



**FOR
LEASE**

Big Lake Quarters

Commercial opportunity in Edmonton's growing Northwest

FOR LEASE

5.04 Acres of commercial land in NW Edmonton, adjacent St. Albert

Featuring the only commercial nodes within the Big Lake ASP area and will provide retail services to more than three residential communities in the area, Starling, Hawks Ridge, 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)

Rudy Roopnarine
Vice President, Commercial
Rohit Commercial
587.874.0788 | Rudy.Roopnarine@rohitgroup.com

Paul Raimundo
Vice President, Retail
Jones Lang LaSalle IP, Inc.
780.328.2575 | Paul.Raimundo@jll.com

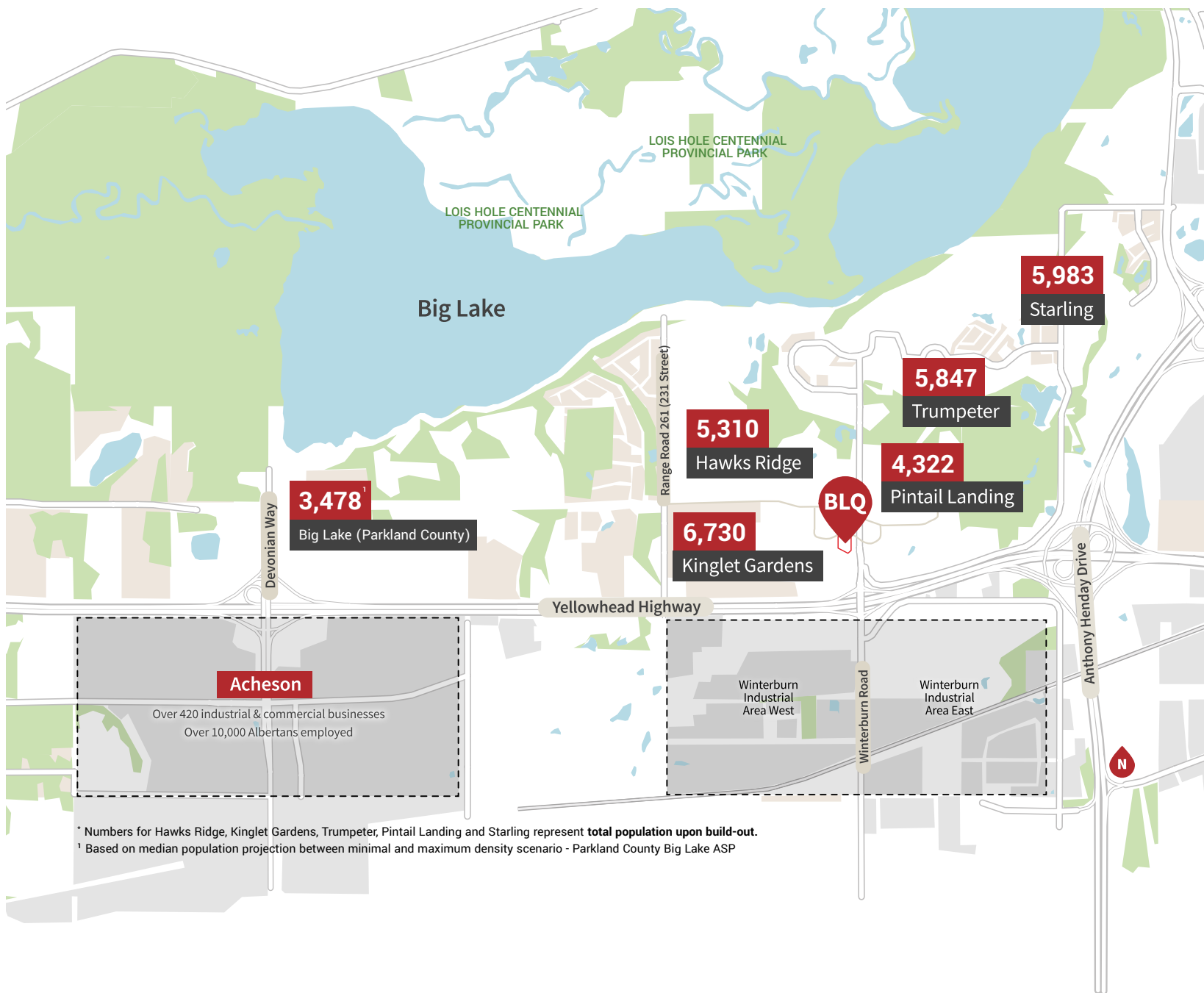
THE AREA

Opening in 2023 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, Hawks Ridge and Starling.

