



ALLIANCE CENTRE RIVERSIDE

3 Redspur Drive, St. Albert, Alberta

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AERIAL



DEMOGRAPHICS



POPULATION

1KM	3KM	5KM
1,552	13,257	51,135



HOUSEHOLD

1KM	3KM	5KM
519	5,090	18,648



AVERAGE INCOME

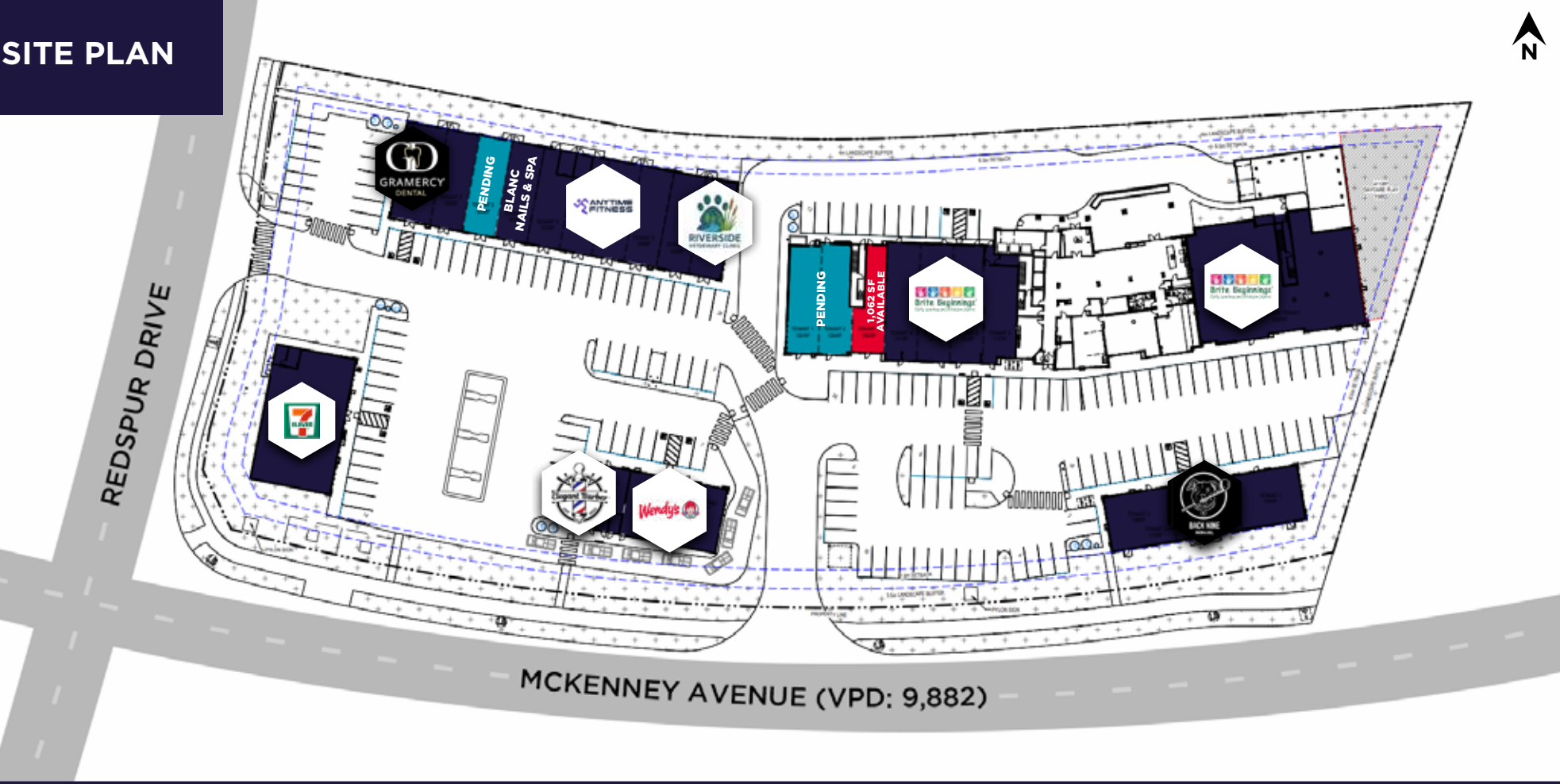
1KM	3KM	5KM
\$181,183	\$159,761	\$151,404



VEHICLES PER DAY

9,882 on McKenney Avenue (2022)
15,380 on Ray Gibbon Drive (2019)

SITE PLAN



PROPERTY DETAILS

MUNICIPAL ADDRESS	3 REDSPUR DRIVE, ST. ALBERT, AB	PARKING	150 STALLS
LEGAL DESCRIPTION	PLAN 2120249, BLOCK 1, LOT 4	BASE RENT	MARKET
ZONING	C2	OPERATING COST	\$16.00 PER SF 2026 EST.
BUILT	2024	AVAILABLE SPACES	BUILDING 1 - 2,565 SF (PENDING), 1,062 SF BUILDING 2 - 1,200 SF (PENDING)

PROPERTY PHOTOS



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