



RETAIL SPACE IN SPRUCE GROVE FOR LEASE

King Street Plaza
420 King Street, Spruce Grove

» Located on the busy King Street



FOR MORE
INFORMATION OR
TO VIEW, PLEASE
CONTACT:

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TCN
WORLDWIDE
REAL ESTATE SERVICES

LOCAL
EXPERTISE
MATTERS

- » Located on the busy King Street next to KingStreet On The Park condominium.
- » Occupies the same building complex as Spruce Grove Public Library.
- » Close to City Hall and Central Park.

LEASE INFORMATION

MUNICIPAL ADDRESS:

420 King Street, Spruce Grove, AB

LEGAL ADDRESS:

Bare Land Condominium Plan 0728131, Unit 3

YEAR OF RENOVATION:

2009

AVAILABLE FOR LEASE:

- » 1,468 sq. ft. Exterior frontage / signage. Available Immediately
- » ~~3,400 sq. ft. Exterior.~~ **LEASED** Available Immediately
- » ~~4,847 sq. ft. Interior / skylight~~ **LEASED**

TENANT IMPROVEMENT ALLOWANCE:

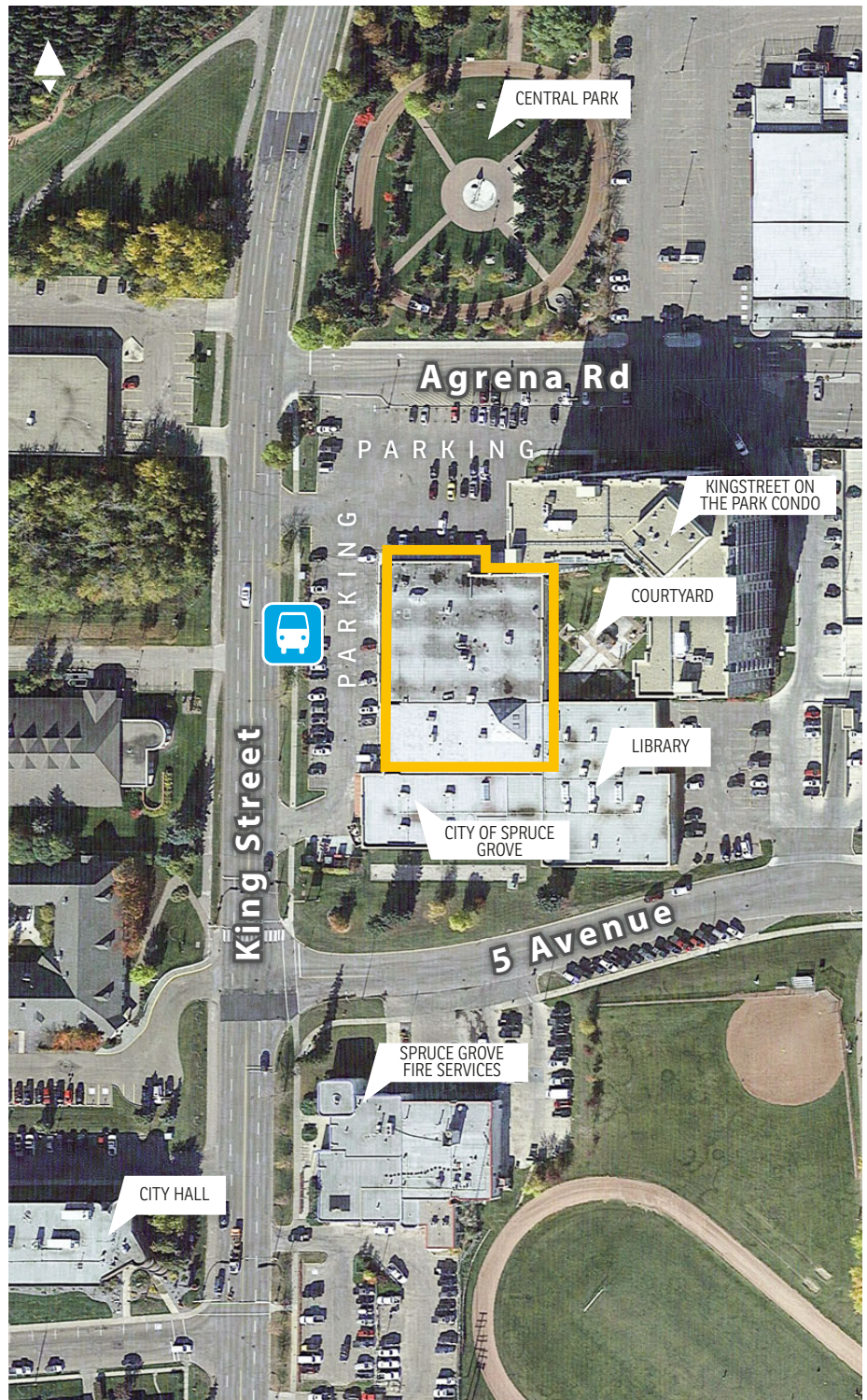
Negotiable

BUDGETED OPERATING COSTS:

\$10.00 per sq. ft. (including utilities)

ASKING RENT:

