



FOR LEASE **CORNERSTONE CAMROSE**

6800 & 7300 48 Avenue, Camrose, AB

ONLY TWO RETAIL UNITS REMAINING

**RETAIL LEASING OPPORTUNITIES IN
CAMROSE'S PREMIER RETAIL CENTRE**

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THE OPPORTUNITY

- Established regional shopping destination serving Camrose and surrounding Central Alberta communities and located within Camrose's dominant retail corridor.
- Strong highway exposure and accessibility.
- Shadow anchored by Walmart, Safeway, RONA, Staples and other national retailers.
- Significant daytime population generated by regional commercial, agricultural, educational and healthcare employment.
- Camrose serves as the primary retail and service hub for East Central Alberta.
- Limited availability within an established and highly occupied retail centre.

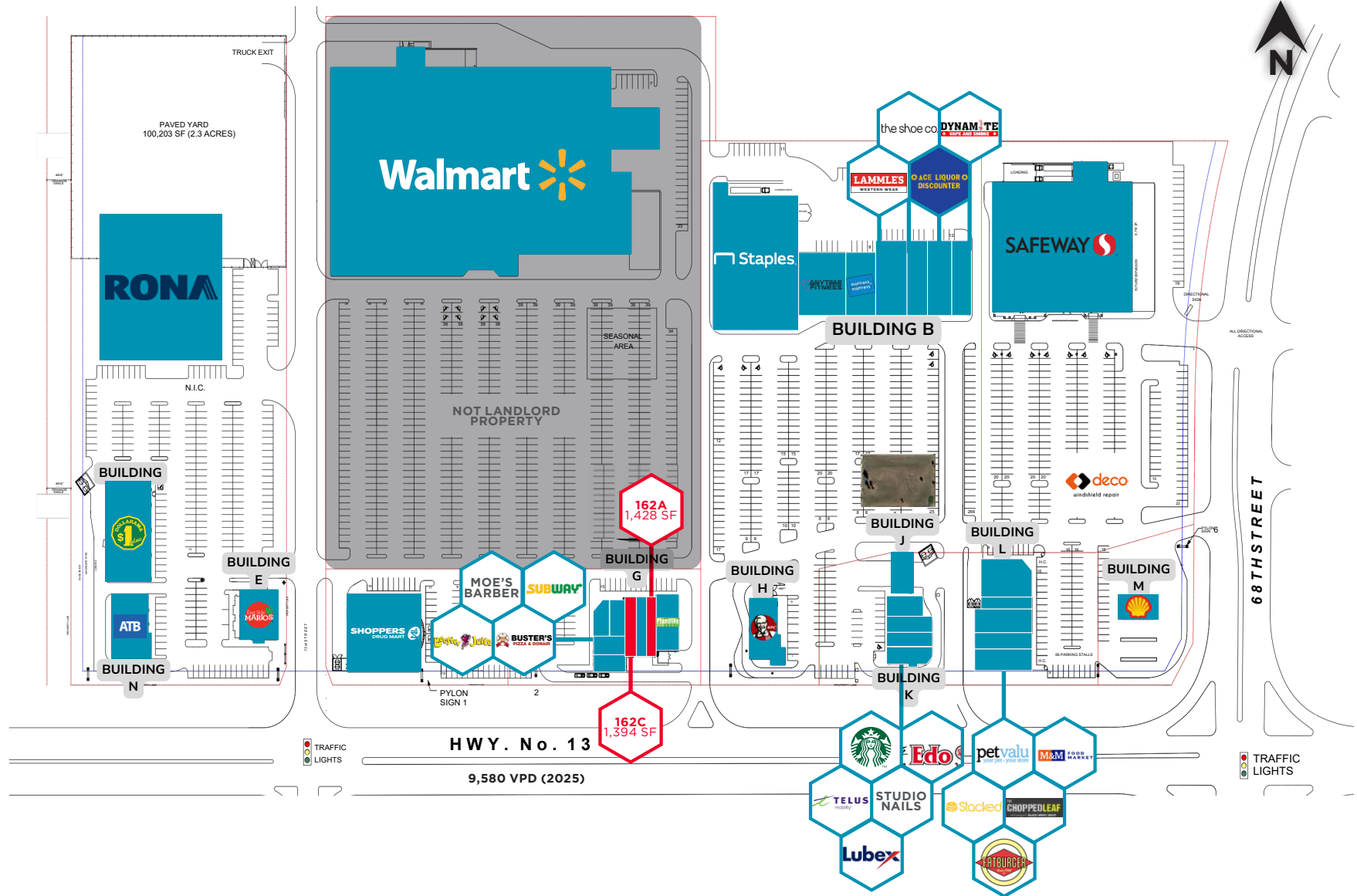


PROPERTY DETAILS

