



**Gateway Village**  
St Albert, AB

Senior Leasing Manager  
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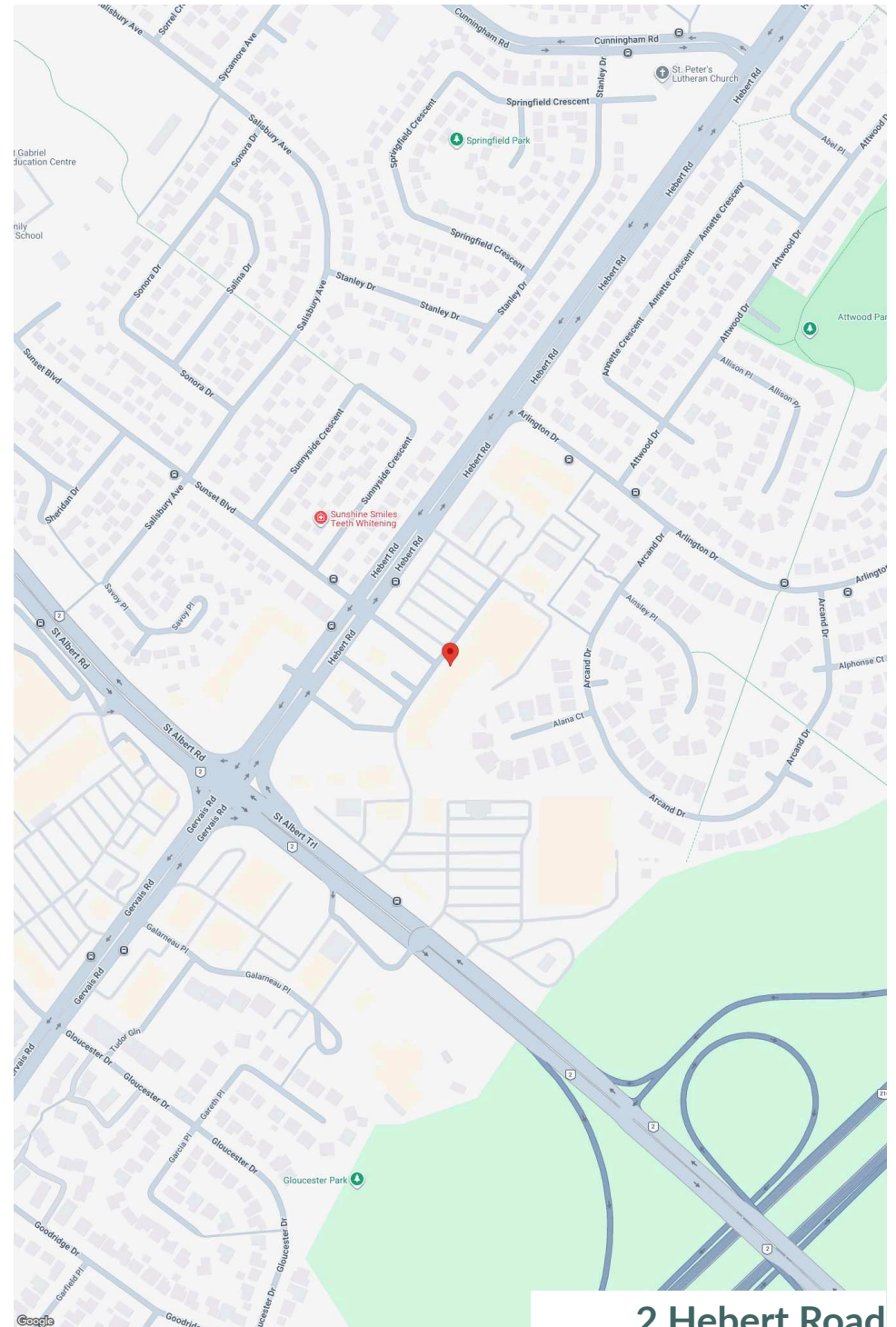
# Gateway Village

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: 1,288 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

-

1km

3km

5km



Household Income

\$120,597

\$138,694

\$153,729



Households

2,465

14,212

35,859




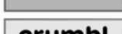









Population

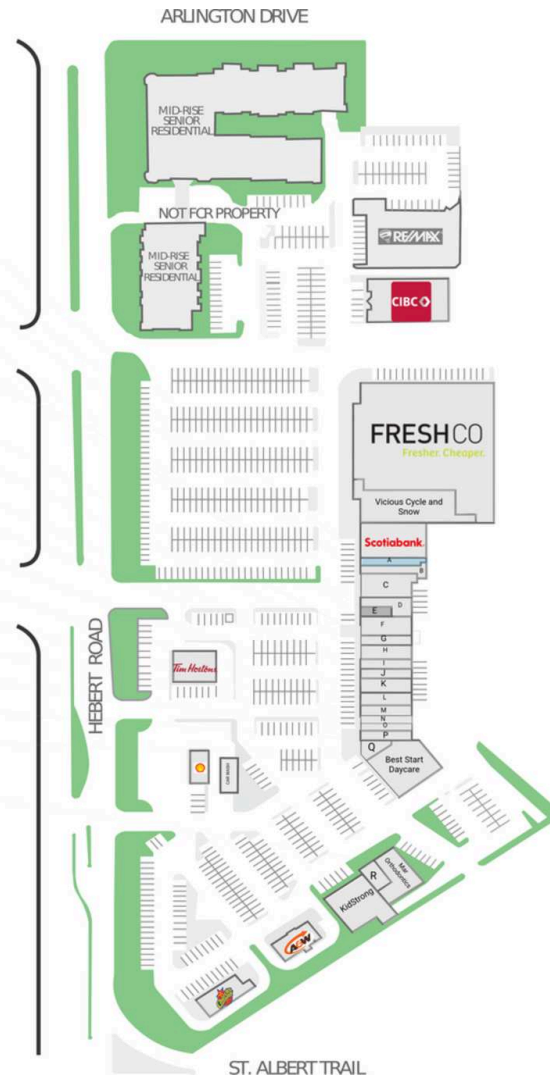
6,068

35,749

97,468

Gateway Village Legend

- A Available 1,288 sqft
- B  Allstate
- C Gateway Family Medical
- D Gateway Dental
- E 
- 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  
AJ & Guys Barbershop  
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  
Mar Orthodontics  
Taco Time  
A&W  
Church's Chicken  
Shell Gas Station  
Tim Hortons  
CIBC

## Current Availability

1,288 sf    30340-A01118B

## Contact



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**FRESHCO**  
Fresher. Cheaper.



**Scotiabank.**

*Tim Hortons.*

