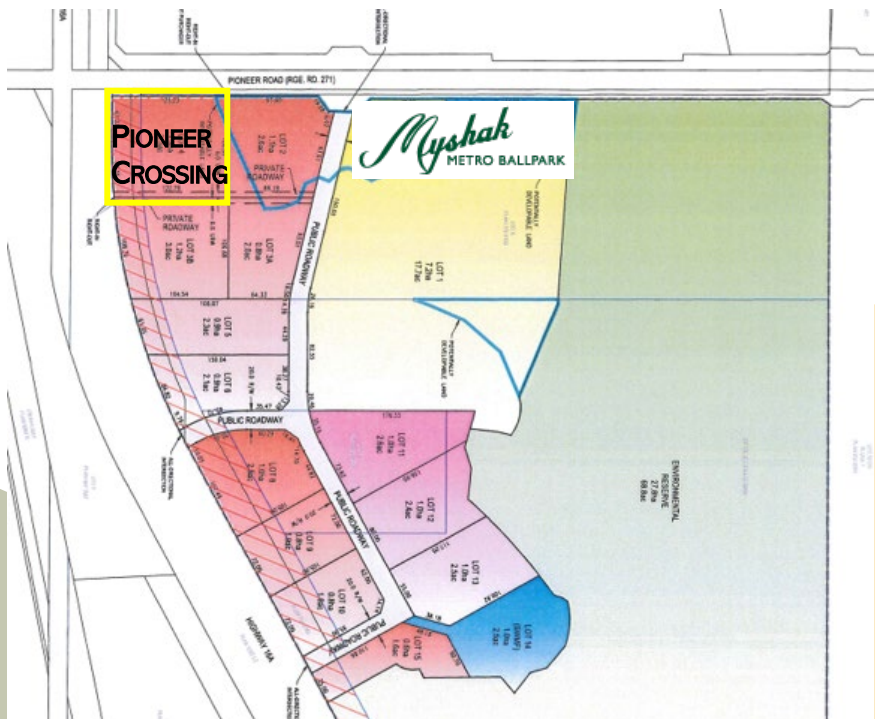


# PIONEER CROSSING

Spruce Grove, AB  
Northeast Corner of Highway 16A & Pioneer Road



## RETAIL OPPORTUNITIES AVAILABLE



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**Decker Properties**  
Management Ltd.

## WEST ELEVATION



## EAST ELEVATION



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## City of Spruce Grove



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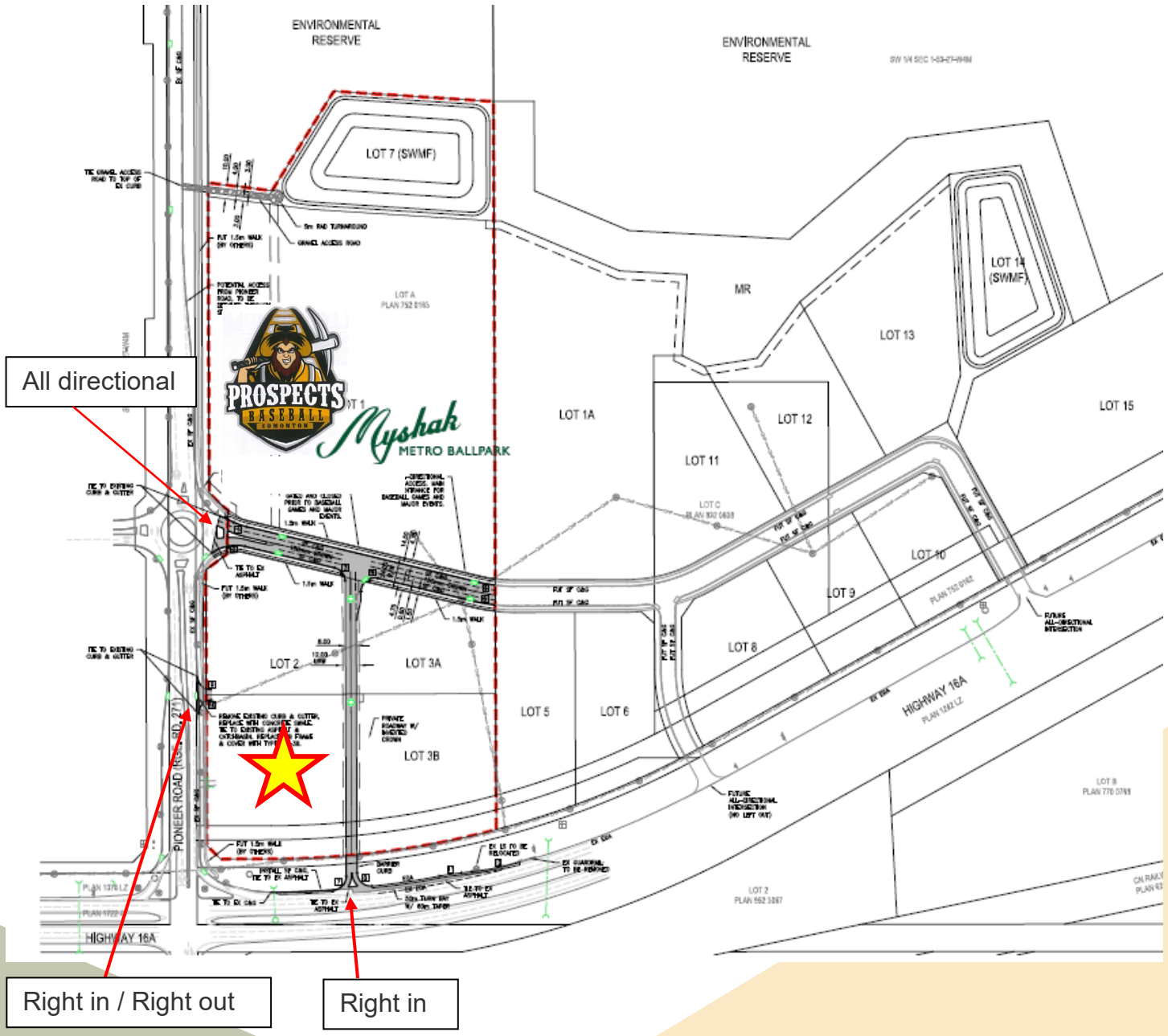
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 Northeast Corner of Highway 16A & Pioneer Road



