



JENSEN LAKES CROSSING

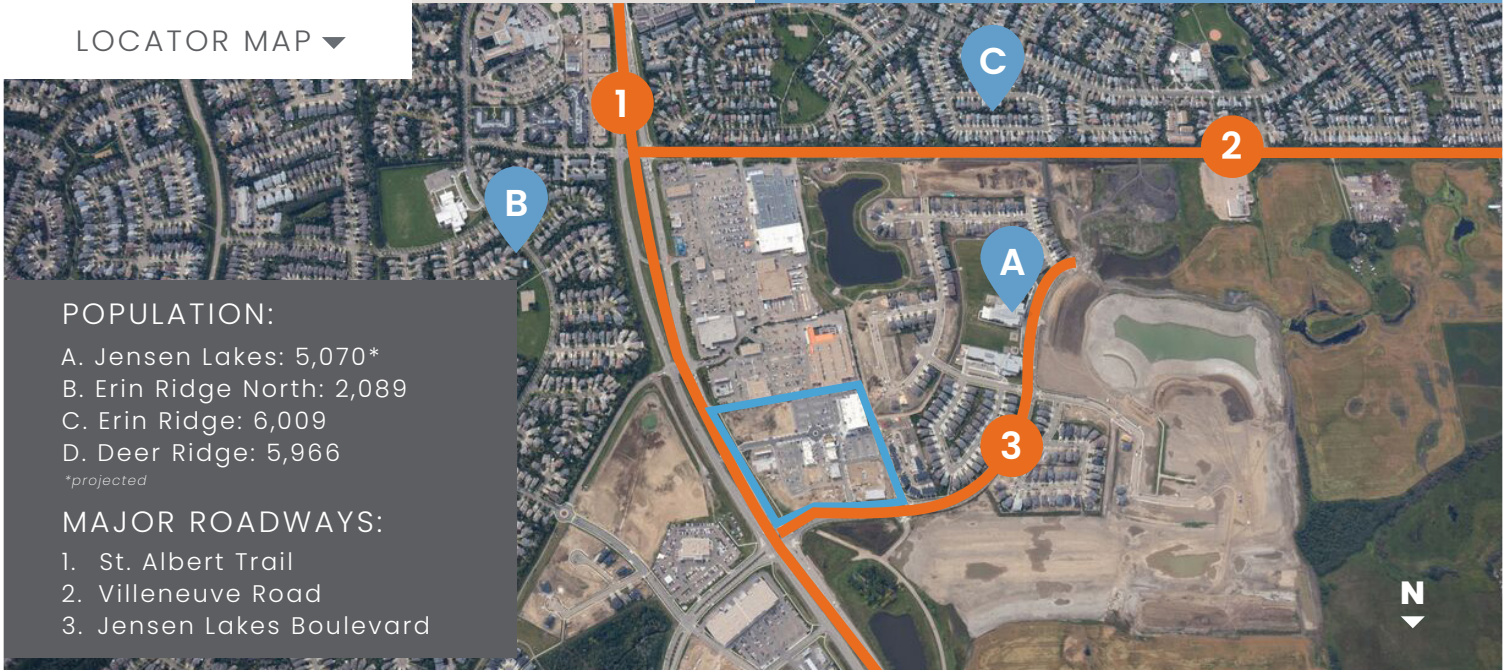
St. Albert Trail &
Jensen Lakes Boulevard
St. Albert, AB

AREA DEMOGRAPHICS:

Household Income:	Primary: \$150,134 Secondary: \$137,474
Traffic Count:	St. Albert Trail: 31,421
Trade Area Population:	Primary: 66,082 Secondary: 113,760

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

MAJOR ROADWAYS:

1. St. Albert Trail
2. Villeneuve Road
3. Jensen Lakes Boulevard

MELCOR

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■ AVAILABLE
 ■ OCCUPIED
 ■ PENDING

▲ SITEPLAN

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MAJOR TENANTS:



SITE HIGHLIGHTS:

Intersection	St. Albert Trail Jensen Lakes Boulevard
GLA	108,758 sf
Total Acres	17
2026 Operating Costs	\$14.83/sf
Signage Opportunities	Pylon (\$)



Master-planned and developed by Melcor



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