

FOR PRE-LEASE

28,653 SQ.FT. +/-



# BIG LAKE LANDING

435 Hawks Ridge Blvd, Edmonton, AB

FALL 2025  
Neighbourhood retail &  
Convenience Centre with gas

## Property Description

Big Lake Landing is a welcome addition to the newly developed family-centric communities of Trumpeter, Hawks Ridge, and Kinglet Gardens. Future home of fuel service station, dentist, medical & pharmacy, liquor, pizza, and daycare.

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

\*Please note that development plans are subject to change and site design is currently underway.  
\*\*Please contact us for details and build out solutions.

## Ravi Thakur, MBA, ACP

Vice President | Retail Sales & Leasing, New Developments

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Plan 1421874, Blog 4, Lot 2  
LEGAL

DC-1  
ZONING

93 Surface & 12 Bike Parking  
PARKING

Negotiable  
TI

\$7.00 PSF (2024)  
OP COSTS

\$36.00 PSF  
LEASE RATE

SPRING 2025  
POSSESSION

**RE/MAX**  
COMMERCIAL  
RE/MAX EXCELLENCE  
COMMERCIAL DIVISION

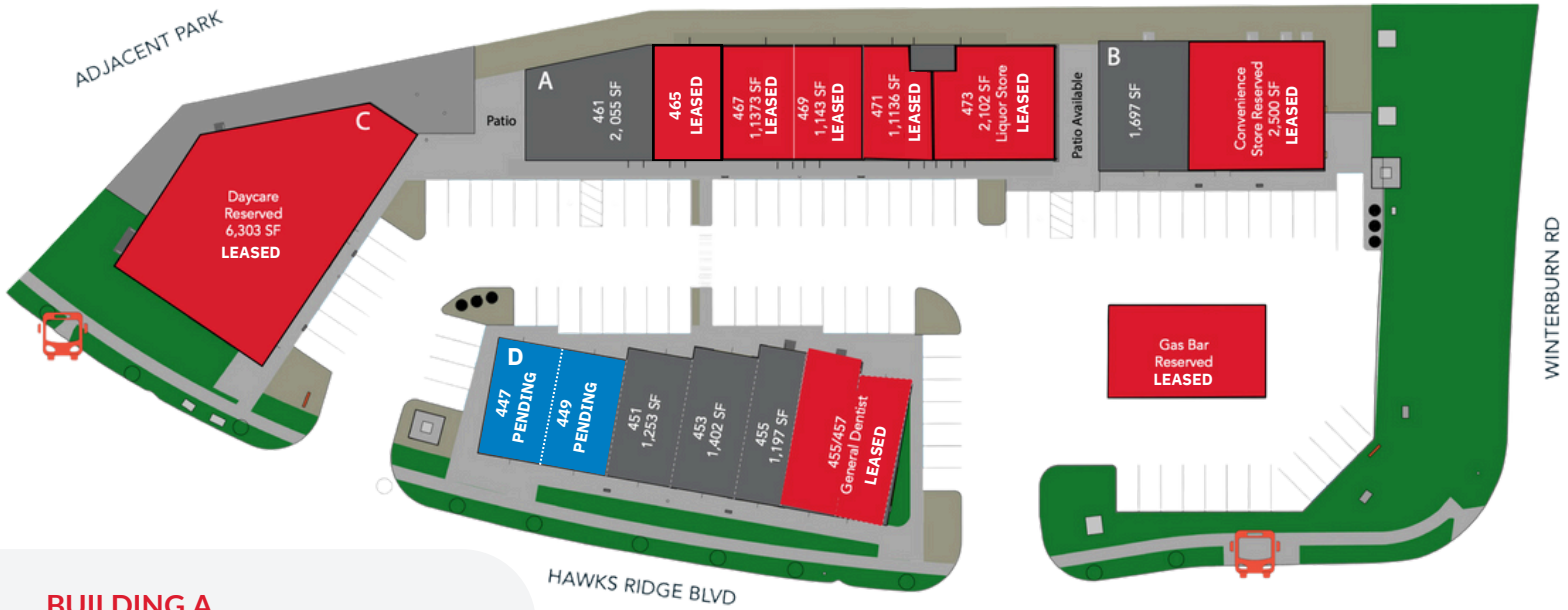
#1 RE/MAX Commercial Team Worldwide 2017, 2018, 2019, 2021, 2023\*  
201, 5607 - 199 Street, Edmonton, AB T6M 0M8 | commercialyeg.ca

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.

# PROPERTY INFORMATION

FOR LEASE RESERVED

447-473 Hawks Ridge Blvd



## BUILDING A

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

| UNIT | SIZE                |
|------|---------------------|
| 461  | 2,055 SF +/-        |
| 465  | 1,143 SF +/- LEASED |
| 467  | 1,373 SF +/- LEASED |
| 469  | 1,136 SF +/- LEASED |
| 473  | Liquor Store LEASED |

Future home of fuel service station, dentist, medical & pharmacy, liquor, pizza, and daycare. Ideal uses: specialty wellness such as physio, massage, chiro; restaurant and quick service food, and neighbourhood coffee shop.

