

Pine Centre

800 Pine Road, Strathmore, Alberta

RETAIL SPACE AVAILABLE



SITE INFO

Pine Centre is a well positioned, highly visible strip centre that is strategically located just 35km east of Calgary in Strathmore, Alberta. The site is anchored by a 40,000 SF No Frills grocery store, Dollar Tree and Canadian Tire, with an all-turns signaled intersection. Traffic can easily enter and exit the site off of Highway 1, Canada's major East/West transportation route. Join other retailers like Tim Horton's, McDonald's, Boston Pizza, Fire and Flower and Scotiabank.

- Strathmore's population has increased by 8.1% over the last 5 years and is expected to show strong and steady growth of 5% over the next 5 years.
- The town's economy base is diversified with manufacturing, cattle operations, agriculture, public sector, and oil and gas.
- The town has available services to double in size and has a number of Area Structure Plans in progress.

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- **Available Space:** #110N - 1,500 sq ft
 - **Minimum Asking Rent:** Market
 - **Additional Rent:** \$14.25 PSF (est. 2025) + Mgmt Fee

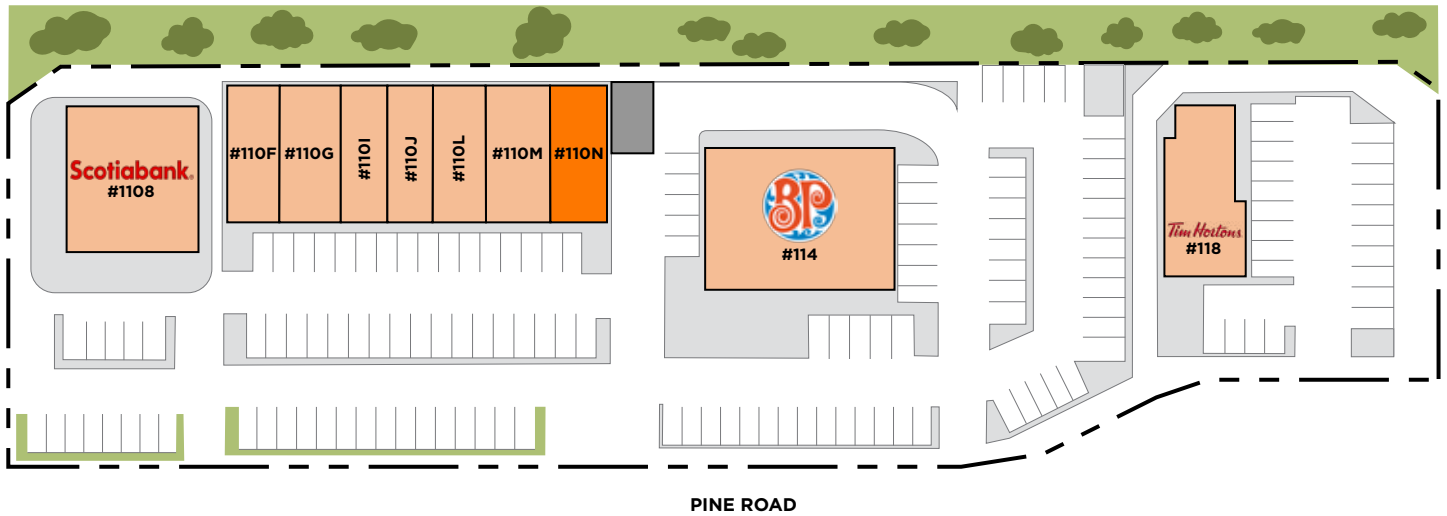
LEASING CONTACT

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Royop Development Corporation
510 211-11th Avenue SW, Calgary, AB

SITE PLAN



PAD SITES

#114	Boston Pizza 6,235 sf
#118	Tim Hortons 2,810 sf
#1108	Scotiabank 4,000 sf

BUILDING

#110F	H&R Block 1,491 sf
#110G	Pho Minh Vietnamese 2,080 sf
#110I	Mr. Sub 1,286 sf
#110J	Taco Time 1,596 sf
#110L	Edo Japan 1,308 sf
#110M	Fire & Flower 2,021 sf
#110N	Vacant 1,500 sf



AREA DEMOGRAPHICS



Population

2021 Total Population	28,969
2026 Population	29,612
2021 Daytime Population	24,099



Income

Average Household Income	\$102,790
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Demographics information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Royop does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.



Our rich history spans 60 years in Western Canada. Royop is a leader and expert in development and management. Our leasing strategy is proven to retain and attract best-in-class retailers to our centres. We develop and manage mixed use projects.