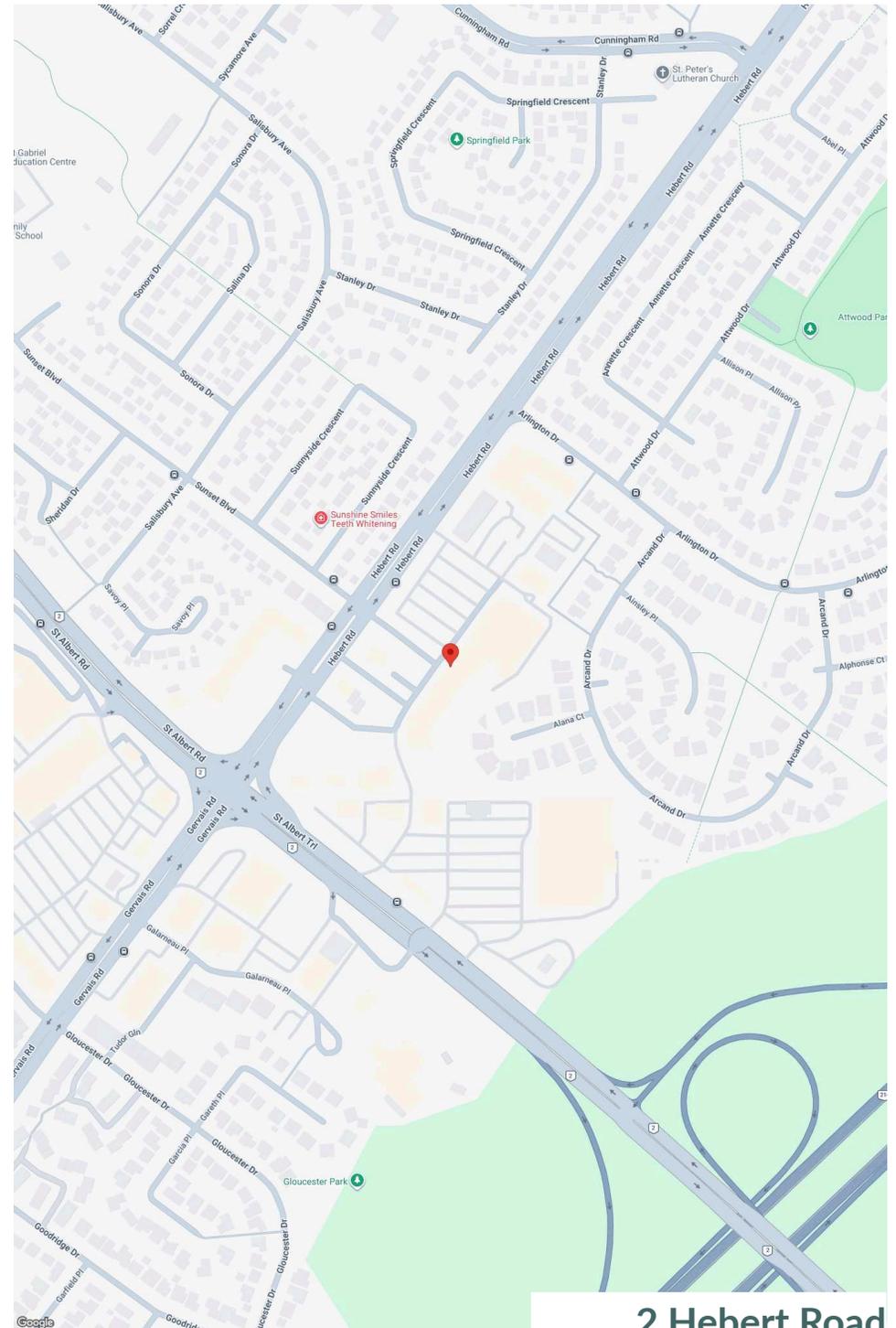
# Gateway Village

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: 610 - 3,216 sf



2 Hebert Road

# Gateway Village

## Demographics

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Traffic Count

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



Walk Score

77



Transit Score

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1km

3km

5km



Household Income

\$110,511

\$129,077

\$141,482



Households

2,368

13,870

33,007



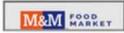
Population

6,070

37,005

94,257

Gateway Village Legend

- A Available 1,288 sqft
- B  Allstate
- C Gateway Family Medical
- D Gateway Dental
- E Available 610 sqft
- F  crumbl
- G  Burger King
- H Ohana-Ya
- I  Little Caesars
- J Massage Unlimited
- K  M&M FOOD MARKET
- L  COBS BREAD
- M Fantastic Nails & Spa
- N  PrimeTime
- O  CANNA Cannabis
- P The Pan Pan Express
- Q  SUBWAY
- R 



### Current Tenants

Best Start Daycare  
 Subway  
 The Pan Pan Express  
 Cobs Bread  
 M&M Food Market  
 Massage Unlimited  
 Little Caesars  
 Booster Juice  
 Crumbl Cookies  
 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  
 A&W  
 Church's Chicken  
 Shell Gas Station  
 Tim Hortons  
 CIBC

### Current Availability

610 sf	30340-A01115A
1,288 sf	30340-A01118B
3,216 sf	30340-B01103A

### Contact



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