



FOR
LEASE

◆ **Big Lake Quarters**
Commercial opportunity in Edmonton's growing Northwest

FOR LEASE
Four parcels of commercial land in NW Edmonton, adjacent St. Albert

Featuring the largest commercial node within the Big Lake, ASP area and will provide retail services to five developing residential communities in the area, Starling, Hawks Ridge, Kinglet, Pintail, and Trumpeter, as well as highway traffic along Yellowhead Trail. This site will be the last convenient stop out of the City of Edmonton for traffic heading to Spruce Grove, Stony Plain, and further West to Jasper.

- Primary Trading Area - population approx. 25,000
- Secondary Trading Area - Parkland county population approx. 8,500
- Westview Village - Trailer Park population approx. 2,100
- Acheson Business Area currently has 200+ businesses and minimal retail services
- Yellowhead Trail traffic counts between 52,000 - 58,000 (East and West)
- Winterburn Road traffic counts approx 10,800 (North and South)

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THE AREA

Starting in 2022 and with anticipated completion in 2025, the land immediately west of Big Lake Quarters will be developed into Kinglet Gardens—a brand new, residential community with townhomes, duplexes and single family homes.

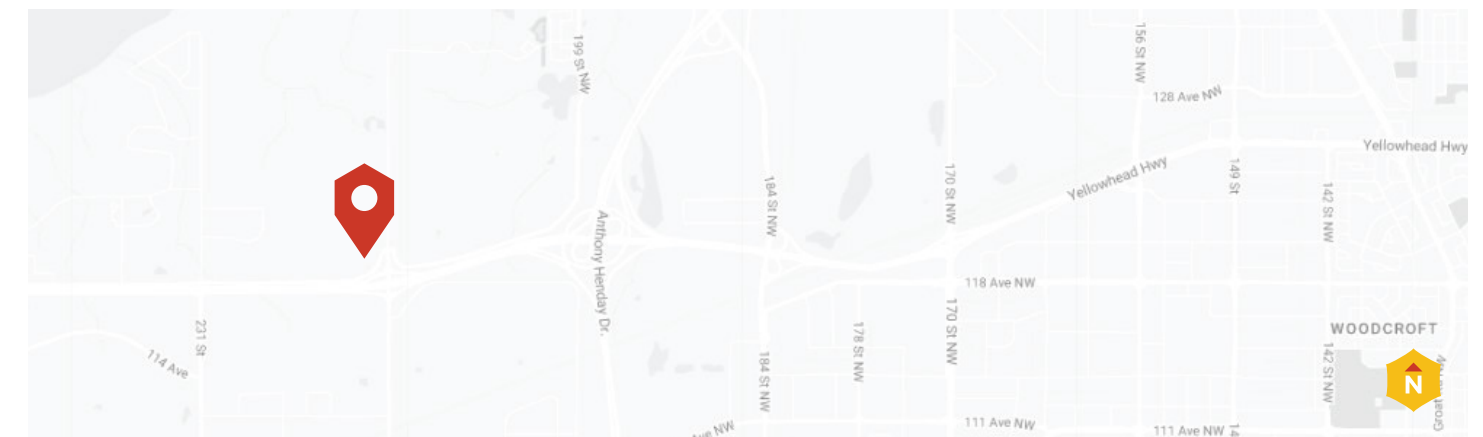
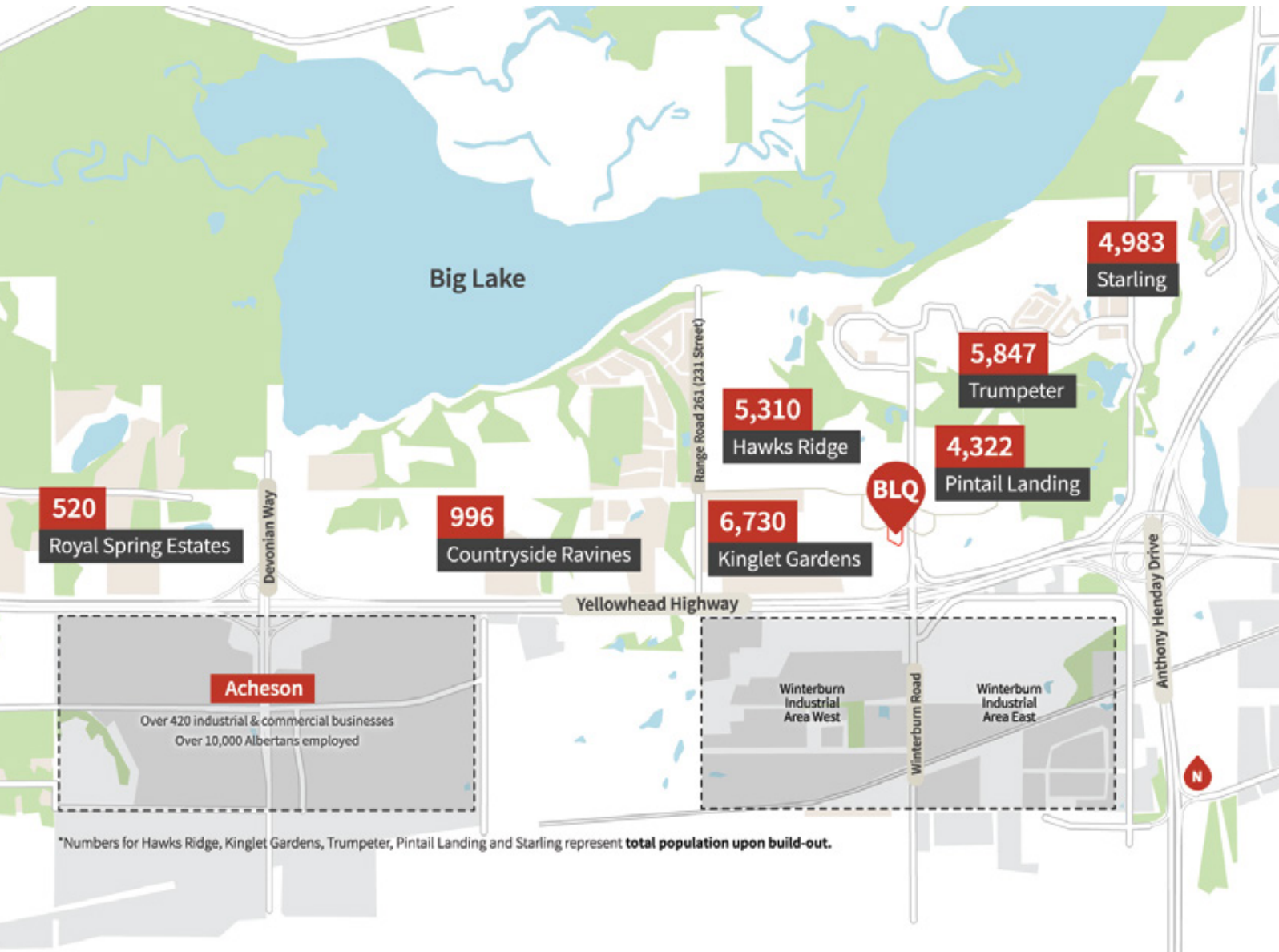
The existing population will provide a stable income stream for commercial tenants in Big Lake Quarters and will only be enhanced as new residents move into Kinglet Gardens, Trumpeter, Pintail, Hawks Ridge and Starling.

DEMOGRAPHICS

	3km	5km
Population	6,018	18,538
Number of Households	2,419	6,420
Average Household Income	\$129,311	\$133,746
Median Age	37.1	35.0

SPECIFICATIONS

Building 1	5,158 Sq/Ft	Site Area	5.04 Acres
Building 2	4,500 Sq/Ft	Expected Completion	2024
Building 3	13,200 Sq/Ft	Operating Costs	To be determined
Building 4	11,000 Sq/Ft	Lease Rate	Market



CITY MAP | BIG LAKE QUARTERS