DEMOGRAPHICS

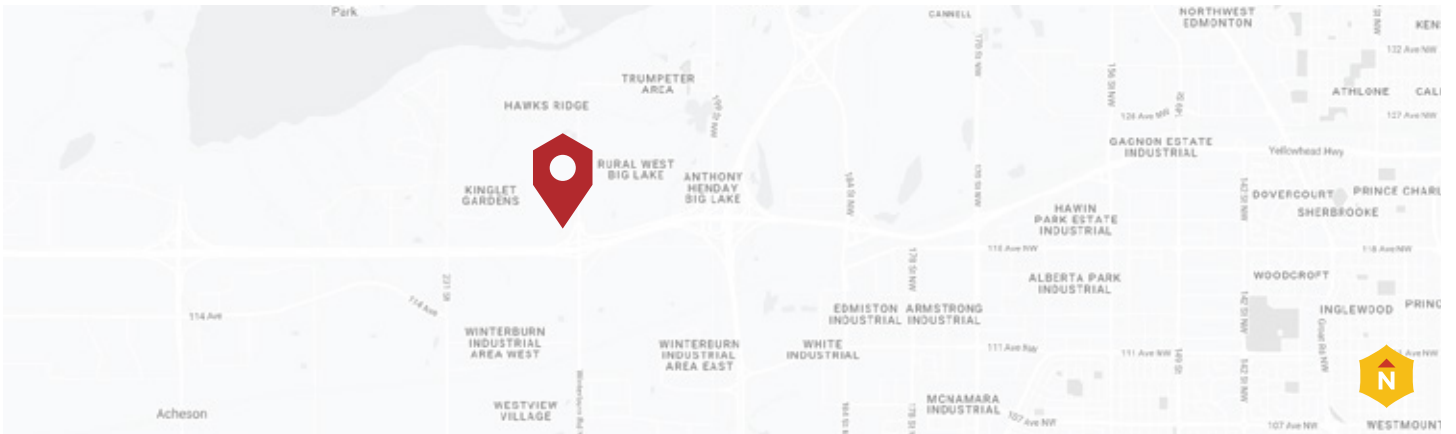
| | 3km | 5km |
|--------------------------|------------|------------|
| Population | 6,018 | 18,538 |
| Number of Households | 2,419 | 6,420 |
| Average Household Income | \$129,311 | \$133,746 |
| Median Age | 37.1 | 35.0 |



* Numbers for Hawks Ridge, Kinglet Gardens, Trumpeter, Pintail Landing and Starling represent **total population upon build-out**.
 † Based on median population projection between minimal and maximum density scenario - Parkland County Big Lake ASP

SPECIFICATIONS

| | | | |
|------------|--------------|------------------------|------------------|
| Building 1 | 3,700 Sq/Ft | Site Area | 5.04 Acres |
| Building 2 | 7,500 Sq/Ft | First Building Opening | 2023 |
| Building 3 | 12,760 Sq/Ft | Expected Completion | 2025 |
| Building 4 | 10,800 Sq/Ft | Operating Costs | To be determined |
| Car Wash | 1,700 Sq/Ft | Lease Rate | Market |



CITY MAP | BIG LAKE QUARTERS



◆ Contact Us

Rudy Roopnarine

Vice President, Rohit Commercial

587.874.0788 | Rudy.Roopnarine@rohitgroup.com

Paul Raimundo

Vice President, Retail

780.328.2575 | Paul.Raimundo@jll.com

This document/email has been prepared by Rohit Group of Companies for advertising and general information only. Rohit Group of Companies makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Rohit Group of Companies excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Rohit Group of Companies and /or its licensor(s). © 2020. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.