



JENSEN LAKES CROSSING

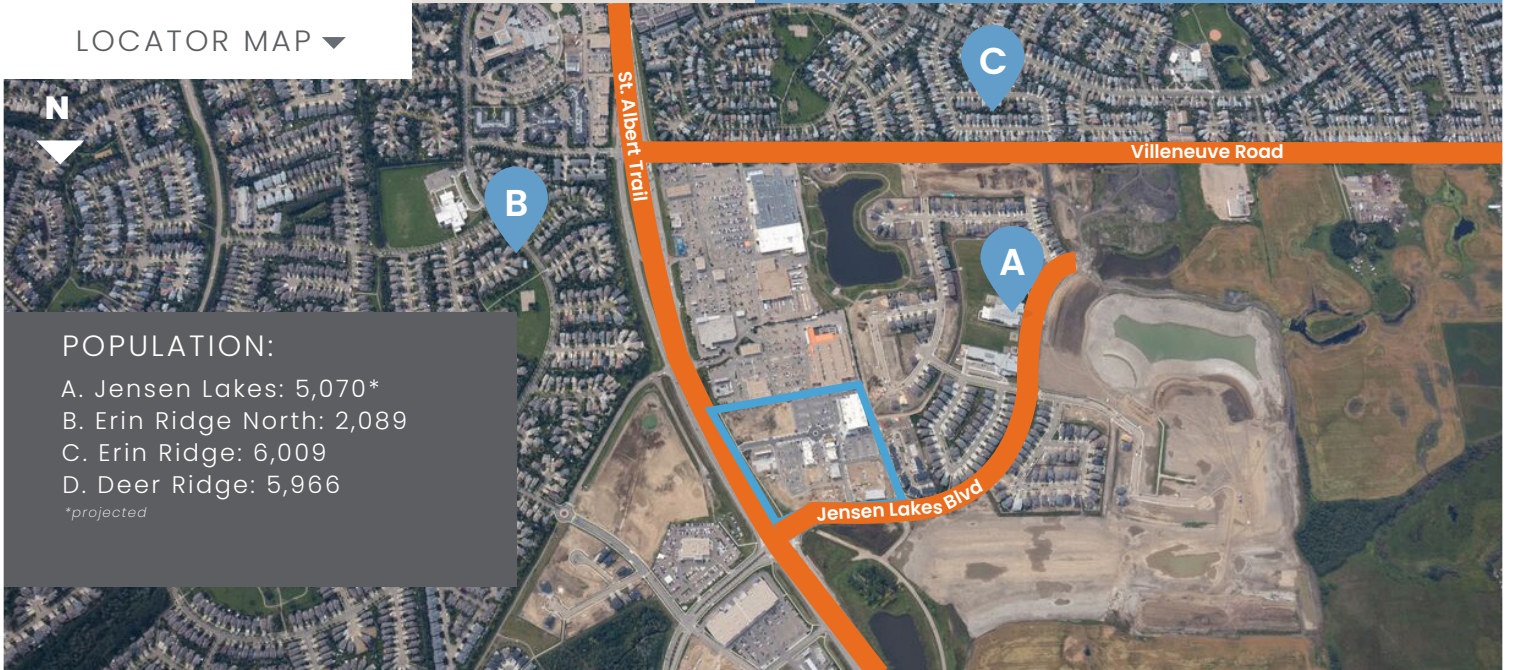
840 & 860 St. Albert Trail
Jensen Lakes Blvd
St. Albert, AB

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*



CONTACT

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Empire
salon

St. Albert
Public
Library

OXYGEN
YOGA & FITNESS

Bodiworks
PHYSIO · CHIRO · MASSAGE

the MASH
CRAFT BEER + CRAFT PIZZA



bambini

The Bone & Biscuit Co.
A Plus Nails
Plantlife
CANNABIS

VIVO LIQUOR
Boardwalk
PIZZA | BURGERS | SHAKES

Available
(1,200 sf)
Pending
(1,200 sf)
Available
(9,600 sf)



Landmark
CINEMAS
for MOVIE LOVERS

barBURRITO
Jensen Lakes
DENTAL
kb&co
CASUAL CONSCIOUS EATS
BROWNS
SOCIALHOUSE
restaurant · bar · socialize

Future Phase

AVAILABLE LEASED PENDING

▲ SITEPLAN

JENSEN LAKES CROSSING

MAJOR TENANTS:



St. Albert
Public
Library



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

MELCOR

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