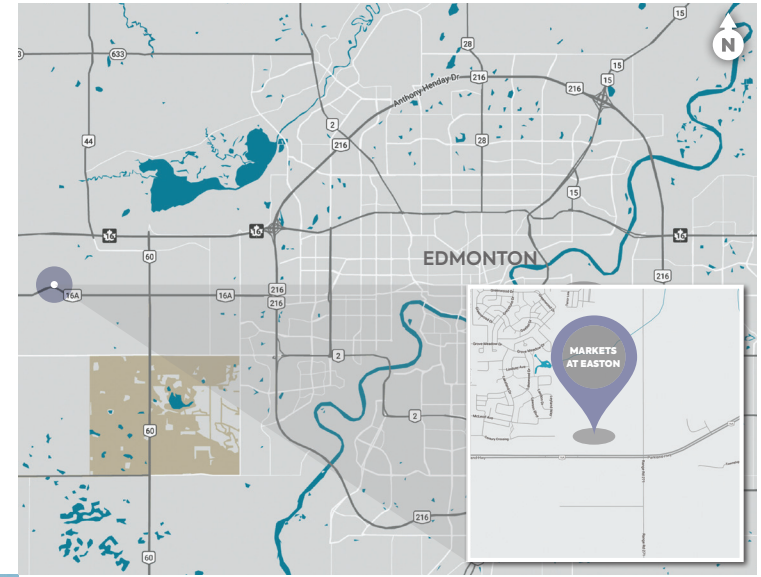


# MARKETS AT EASTON

HIGHWAY 16A & PIONEER ROAD | SPRUCE GROVE, AB

## + RETAIL SPACE – PRE-LEASING

Fifteen minutes from Edmonton, the Markets at Easton will be the first sight for visitors entering Spruce Grove from the east. At full build-out, the centre will be a 24-acre urban village serving Spruce Grove's newest expanding communities.



Located on Highway 16A, the site sees significant commuter traffic from Edmonton and is shadow anchored to the west by retailers that draw a steady stream of shoppers to the area.

## + AREA DEMOGRAPHICS



### POPULATION

1 KM	3 KM	5 KM
2,709	21,698	42,210



### HOUSEHOLDS

1 KM	3 KM	5 KM
945	7,905	15,285



### AVERAGE INCOME

1 KM	3 KM	5 KM
\$132,260	\$122,590	\$125,884



### VEHICLES PER DAY

Approx. 26,440 on Highway 16A in front of property



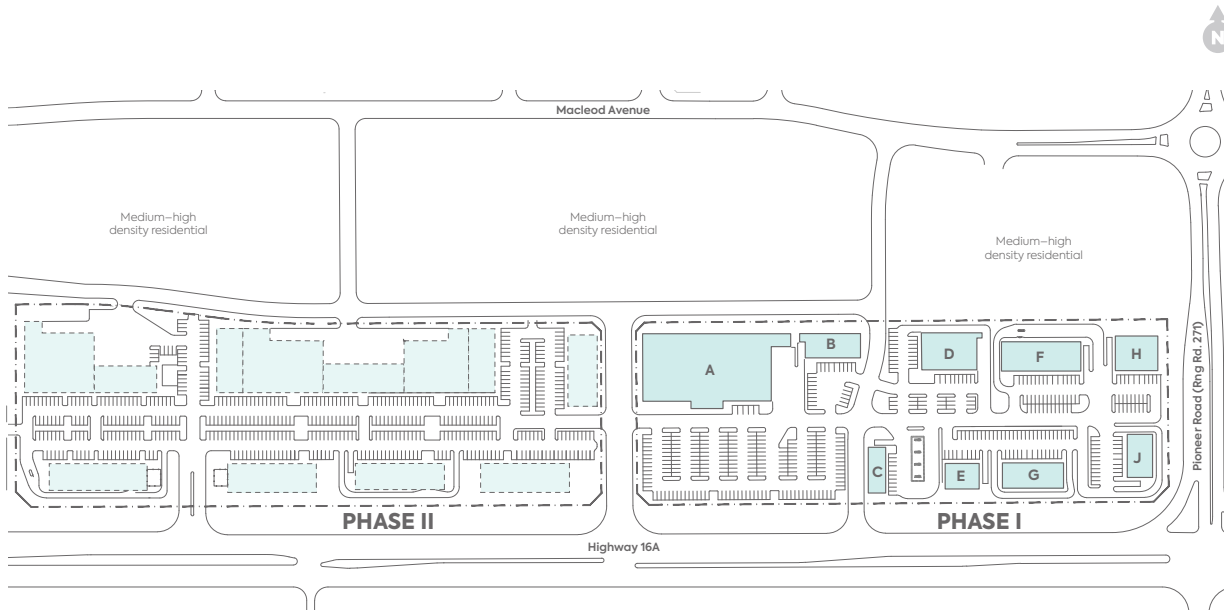
# + PRIMARY TRADE AREA HOUSEHOLDS



Communities	CURRENT 2023 RES. UNITS	2024 Est.	2025 Est.	2026 Est.	2027 Est.	2028 Est.	2029 Est.	2030 Est.	2031 Est.	2032 Est.	Full Build Out
Tonewood	318	410	501	592	684	775	867	958	1,049	1,115	1,206
Easton Residential (Qualico Communities)	171	221	270	319	368	417	467	516	565	600	650
Fenwyck	122	158	193	228	263	298	333	369	404	429	464
Greenbury	738	815	896	977	1,058	1,139	1,220	1,301	1,382	1,464	1,545
Prescott	442	489	538	586	635	684	732	781	830	878	927
Kenton	288	326	358	391	423	456	488	521	553	585	618
Metro Ballpark	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
<b>TOTAL</b>	<b>2,079</b>	<b>2,418</b>	<b>2,756</b>	<b>3,094</b>	<b>3,431</b>	<b>3,769</b>	<b>4,107</b>	<b>4,445</b>	<b>4,783</b>	<b>5,071</b>	<b>5,409</b>

# + SITE PLAN

Markets at Easton



The specifications, site plan(s) and rendering(s) depicted herein are proposed, represent the current expectation of the layout of the development and are subject to change by Qualico from time to time without notice. Demographics data collected from EnviroNics Analytics.

## PRE-LEASING – PHASE I

A	AVAILABLE	47,000 SF	F	AVAILABLE	12,700 SF
B	AVAILABLE	8,000 SF	G	AVAILABLE	8,400 SF
C	AVAILABLE (gas bar)	4,000 SF	H	AVAILABLE	8,000 SF
D	AVAILABLE	11,300 SF	J	AVAILABLE	6,000 SF
E	AVAILABLE	4,800 SF			

# + PROPERTY DETAILS



**SITE AREA**  
24 Acres



**GROSS BUILDING AREA**  
110,200 SF (Phase I)



**AVAILABILITY**  
TBD



**PROPERTY TAXES**  
TBD



**OPERATING COSTS**  
TBD



**PARKING RATIO**  
4.23/1,000 SF

# + CONTACT



**GREG STAMLER**  
780.508.0203  
gstamler@qualico.com