



JENSEN LAKES CROSSING

840 & 860 St. Albert Trail
Jensen Lakes Blvd
St. Albert, AB

AREA DEMOGRAPHICS:

Household
Income:

Primary: \$180,905
Secondary: \$173,675

Traffic Count:

St. Albert Trail: 31,421

Trade Area
Population:

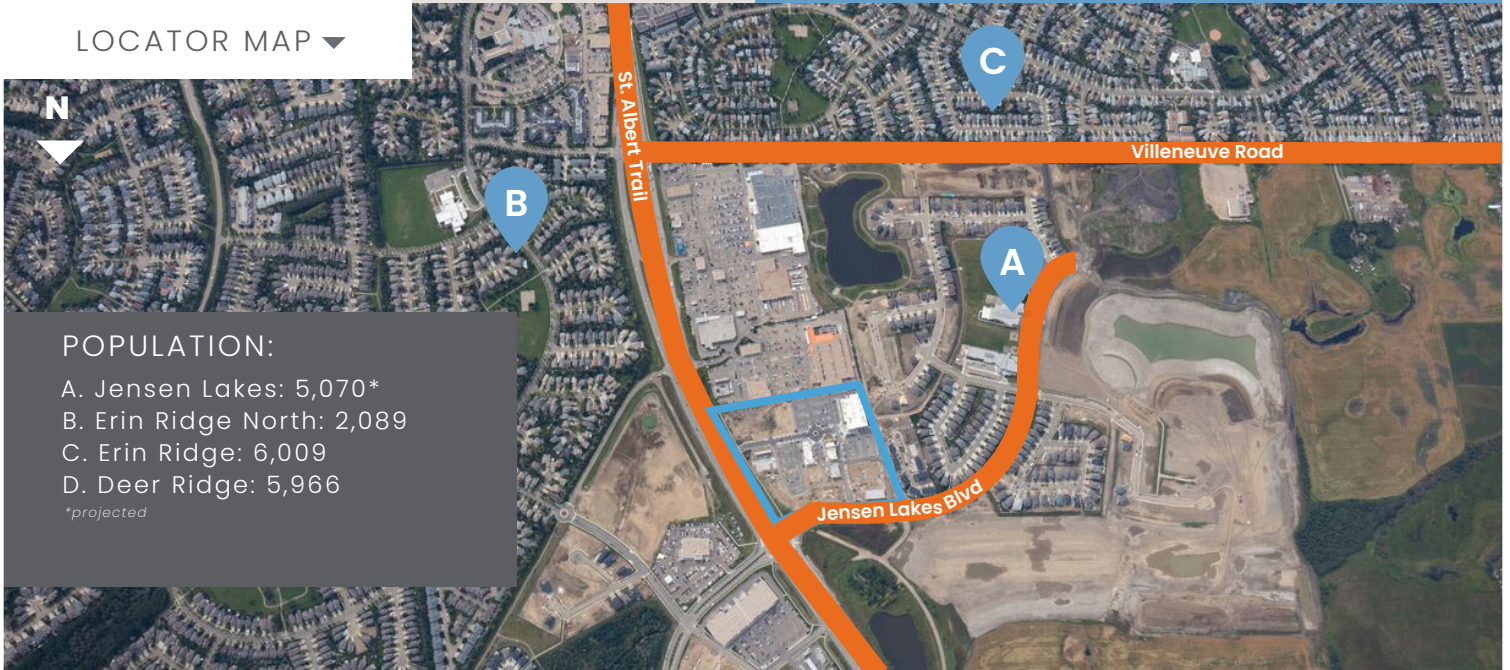
Primary: 35,795
Secondary: 64,954

2023 Operating
Costs:

\$8.57 - \$15.90

*New retail centre in the growing St.
Albert shopping district*

LOCATOR MAP ▼



POPULATION:

- A. Jensen Lakes: 5,070*
- B. Erin Ridge North: 2,089
- C. Erin Ridge: 6,009
- D. Deer Ridge: 5,966

