

**CRUs For Lease**

**ONLY THREE  
UNITS AVAILABLE!**

**MORE THAN  
80% LEASED!**



# BIG LAKE LANDING

435 Hawks Ridge Blvd, Edmonton, AB

**FALL 2025**

Neighbourhood retail &  
Convenience Centre with gas

## Property Description:

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

The property at a prominent location at the corner of Winterburn Road and Hawks Ridge Boulevard, with a future connection to Trumpeter Way via 215th Street. It offers a optional patio within the building and is located near two bus stops, providing easy access to Lewis Estates and Westmount Transit Centres. The site boasts excellent access to major local routes, including Yellowhead Highway and Anthony Henday. Directly across from the property, is a school and recreation site. There are opportunities for building and pylon signage.

## Looking for:

**Restaurant/food services (Asian, Indian, western etc.), Neighbourhood Pub/Bar, Coffee shop, Tea shop, Bakery, Salon and Spa, Nail Salon, Tutoring centre, Financial services (accountant, insurance) and complimentary medical usages (optometry, Chiropractic, Massage Therapy etc.)**

## Committed Businesses:

Day Care, General Dentist, Physiotherapist, Gas Bar cum C-Store, Liquor Store, Filipino Groceries, Pharmacy and Medical etc.

## Ideal uses:

Specialty wellness such as physio, massage, chiro; restaurant and quick service food, and neighbourhood coffee shop.

|            |  |
|------------|--|
| Legal      | Plan 1421874, Blog 4, Lot 2                          |
| Zoning     | DC-1   |
| Parking    | 93 Surface & 12 Bike Parking                         |
| CAM Fees   | \$7.50 PSF   |
| Lease Rate | \$37.00 PSF  |
| Possession | Spring/Summer 2025<br>(buildings under construction) |

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

**RAVI THAKUR, MBA, ACP, Vice President | Retail Sales & Leasing, New Developments**

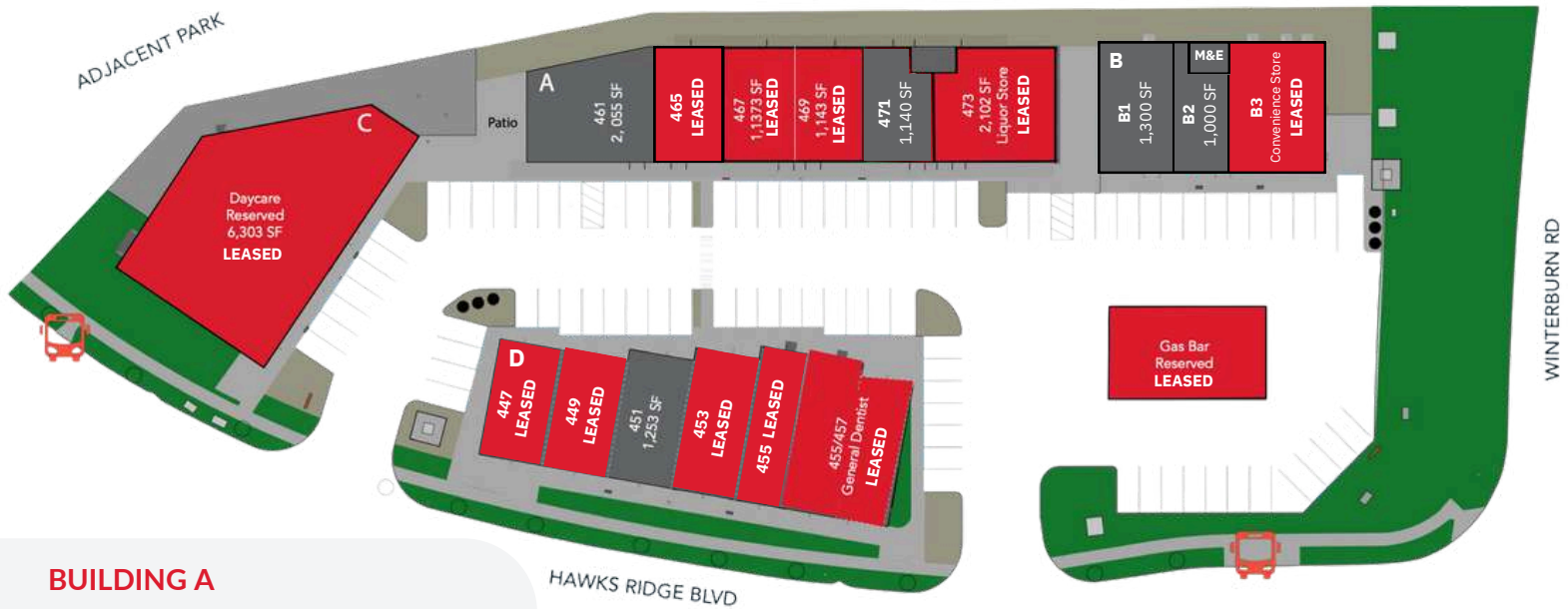
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# PROPERTY INFORMATION