Market



King Street

P A R K I N G

PORTA ROMANA
RESTAURANT

JOHN KENNETH
HAIR STUDIO

EVERGREEN
CSR D

PERKS
COFFEEHOUSE

LITTLE MINIONS
CHILDCARE

MINT
THERAPEUTICS

Corridor

ALBERTA STRENGTH &
FITNESS

*The Medicine
Shoppe*

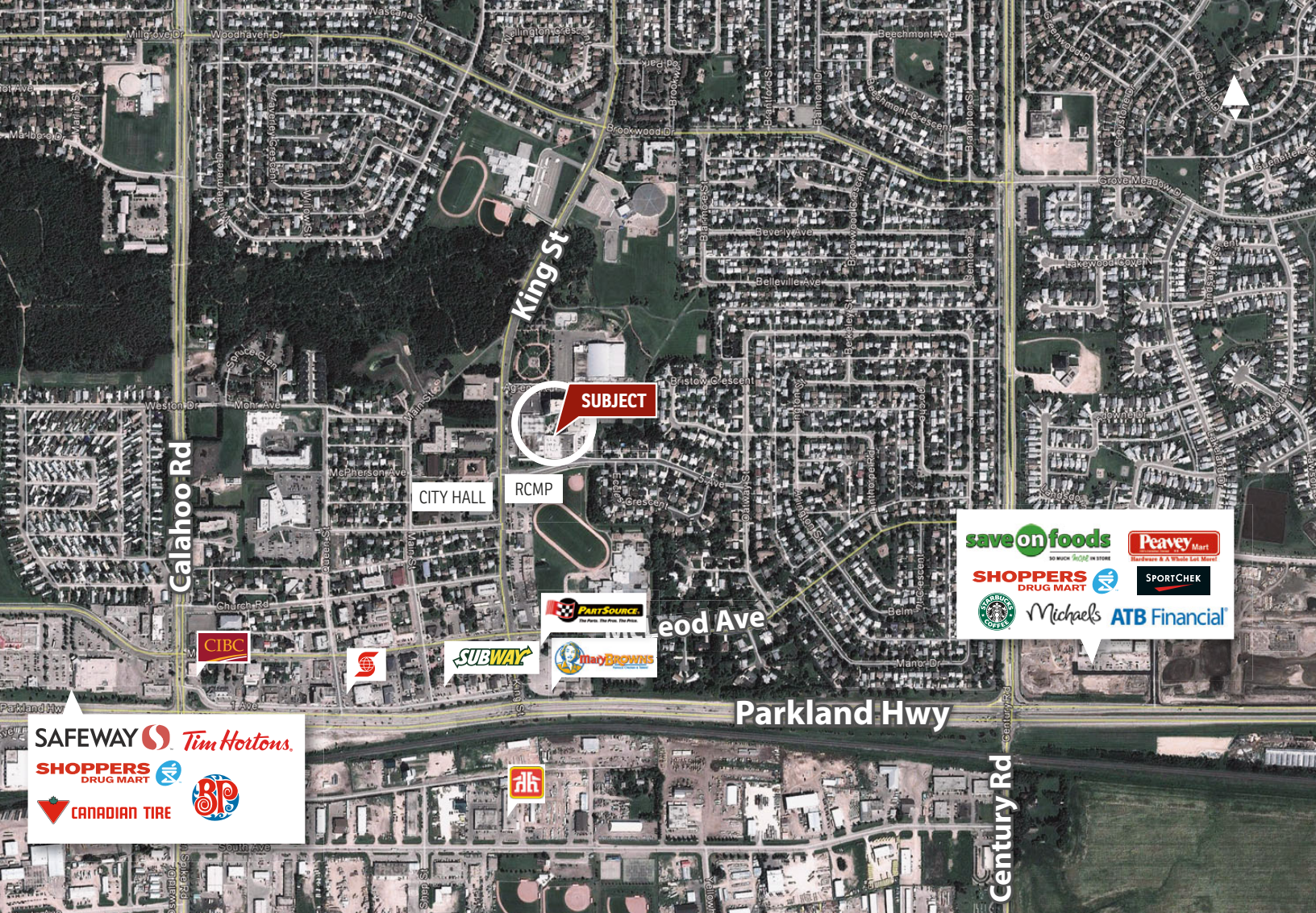
JUNIOR PROSPECTS
HOCKEY LEAGUE

Mechanical

CITY OF SPRUCE GROVE

LIBRARY

1,468 SQ.FT.



Spruce Grove

Located just 11 km west of Edmonton, Spruce Grove has a prominent position in the Capital Region. As the western gateway, it is the first major city for travellers approaching Edmonton from the west and is well connected to many major transportation routes.

Spruce Grove serves as the commercial service centre for the tri-municipal region with a combined population of over 72,000. It is one of Alberta's fastest growing communities with a 20% population increase over the last four years.



Spruce Grove Demographics

Population

40,533
2021

44,356 ▲9.4%
2026

Average Household income

\$123,303
2021

\$139,385 ▲13%
2026

Median Age

34.9
2021

36.0
2026

Current Consumption / Person

 \$14,347
FOOD

 \$4,689
HEALTH CARE

 \$5,457
RECREATION

The information contained herein has been gathered from sources deemed reliable, but is not warranted as such and does not form any part of any future contract. This offering may be altered or withdrawn at any time without notice.



LOCAL EXPERTISE MATTERS