**projected*

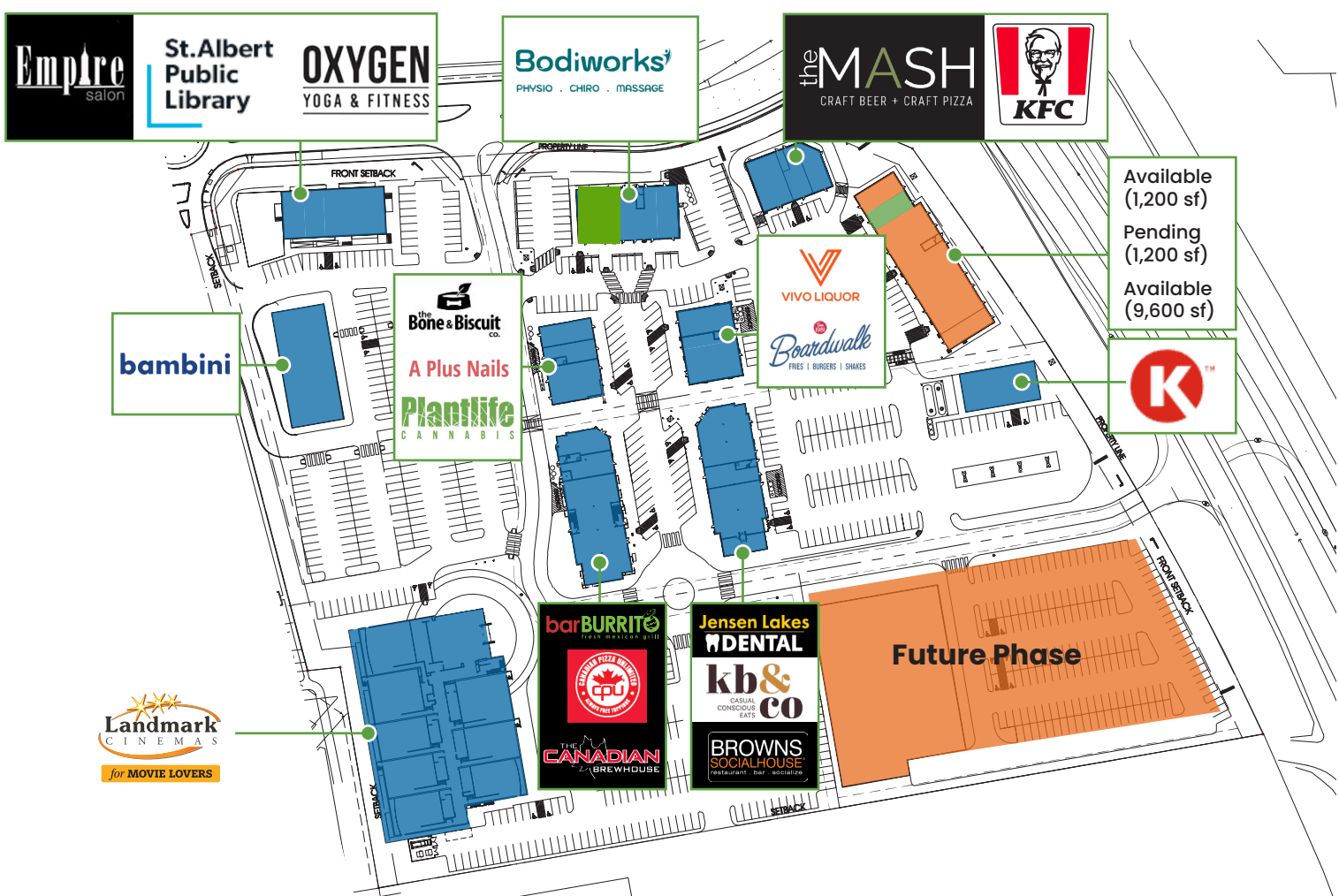
MELCOR

CONTACT

Kelsey Bronetto
+1.780.945.4657
kbronetto@melcor.ca



@melcordev
melcorspace.ca



AVAILABLE LEASED PENDING ▲ SITEPLAN

JENSEN LAKES CROSSING

MAJOR TENANTS:



SITE HIGHLIGHTS:

Intersection	St. Albert Trail Jensen Lakes Boulevard
GLA	108,758 sf
Total Acres	17 Acres
2023 Operating Costs	\$8.57 - \$15.90 /sf



Master-planned and developed by Melcor

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