

BIG LAKE LANDING

435 HAWKS RIDGE BLVD NW, EDMONTON, AB

FOR PRE-LEASE



NEIGHBORHOOD RETAIL & CONVENIENCE CENTRE WITH GAS

FALL 2023

PROPERTY HIGHLIGHTS

Family-centric neighborhood centre in a newly developed residential community with a demand for nearby convenience, health, and professional services. Big Lake Landing is a welcome addition to the new vibrant communities of Trumpeter, Hawks Ridge, and Kinglet Gardens.

- Prominent location on the corner of Winterburn Road & Hawks Ridge Boulevard, with future connection via 215th Street to Trumpeter Way. Patio option available in building.
- Two bus stops corner the property, connecting with Lewis Estates and Westmount Transit Centres.
- Easy access to major local routes - the Yellowhead Highway and the Anthony Henday
- A school and recreation site is directly across from the property
- Building and pylon signage opportunities are available
- Committed Businesses: Day Care, Pizza Shop, General Dentist and Liquor Store.
- Desired Businesses: Medical, Pharmacy, Chiropractor, Physiotherapy, Massage, Personal Services, Hair Salon and Nail Salon. Food Services: Restaurant, Takeout Food, Coffee shop etc.



RE/MAX EXCELLENCE
COMMERCIAL DIVISION

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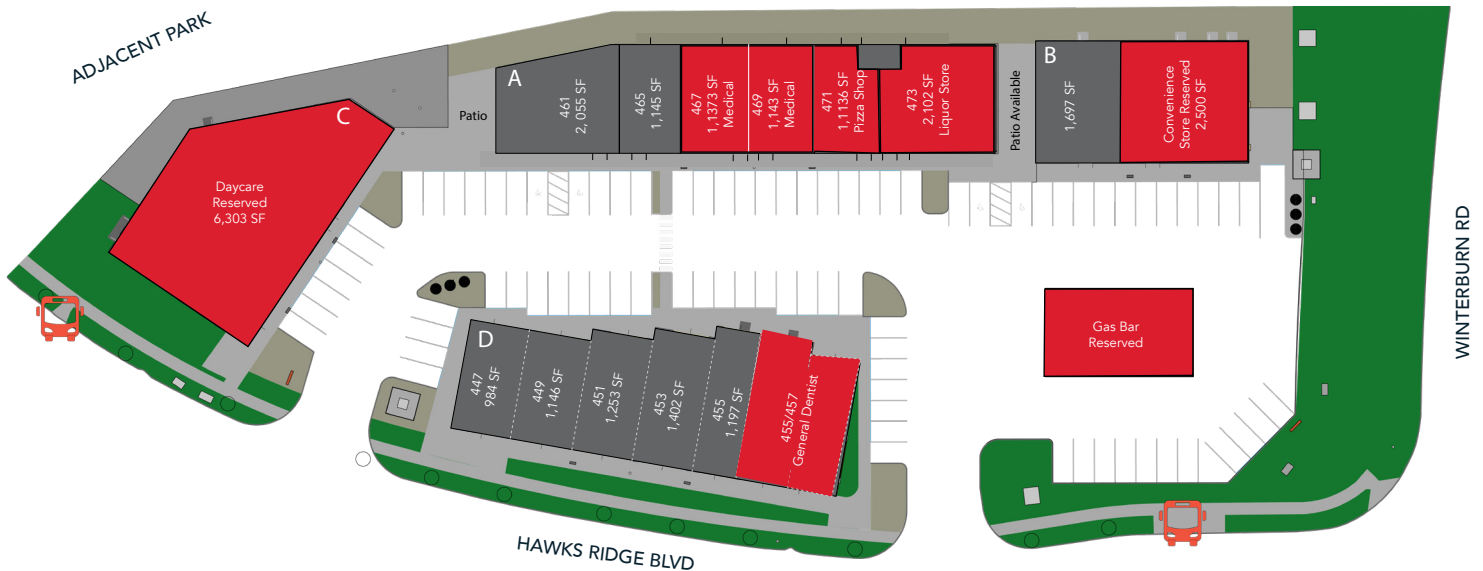
D: 780.994.1646

#201, 5607 199 Street Edmonton, AB

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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 should be independently verified by the Purchaser/Tenant. *based on commercial commissions 2017, 2018, 2019, & 2021.

BIG LAKE LANDING 447-473 HAWKS RIDGE BLVD EDMONTON, AB



AVAILABILITY

BUILDING A

MAIN LEVEL 8,950 SF +/-
Retail/Medical/Professional CRUs
(Patio Option)

UNIT	SIZE
461	2,055 SF +/-
465	1,145 SF +/-
467	1,373 SF +/-
469	Pizza Shop
473	Liquor Store

BUILDING B

CONVENIENCE 4,200 SF +/-
With four island gas bar and attached carwash

■ FOR LEASE ■ RESERVED

BUILDING C | Daycare

MAIN LEVEL 6,303 SF +/-
Retail/Medical/Professional CRUs
Frontage and Access on Hawks Ridge Blvd

BUILDING D

8,300 SF +/-
Daycare building with demisable CRU
CRU with frontage on Hawks Ridge Blvd

UNIT	SIZE
447	984 SF +/-
449	1,146 SF +/-
451	1,253 SF +/-
453	1,403 SF +/-
455	1,197 SF +/-
457-459	General Dentist Pending



PROPERTY DETAILS

Address:	435 Hawks Ridge Blvd, Edmonton, AB
Legal:	Plan 1421874, Bldg 4, Lot 3
Zoning:	DC-1
Size:	28,653 SF +/-
Parking:	93 Surface Parking 12 Bike Parking
TI:	Negotiable
Op Costs:	\$6.50 PSF (2023)
Lease Rate:	\$35.00 PSF
Availability:	Pre-lease
Possession:	Fall 2023

*Please note that development plans are subject to change and site design is currently underway.