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  | Barber Shop LEASED  |
| 467  | 1,373 SF +/- LEASED |
| 469  | 1,136 SF +/- LEASED |
| 471  | 1,140 SF +/-        |
| 473  | Liquor Store LEASED |

## BUILDING B

MAIN LEVEL 6,303 SF +/-

Retail/medical/Professional CRUs  
Frontage and Access On Hawks Ridge Blvd

| UNIT | SIZE                     |
|------|--------------------------|
| B1   | 1,300 SF +/-             |
| B2   | 1,000 SF +/-             |
| B3   | Convenience Store LEASED |

## 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  | Filipino Mart LEASED  |
| 449  | 1,146 SF +/- LEASED   |
| 451  | 1,253 SF +/-          |
| 453  | Pizza Business LEASED |
| 455  | Physiotherapy LEASED  |

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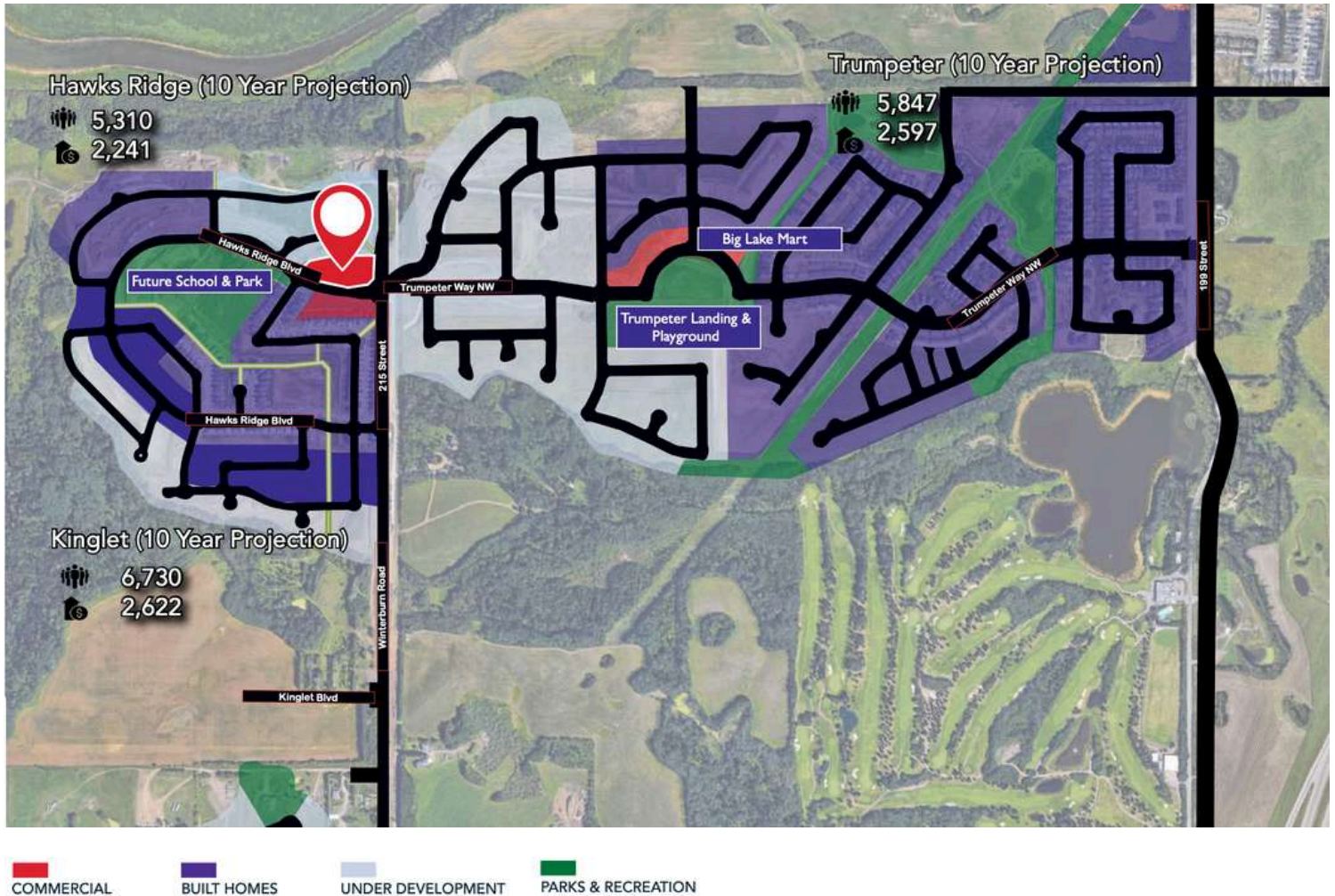
**Committed Businesses:** Day Care, General Dentist, Physiotherapist, Gas Bar cum C-Store, Liquor Store, Filipino Groceries, Pharmacy and Medical etc.

**Ideal uses:** specialty wellness such as physio, massage, chiro; restaurant and quick service food, and neighbourhood coffee shop.





# 10 YEAR PROJECTION



## 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.

## CONTACT:

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