Municipal Address:	6800 & 7300 48 Avenue, Camrose, AB
Available Units:	G-162A - 1,428 SF G-162C - 1,394 SF
Net Rent:	Market
Operating Costs:	\$13.75 /SF
TI Allowance:	Negotiable
Possession:	Immediate

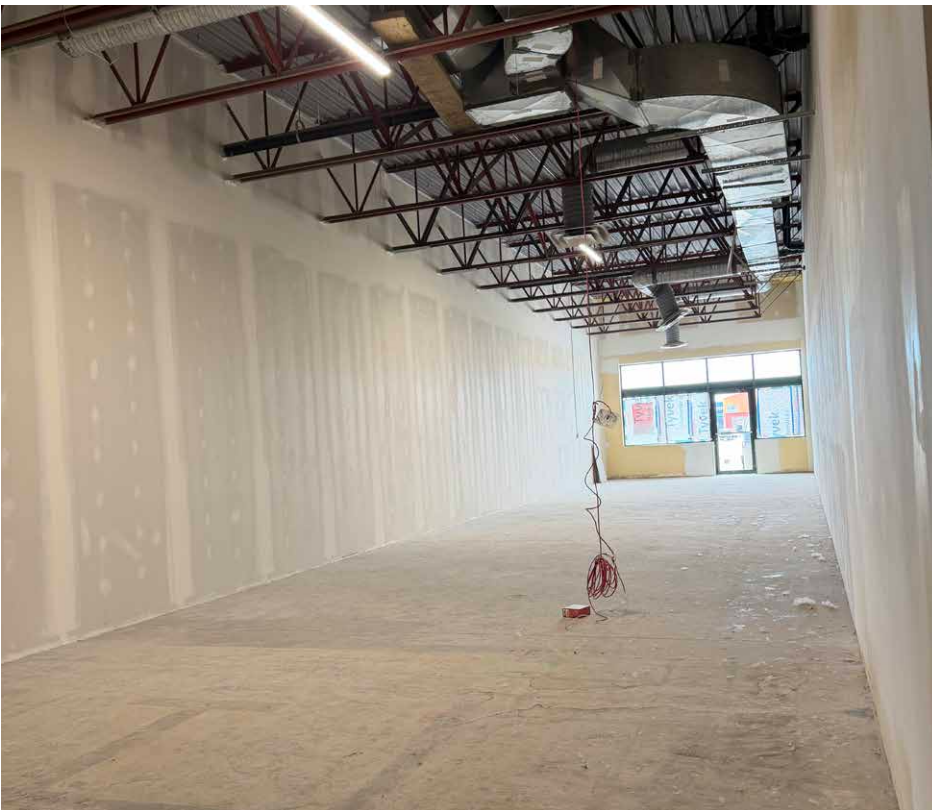


SITE PLAN



INTERIOR PHOTOS

UNIT 162A | 1,428 SF



UNIT 162C | 1,394 SF



COMMUNITY PROFILE

Camrose is one of Alberta's most established regional service centres, serving a trade area that extends well beyond its population of approximately 20,000 residents. Located at the intersection of Highway 13 and Highway 21, the city functions as the commercial, healthcare, educational, and agricultural hub for East Central Alberta. Residents from numerous surrounding communities regularly travel to Camrose for shopping, professional services, healthcare, and entertainment, creating a retail draw that significantly exceeds the city's municipal population.

