

**JOIN SORRENTINO'S RESTAURANT!**

**FLEXIBLE SIZES AVAILABLE: 1,122 SF - 4,505 SF**

**FOR LEASE**

# SORRENTINO'S CENTRE

**595 St. Albert Road  
St. Albert, AB**

**Cushman & Wakefield Edmonton**  
Suite 2700, TD Tower  
10088 102 Avenue  
Edmonton, AB T5J 2Z1  
cwedm.com

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**SORRENTINO'S**  
CUCINA + BAR



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# CONCEPT AND VISION

- Anchored by Sorrentino's Restaurant
- Strategically located on the high exposure South East Corner of St. Albert Trail and Boudreau Road.
  - St. Albert Trail sees over 23,630 Vehicles per day and over 22,665 vehicles per day travel along Boudreau Road!
  - Average household income within a 1km radius is over \$142,650
- Conveniently located just steps away from Sturgeon Community Hospital.
- Area retailers/businesses include Boston Pizza, Starbucks, Original Joe's, Shoppers Drug Mart, Scotia Bank, Subway, CIBC, East Side Mario's and many others!
- Features ample on site parking.
- CC - Corridor Commercial zoning allows for a wide variety of uses.
  - High exposure signage opportunities available.
- Possession: Estimated Q4 2023
- Lease Rate: \$37.00 - \$40.00 Per SF
- Additional Rent: \$15.00 Per SF





# PROPERTY DETAILS

**MUNICIPAL ADDRESS**  
595 St. Albert Road St. Albert, AB

**LEGAL DESCRIPTION**  
Plan 9223037, Block 2, Lot 4B

**ZONING**  
CC - Corridor Commercial

**NEIGHBOURHOOD**  
Inglewood

## AERIAL VIEW



## DEMOGRAPHICS



### POPULATION

1km	3km	5km
7,271	45,803	71,755



### AVERAGE INCOME

1km	3km	5km
\$145,889	\$156,958	\$147,891



### HOUSEHOLDS

1km	3km	5km
2,520	16,022	25,874

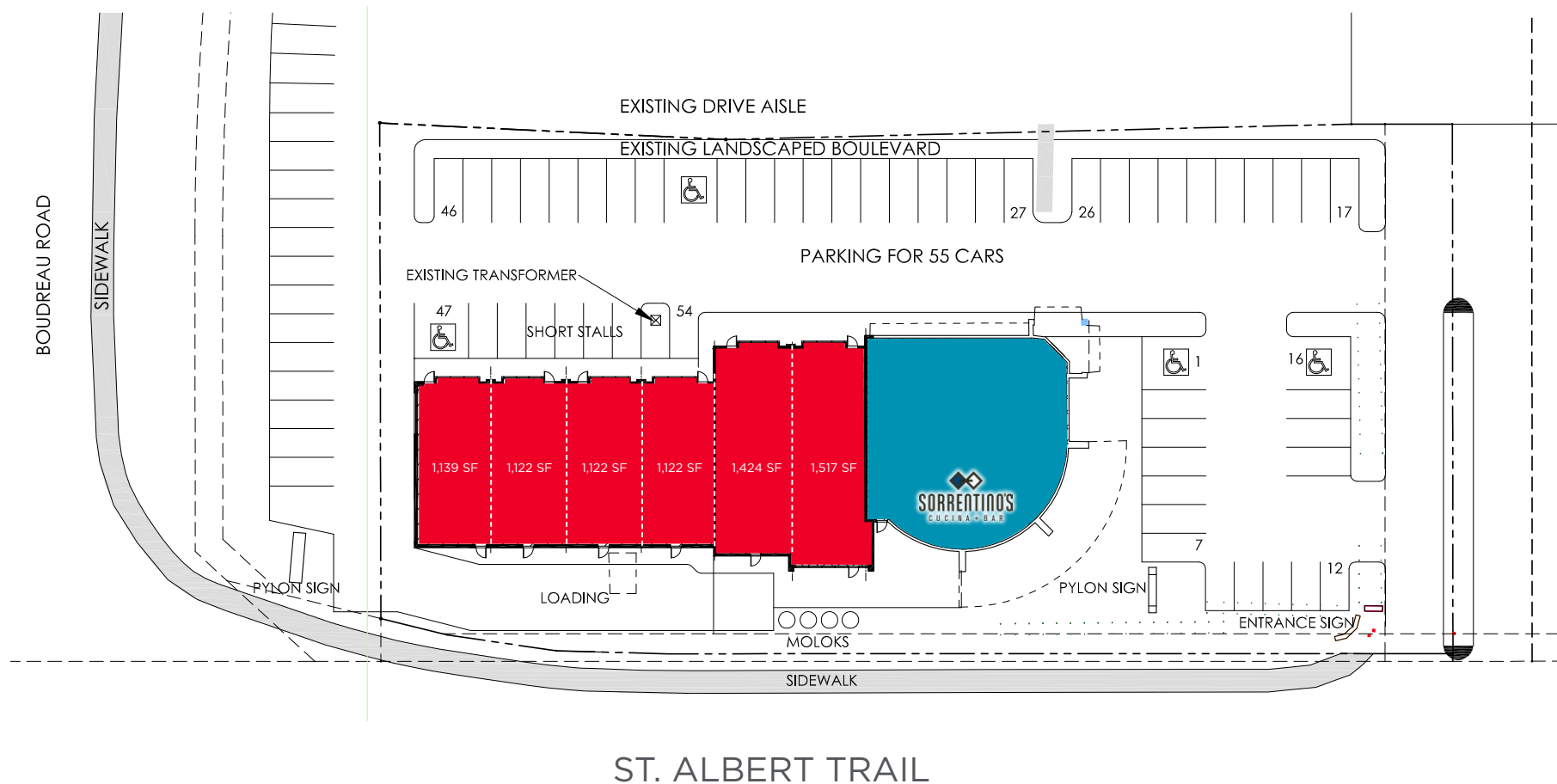


### VEHICLES PER DAY

23,639 on St. Albert Trail  
in front of property



# SITE PLAN



**CUSHMAN &  
WAKEFIELD**  
Edmonton

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