



# Jensen Lakes CROSSING

High Visibility CRU &  
Anchor Opportunities

Jensen Lakes Boulevard & St. Albert Trail  
St. Albert, Alberta

Up to 30,000 SF Available





## Jensen Lakes Crossing

Jensen Lakes Boulevard & St. Albert Trail | St. Albert, Alberta



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## Up to 30,000 SF Available

Prominently located along St. Albert Trail, Jensen Lakes Crossing offers direct exposure to St. Albert Trail which sees  $\pm 18,654$  vehicles per day.

Missing uses include grocery, pharmacy, medical, spa, Mediterranean, Asian QSR concepts, education and more.

Jensen Lakes is St. Albert's first lake community, designed to be your one stop shop for entertainment and shopping.

Municipal Address	Jensen Lakes Boulevard & St. Albert Trail St. Albert, Alberta	
Legal Address	Plan 1923281; Block 11; Lots 1-5	
Zoning	CC - Corridor Commercial Zoning	
Available Area	Building 6: Building 11:	Up to 12,000 sq. ft. pre-leasing Up to 30,000 sq. ft.
Additional Rent (2025)	Building 6: Building 11:	\$16.00 (estimate) TBD
Lease Rate	Market	



# Join Existing Tenants

<p><b>Building 1</b></p> <p><b>THE CANADIAN BREWHOUSE</b></p> <p><b>barBURRITO</b></p> <p><b>CPA</b></p>	<p><b>Building 3</b></p> <p><b>CIRCLE K</b></p> <p><b>Esso</b></p>	<p><b>Building 5</b></p> <p><b>VIVO LIQUOR</b></p>	<p><b>Building 7</b></p> <p><b>Bodiworks<sup>3</sup></b> PHYSIO • CHIRO • MASSAGE</p> <p><b>DIVETHRU</b></p>	<p><b>Building 9</b></p> <p><b>bambini</b> Learning Group</p>	<p><b>Building 11</b></p> <p>Up to 30,000 SF Available</p>
<p><b>Building 2</b></p> <p><b>BROWNS SOCIALHOUSE</b> restaurant • bar • socialize</p> <p><b>kb&amp;co</b> KARAOKE • COMEDY • KIDS</p> <p><b>Jensen Lakes DENTAL</b></p>	<p><b>Building 4</b></p> <p><b>The Bone &amp; Biscuit CO.</b></p> <p><b>Plantlife</b> CELESTIAL</p> <p><b>A Plus Nails</b></p>	<p><b>Building 6</b></p> <p><b>PRE-LEASING</b></p> <p>Up to 12,000 SF Available</p>	<p><b>Building 8</b></p> <p><b>KFC</b></p> <p><b>the MASH</b> CRAFT BEER • CRAFT PIZZA</p>	<p><b>Building 10</b></p> <p><b>St. Albert Public Library</b></p> <p><b>OXYGEN</b> YOGA &amp; FITNESS</p> <p><b>ELIXIR</b> HEALTH STUDIO</p>	<p><b>Building 12</b></p> <p><b>Landmark CINEMAS</b></p>



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For Lease



## Contact Us

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