All directional

Right in / Right out

Right in

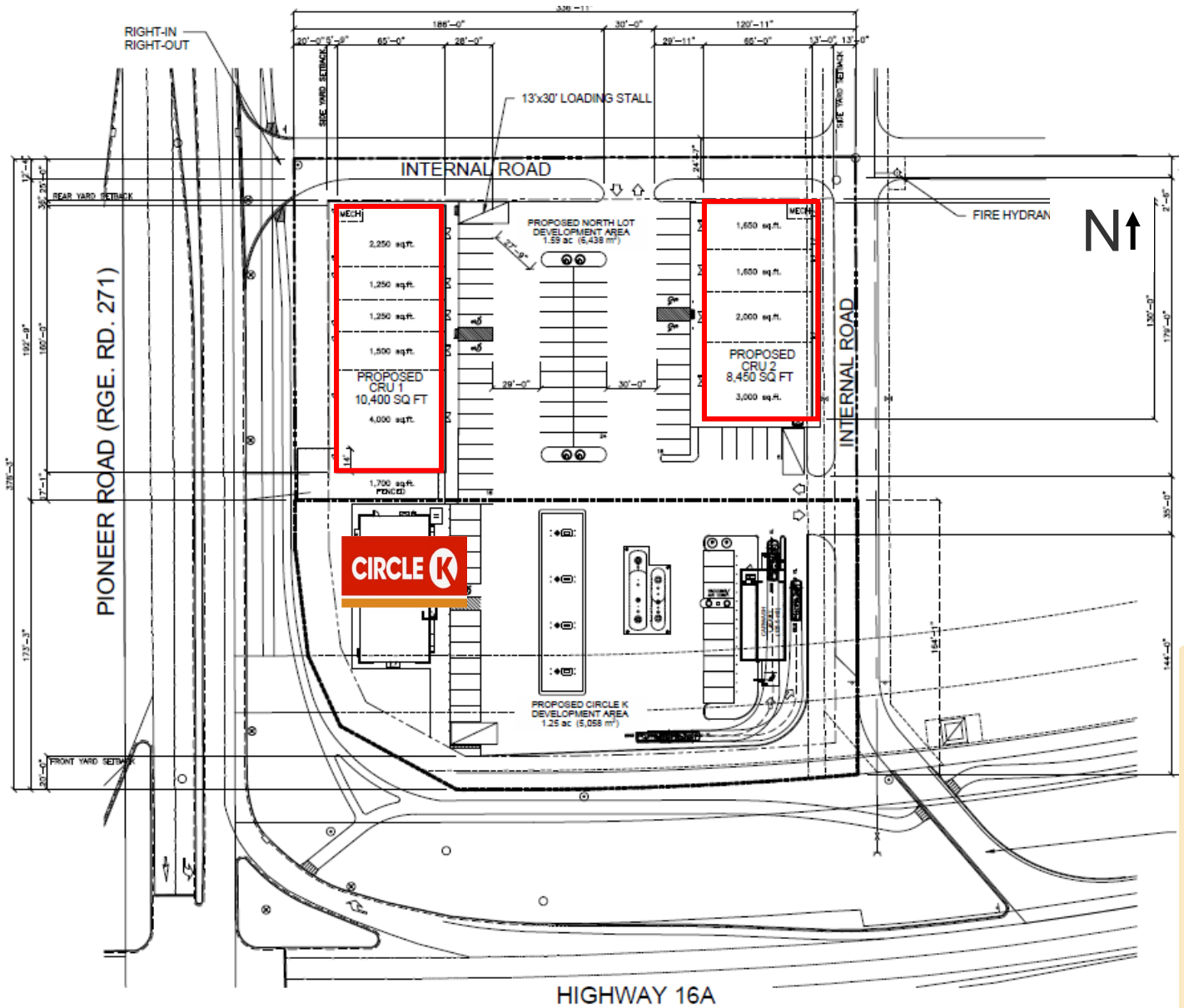


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## PROPOSED SITE PLAN



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Spruce Grove, AB  
Northeast Corner of Highway 16A & Pioneer Road



[Investsprucegrove.ca](http://Investsprucegrove.ca)

*“Welcome to Spruce Grove, a mid-size city of 35,000 people. We are located in the Edmonton region, a robust hub of 1.3 million people. We are the service and supply destination for a trade area population of 138,000. Consumers appreciate our big-city amenities without the traffic and crowd congestion. Spruce Grove is a proven industrial player in the region. Local, national, and global companies are finding success here. We are close to road, rail, and air. Our property taxes are affordable. Did we mention that our talent pool appreciates the chance to work close to home? Spruce Grove has strong population and employment growth. We offer a vast consumer market and exciting investment opportunities. And, most important, a desirable quality of life.” ~ Spruce Grove Economic Development*

