EAST VILLAGE



Commercial Space FOR LEASE

Demographics

St. Albert population: 65,589

Average age in area: 38.4

Average household income in area: $171,000

Vehicles per day: 12,490

Luxury Rentals Building: 183 residences

Mixed-use building: 150 residences
22,292 SF

LEASING CONTACT INFO

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east-village.ca



OVERALL SITE PLAN



CRU A

100% LEASED – Waves Coffee

Construction completion estimated April 2026.

CRU B 10,610 SF

AVAILABLE

Construction start estimated June 2026, subject to lease up.

Perfect space for Retail/Restaurant.

CRU C 1,660 SF

LIMITED AVAILABILITY

Construction completion estimated April 2026.

Unit fronting St. Albert Trail

Join tenants like Chipotle, Chick-Fil-A, Five Guys, Jersey Mike's, and more!

CRU D

100% LEASED – Chick-Fil-A

Construction completion estimated April 2026.

CRU E 16,800 SF

MULTIPLE CONFIGURATIONS AVAILABLE

Construction start estimated June 2026.

Site plan highlights

- 293 stalls servicing retail commercial & mixed-use
- Pylon signs available
- Bicycle stalls, interior park, focus on walkability

Legal Description
Plan 9423702 Lot C

Lease Rate
Market

Total Build
43,416 SF

OP Costs
Estimated at $19.14

Zoning
DCMU - Direct control mixed-use

Site Area
Commercial north: 2.46 Acres Commercial south: 2.53 Acres MU building: 2.27 Acres

Unit Sizes
+/- 1,200 SF
Multiple configurations available

Parking
Surface

TI
Negotiable

MIXED-USE SITE PLAN

Site plan highlights

- 309 stalls servicing retail commercial & mixed-use
- 2 pylon signs on St. Albert Trail
- Bicycle stalls, interior park, focus on walkability

CRU #1 3,754 SF

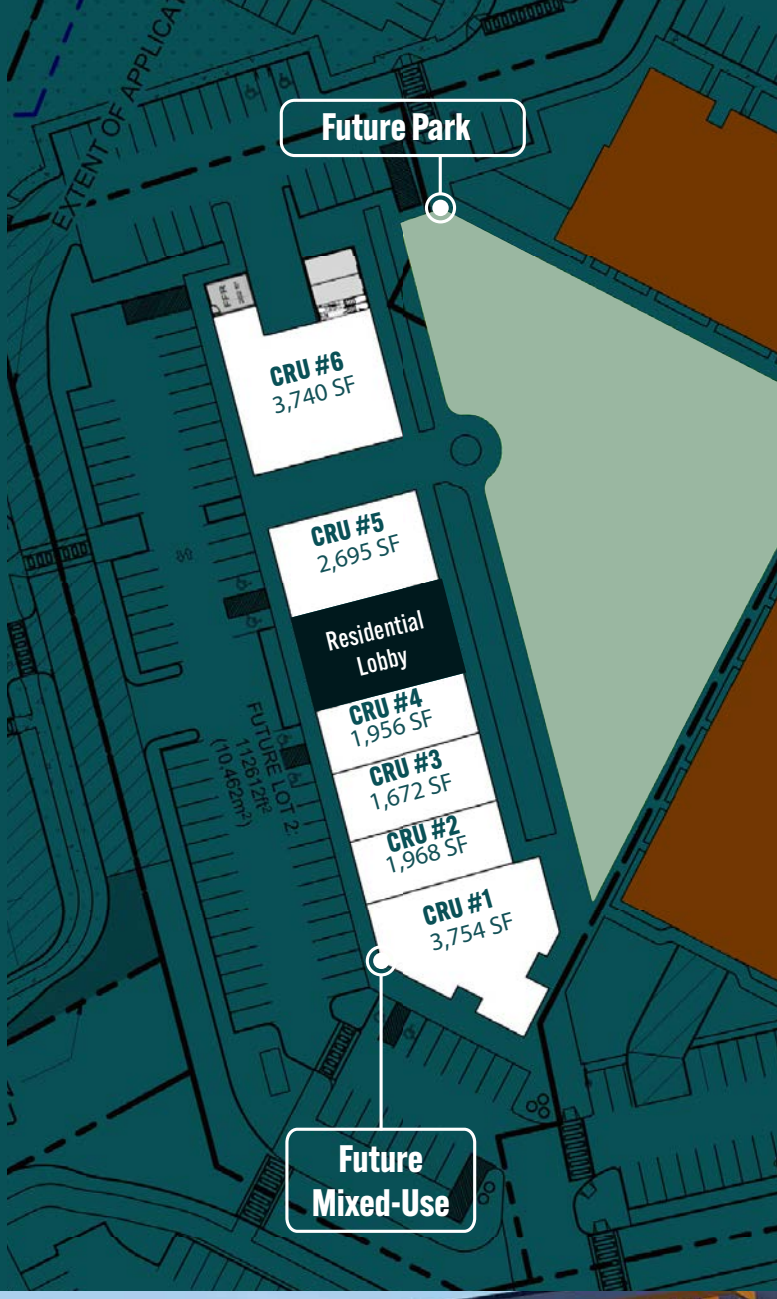
CRU #2 1,968 SF

CRU #3 1,672 SF

CRU #4 1,956 SF

CRU #5 2,695 SF

CRU #6 3,740 SF







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