

# BIG LAKE LANDING

435 HAWKS RIDGE BLVD NW, EDMONTON, AB

FOR PRE-LEASE



NEIGHBORHOOD RETAIL & CONVENIENCE CENTRE WITH GAS

PROPOSED 2022

## 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
- Two bus stops corner the property, connecting with Lewis Estates and Westmount Transit Centres
- Designated users include a daycare with an outdoor play area, and a gas bar with a convenience store and car wash
- 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



RE/MAX EXCELLENCE  
COMMERCIAL DIVISION

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Associate

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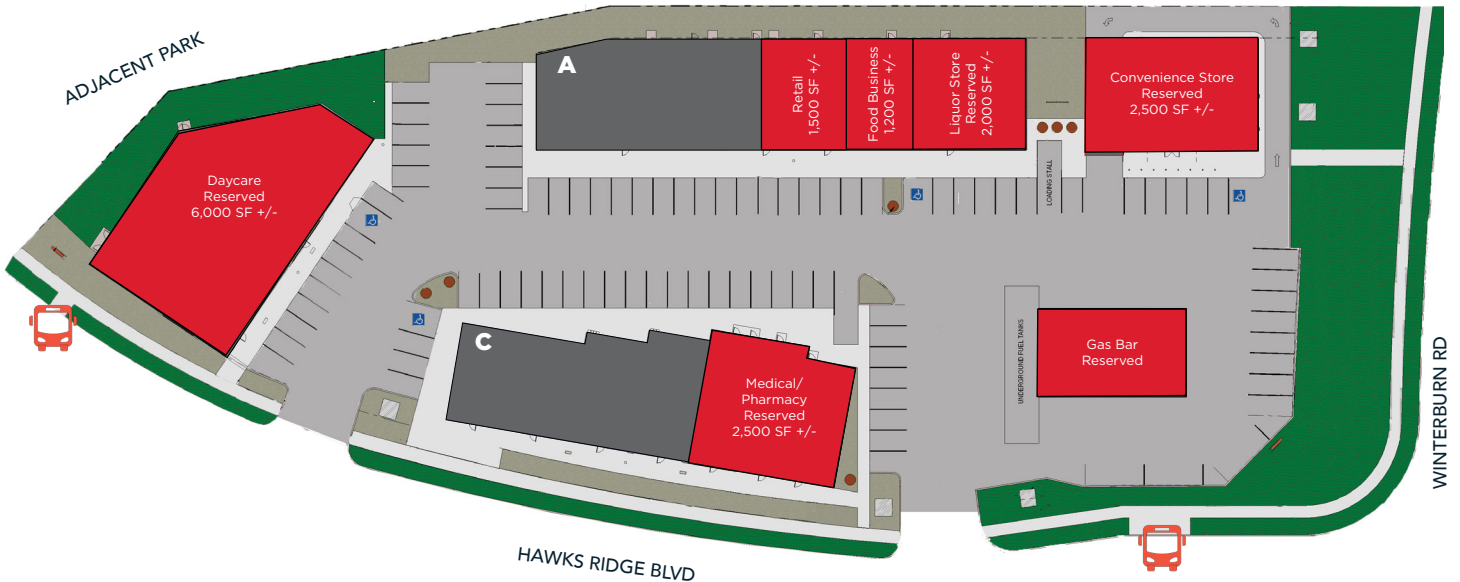
**D: 780.994.1646**

#201, 5607 199 Street Edmonton, AB

[commercialyeg.ca](http://commercialyeg.ca) #1 RE/MAX Commercial Team Worldwide 2017, 2018, & 2019 D: 780.994.1646

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.

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## AVAILABILITY

### BUILDING A

**MAIN LEVEL** 8,870 SF +/-  
Retail/Medical/Professional CRUs

### BUILDING B

**CONVENIENCE** 2,500 SF +/-  
With four island gas bar and attached carwash

### CAR WASH

750 SF +/-

■ FOR LEASE ■ PENDING

### BUILDING C

**MAIN LEVEL** 7,576 SF +/-  
Retail/Medical/Professional CRUs  
Frontage and Access on Hawks Ridge Blvd

### BUILDING D

**DEMISABLE DAYCARE** 6,429 SF +/-  
Daycare building with demisable CRU  
CRU with frontage on Hawks Ridge Blvd

## PROPERTY DETAILS

Address:	435 Hawks Ridge Blvd, Edmonton, AB
Legal:	Plan 1421874, Bldg 4, Lot 2
Zoning:	DC-1
Size:	27,933 SF +/-
Parking:	93 Surface Parking 12 Bike Parking
Ti:	Negotiable
Op Costs:	TBD
Lease Rate:	Market
Availability:	Pre-lease



