



**JOIN SAVE ON FOODS**

**EXPANSION OPPORTUNITY  
ADJACENT TO SAVE ON FOODS**

**NEW DRIVE-THRU OPPORTUNITY**

FOR LEASE

# CAMROSE SHOPPING CENTRE

Grocery Anchored Shopping Centre

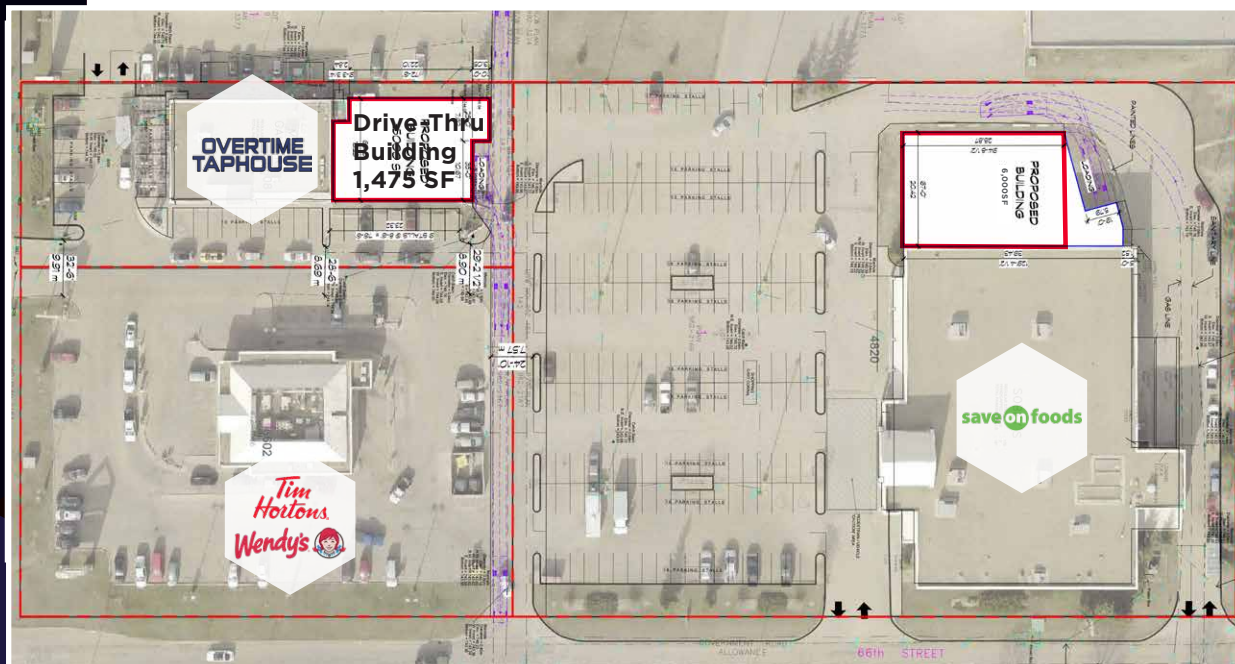
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Camrose, AB

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# PROPERTY HIGHLIGHTS

- High visibility Shopping Centre in the heart of the 48 Avenue retail corridor in Camrose
- Excellent parking and access
- Retail customer draws in the immediate area include Save On Foods, Overtime Taphouse, Tim Horton's, Wendy's and Alberta Motor Association
- Many other customer generators in the area, including Wal Mart, Shoppers Drug Mart, Superstore, Safeway and Canadian Tire
- Population of Camrose over 21,182 (2024 | 5km)
- Average income: \$108,782 (5 km)



# PROPERTY DETAILS

## Expansion Opportunity:

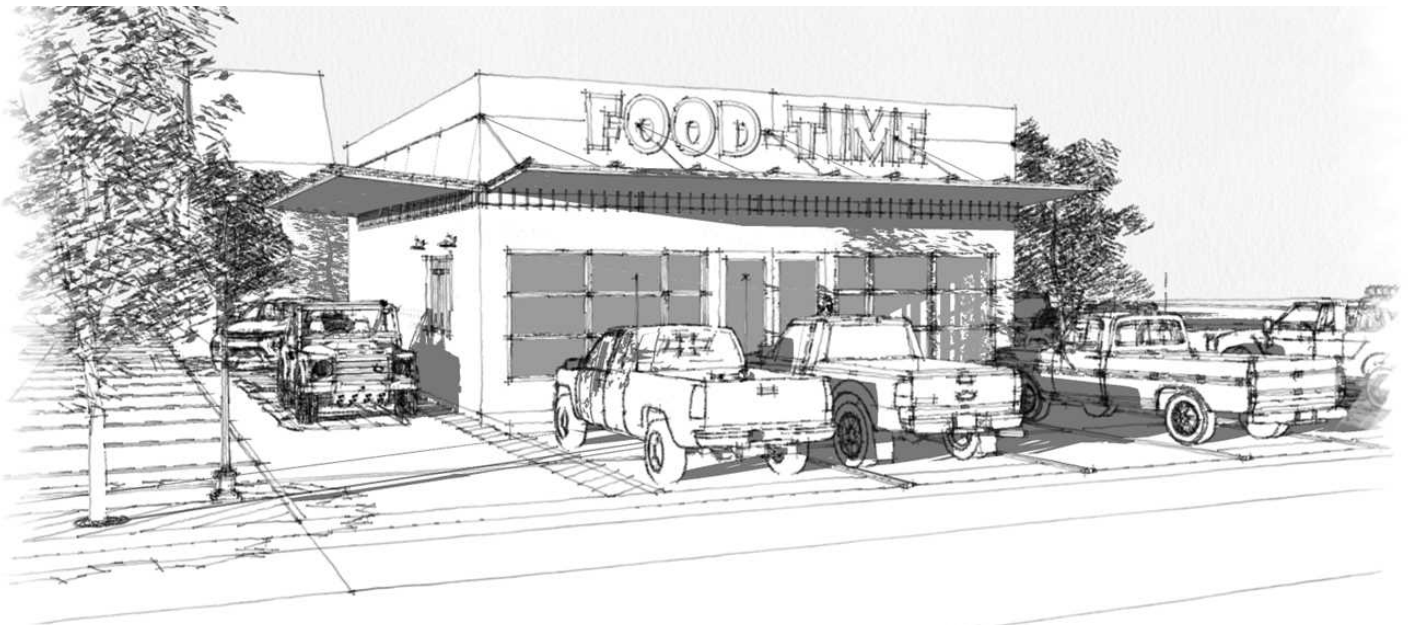
- Up to 6,000 SF (approx.) available adjacent to Save On Foods
- Up to 1,475 SF (approx.) available with drive-thru just north of Overtime Taphouse

## Operating Costs:

- Estimate at \$13.00 per SF (est. 2025)
- Zoning: C3



# DRIVE-THRU CONCEPT



**CAMROSE - CONCEPT FOR DRIVE-THRU NEAR SAVE-ON FOODS**

JANUARY 16 2025

# NEW DRIVE-THRU AVAILABLE



NEW BUILDING WITH DRIVE-THRU



CONCEPT PLAN

