

# GALLERIA SHOPS

5341 - 50TH AVENUE | VEGREVILLE, ALBERTA



The Galleria Shops in Vegreville is situated on the main thoroughfare and provides convenient access for both local residents and regional visitors. With many national and regional tenants, the Galleria Shops offer a diverse range of retail options, catering to different preferences and needs.

Vegreville's status as a regional hub, with excellent education, medical, cultural, and retail services, further enhances the appeal of the Galleria Shops. Residents and visitors can enjoy a well-rounded experience with access to top-notch facilities and amenities.

Additionally, Vegreville's local businesses, such as value-added agricultural production and research, as well as oil and gas extraction, processing, and servicing, contribute to the economic vitality of the region. This diverse economic landscape ensures a steady flow of customers and potential clientele for the Galleria Shops.

With options ranging from 3,205 to 7,129 square feet, there are various sizes to accommodate different business needs.

## CONTACT

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**RE/MAX**  
COMMERCIAL  
CAPITAL

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# FOR LEASE | GALLERIA SHOPS IN VEGREVILLE

## PROPERTY DETAILS

MUNICIPAL  
5341 - 50th Avenue Vegreville, Alberta

GLA  
± 55,944 Square Feet

ZONING  
C-3 | Highway Commercial

## AVAILABLE SPACE

CRU 158  
± 3,205 Square Feet  
Available July 1st, 2023

CRU 145  
± 3,965 Square Feet  
Available October 1st, 2023

CRU 185  
± 7,102 Square Feet  
Available Immediately

CRU 101-A  
± 7,129 Square Feet  
Available October 1st, 2023

BASE RENT  
\$12.00 PSF

OPERATING COSTS  
\$5.28 PSF - subject to change per CRU space

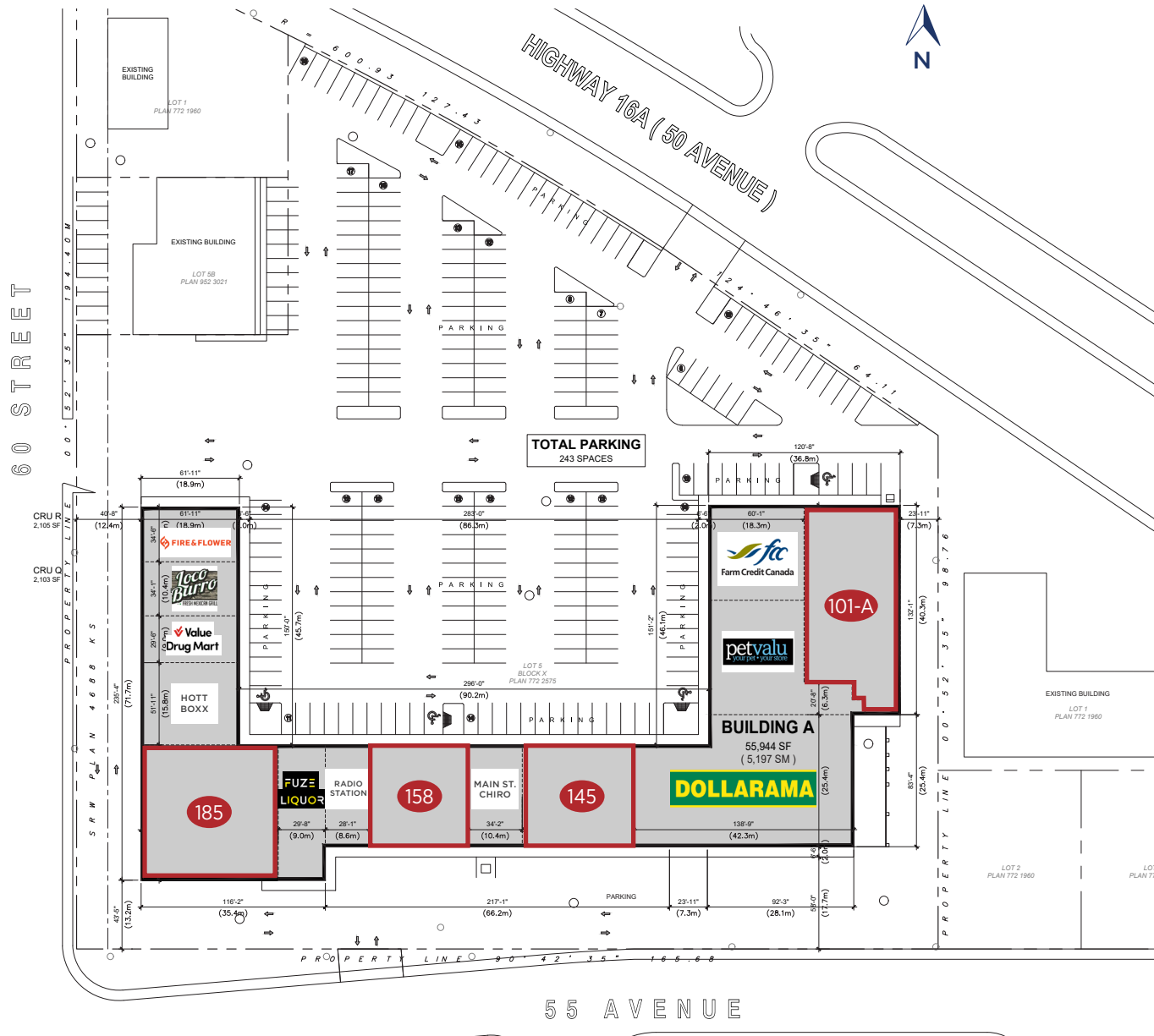
*Includes the 2023 estimate of the proportionate share of building insurance, property taxes, property management and common area expenses including garbage removal, landscaping, snow removal and HVAC maintenance.*