\*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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## LOCATION

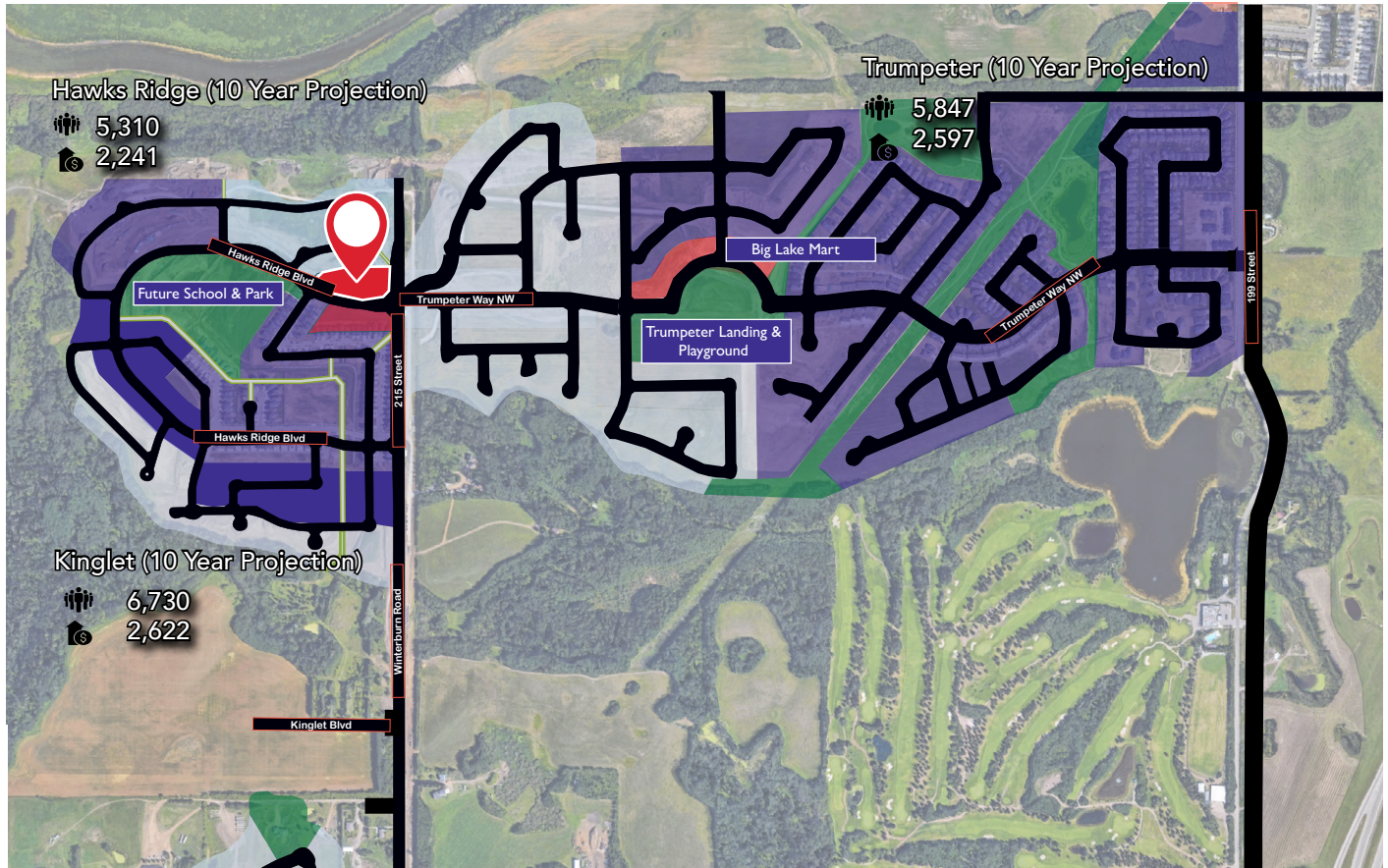
## Legend

■ COMMERCIAL

■ BUILT HOMES

■ FUTURE 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 50% built out with the final lots being sold in 2023.
- 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 complete in 2024.

## DEMOGRAPHICS | 2021 PROJECTIONS



### Population

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



### Population >18

1 KM - 583  
 5 KM - 3,381



### Households

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



### Vehicles Per Day

Winterburn Rd - 15,800 VPD (2018)

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