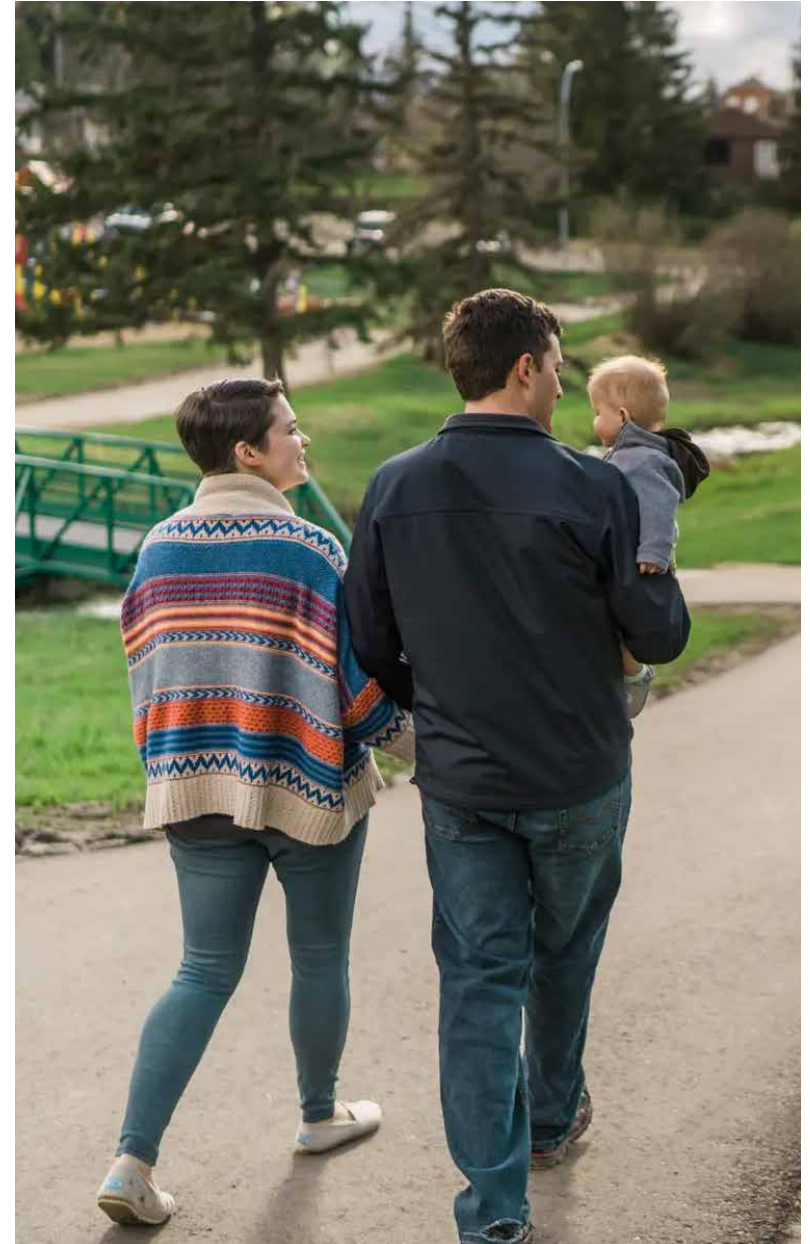
The city's retail sector is anchored by a strong mix of national and regional retailers, with major commercial nodes centered around Highway 13 and 48 Avenue. National brands such as Walmart, Safeway, Canadian Tire, RONA, Staples, and numerous quick-service and service-oriented retailers have established a presence in Camrose, recognizing its importance as a regional shopping destination. The city's role as a service hub is further supported by institutions such as the University of Alberta Augustana Campus, St. Mary's Hospital, and a diverse business community that generates a substantial daytime population.



COMMUNITY PROFILE

Camrose has strong household incomes, regional customer draw, and limited availability within established retail centres making it an attractive market for retailers seeking exposure in East Central Alberta. As one of the largest urban centres between Edmonton and the Saskatchewan border, Camrose offers businesses access to both a loyal local customer base and a broad regional trade area that supports long-term retail success.

The community serves as a year-round destination for shopping, education, healthcare, sports, agriculture, and tourism. Major attractions including Big Valley Jamboree, the Camrose Regional Exhibition, University of Alberta Augustana Campus, and numerous regional sporting tournaments draw visitors from across Central and East Central Alberta, helping support a trade area that extends well beyond the city's population base.



AERIAL & DEMOGRAPHICS



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