## BUILDING B

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

## BUILDING C | Daycare

CONVENIENCE/GAS BAR 2,500 SF +/-

## BUILDING D

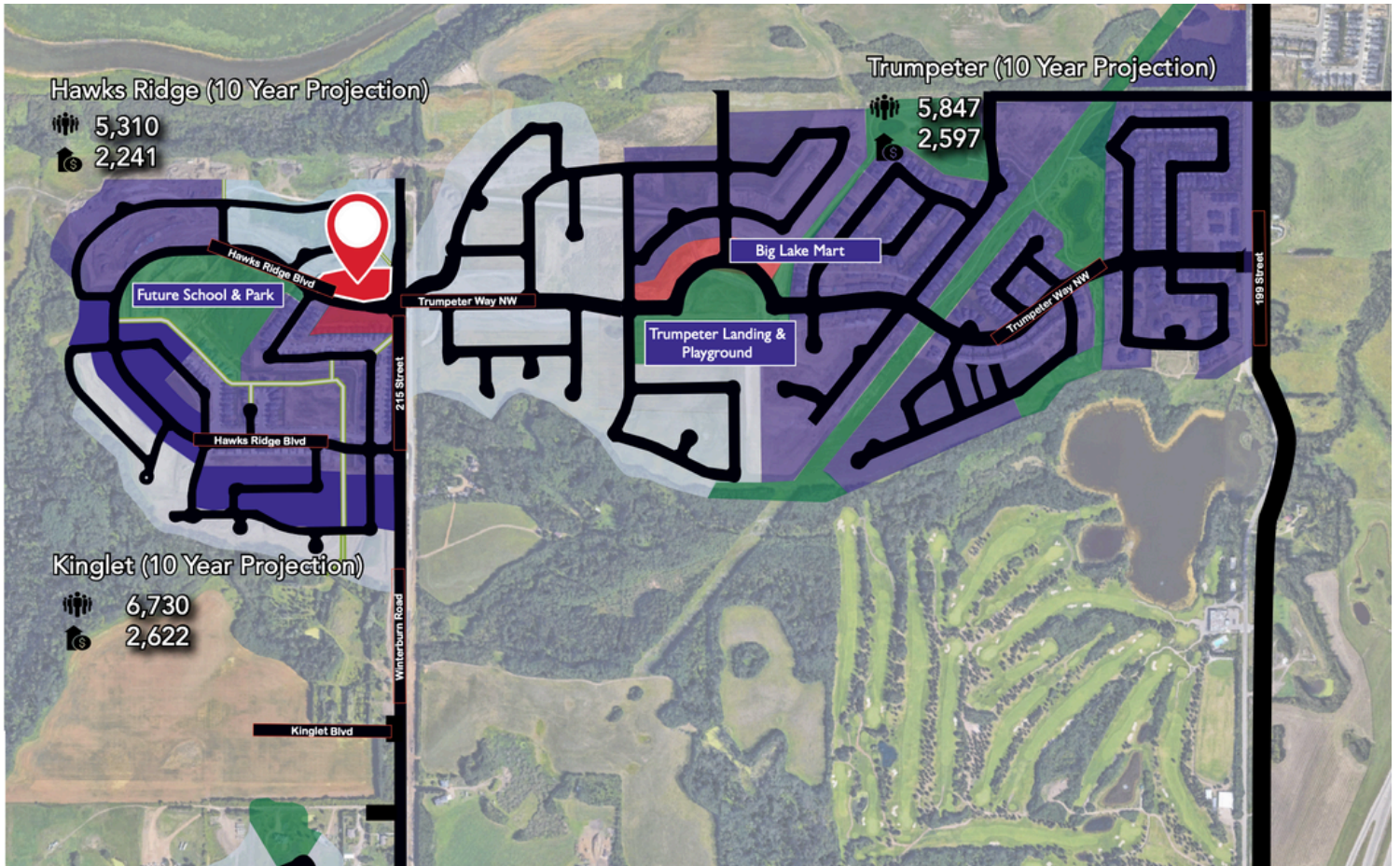
MAIN LEVEL 6,300 SF +/-  
Daycare building with demisable CRU  
CRU with frontage on Hawks Ridge Blvd

| UNIT | SIZE                 |
|------|----------------------|
| 447  | 984 SF +/- PENDING   |
| 449  | 1,146 SF +/- PENDING |
| 451  | 1,253 SF +/-         |
| 453  | 1,403 SF +/-         |
| 455  | 1,197 SF +/-         |



# 10 YEAR PROJECTION

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



## 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 complete in 2024.

## DEMOGRAPHICS

3KM RADIUS IN 2024

### Hawks Ridge



**POPULATION**

474



**HOUSING**

Owner: 95.9%  
Renter: 5.2%



**COMMUTE**

94.4% Car



**INCOME**

Individual: \$69.5k  
Family: \$149k