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**LEASEHOLD  
INCENTIVES**  
FOR TENANTS WITH  
STRONG CONVENANTS  
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## SITE PLAN



CRU #	SIZE
158	± 3,205 SF
145	± 3,965 SF
185	± 7,102 SF
101-A	± 7,129 SF

## JOIN GALLERIA SHOPS TENANTS

**DOLLARAMA**

**petvalu**  
your pet • your store

**FUZE LIQUOR**

**Loco Burro**  
FRESH MEXICAN GRILL

**fca**  
Farm Credit Canada

✓ **Value Drug Mart**

**FIRE & FLOWER**

## VEGREVILLE ECONOMIC BASE

- Home to innotech Alberta, providing research support and facilities for companies to launch new products into the marketplace.
- Over \$6M cultivated acres of feedstock within 150KM radius, including peas, canola, wheat, oats, barley, hemp, flax, and other pulse crops.
- Home of the ATCO Renewable Fuels Pilot Project.
- Home of RJV Manufacturing, a leading provider of oil and gas equipment since 1976.
- Future home of an 80-Acre Vegreville Agri-Food Industrial Park.





### DRIVE TIMES From Site

Edmonton	50 Minutes
Fort Saskatchewan	58 Minutes
Edmonton Int'l Airport	1 Hour 14 Minutes

## DEMOGRAPHICS

	<b>6,248</b> Population - 10km (2022)		<b>\$89,712</b> Avg. Household Income - 10km (2022)
	<b>8,416</b> Daytime Population - 10km (2022)		<b>4,690</b> Vehicles/Day   50 Avenue & 62 Street
	<b>44.4</b> Median Age - 10km (2022)		<b>9,570</b> Vehicles/Day   Hwy 16 & RR 154

## LOCAL BUSINESSES & AMENITIES

- |                             |                           |
|-----------------------------|---------------------------|
| St. Mary's Catholic School  | 1. Petro Canada           |
| A.L Horton Elementary       | 2. Boston Pizza           |
| Vegreville High School      | 3. Tim Horton's           |
| RCMP Detachment             | 4. Kal Tire               |
| Riverview Baseball Diamonds | 5. Co-op Food Store       |
| St. Joseph's Hospital       | 6. No Frills              |
| Vegreville Pysanka          | 7. Extreme Truck/Car Wash |
| Kinsmen Community Park      | 8. Home Hardware          |
| Vegreville Rec Centre       | 9. West-View Motel        |

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The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract. All measurements need to be independently verified by the Tenant.