## Data & Demographics

### Population within Driving Distance of the Ballpark

Located at the southeast corner of Pioneer Road and Highway 16A, the new Myshak Metro Ballpark is only 10 minutes off Anthony Henday Drive in Edmonton – making this a truly Regional and Metropolitan Ballpark. With strong growth projections for Spruce Grove, Edmonton, and Alberta, an exciting opportunity to appeal to a fast and growing community is readily available. Stats Canada predicts Alberta will grow to 6.6M people by 2046 with much of that growth focused on the metropolitan centres.



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# PIONEER CROSSING

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## Alberta population projections 2019 - 2046

By 2046, Alberta is expected to be...

### Larger

Adding **2.3 million** people



2018 = 4.3 million



2046 = 6.6 million



### Share of growth



**47%**  
international migration



**33%**  
natural increase



**20%**  
interprovincial migration

2018

552k

65+

2046

1,238k

2,941k

15-64

4,210k

815k

0-14

1,117k

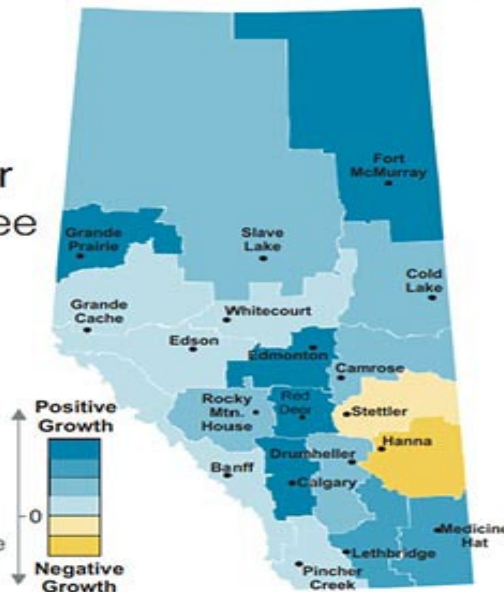
### Older

The number of seniors will **more than double**

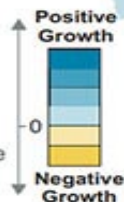


### More urban

Regions with larger urban areas will see higher growth



Sources: Statistics Canada and Alberta Treasury Board and Finance



Alberta