**Please contact us for details and build out solutions.

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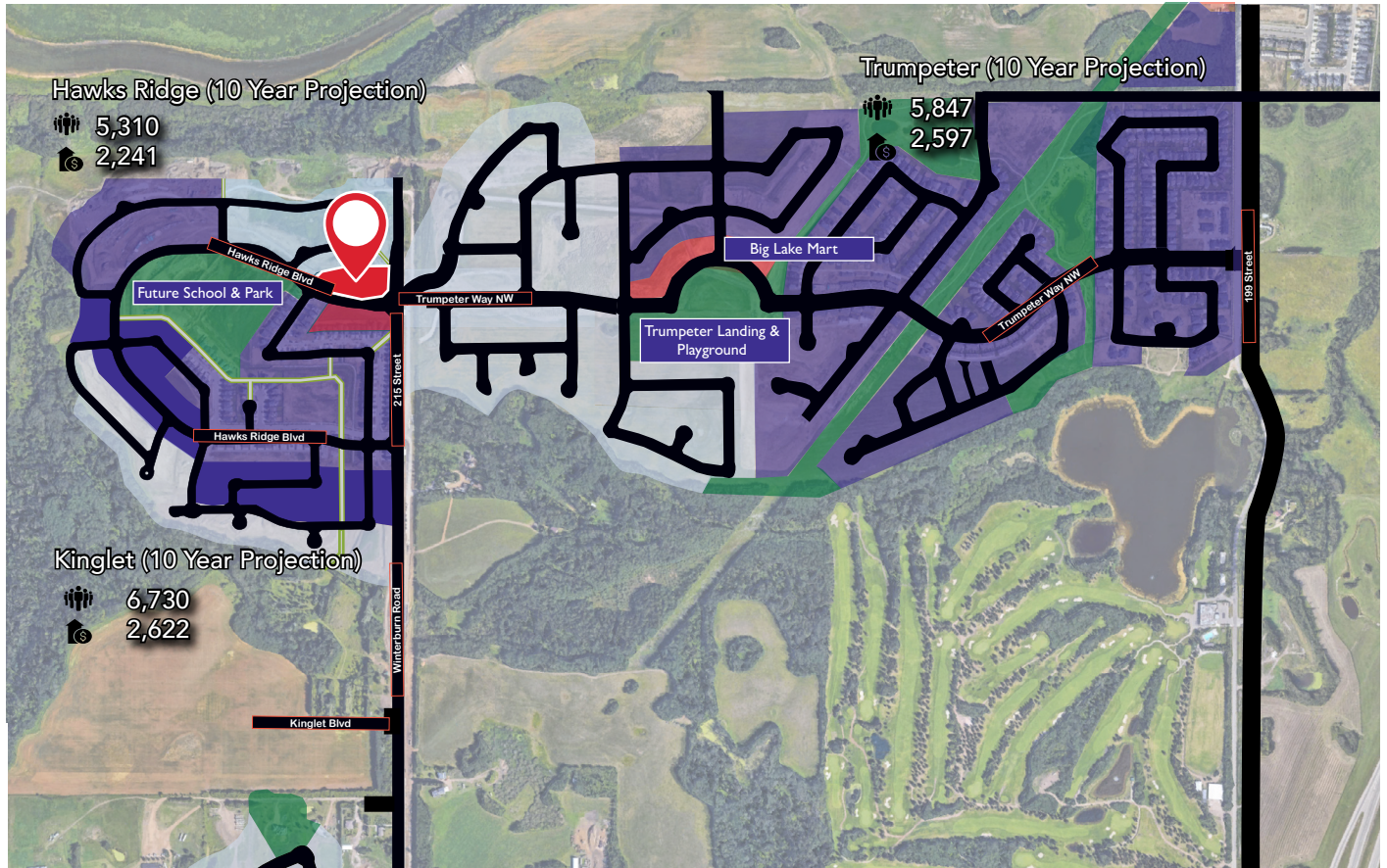
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BIG LAKE LANDING

LOCATION

Legend

- COMMERCIAL
- BUILT HOMES
- UNDER DEVELOPMENT
- PARKS & RECREATION



*Demographic projections are based on the complete area development over 10 years, and inclusive of additional westward expansion. Obtained from the City of Edmonton's Big Lake Area Structure Plan (2021).

BIG LAKES COMMUNITY DEVELOPMENT PROCESS

- There are 1,152 single-family lots and 8.8 acres to accommodate multifamily units in Hawks Ridge. The community is 80% built out.
- Trumpeter is located across from the development and was home to 1,599 people in 2019 with 10 year projection of 5,847
- The 215 Street connection to Trumpeter Way will be completed this fall (currently in construction).
- The last stages of the community development for Big Lake Area depicted on this map are expected to be

DEMOGRAPHICS | 2021 PROJECTIONS



Population

1 KM - 5,310
5 KM - 27,992



Households

1 KM - 2,241
5 KM - 11,269

AVG HHI- \$69,935
Households with Kids - 25%



Population >18

1 KM - 583
5 KM - 3,381



Vehicles Per Day

Winterburn Rd - 15,800 VPD (2018)