



# FOR LEASE

## Future Retail Opportunities in Brooks, AB

- Up to 16,020 SF of new retail space
- Flexible unit sizes
- Drive-thru QSR and gas opportunities



Salient Details

**ADDRESS**  
Cassils Road & Sutherland Drive E,  
Brooks, AB

**ZONING**  
Proposed General Commercial (C-G)

**TOTAL AVAILABLE**  
16,020 SF

**BASIC RENT**  
Contact Listing Agents

**ADDITIONAL RENT**  
Est. \$13 psf

**TRAFFIC COUNTS**  
Trans-Canada Highway: 21,488 VPD  
Cassils Road: 14,361 VPD







**ACCESS**  
Cassils Road E Access: Right in / Right out  
Left in via new turning lane  
Sutherland Drive E Access: All access

**TIMING**  
Q3 2026

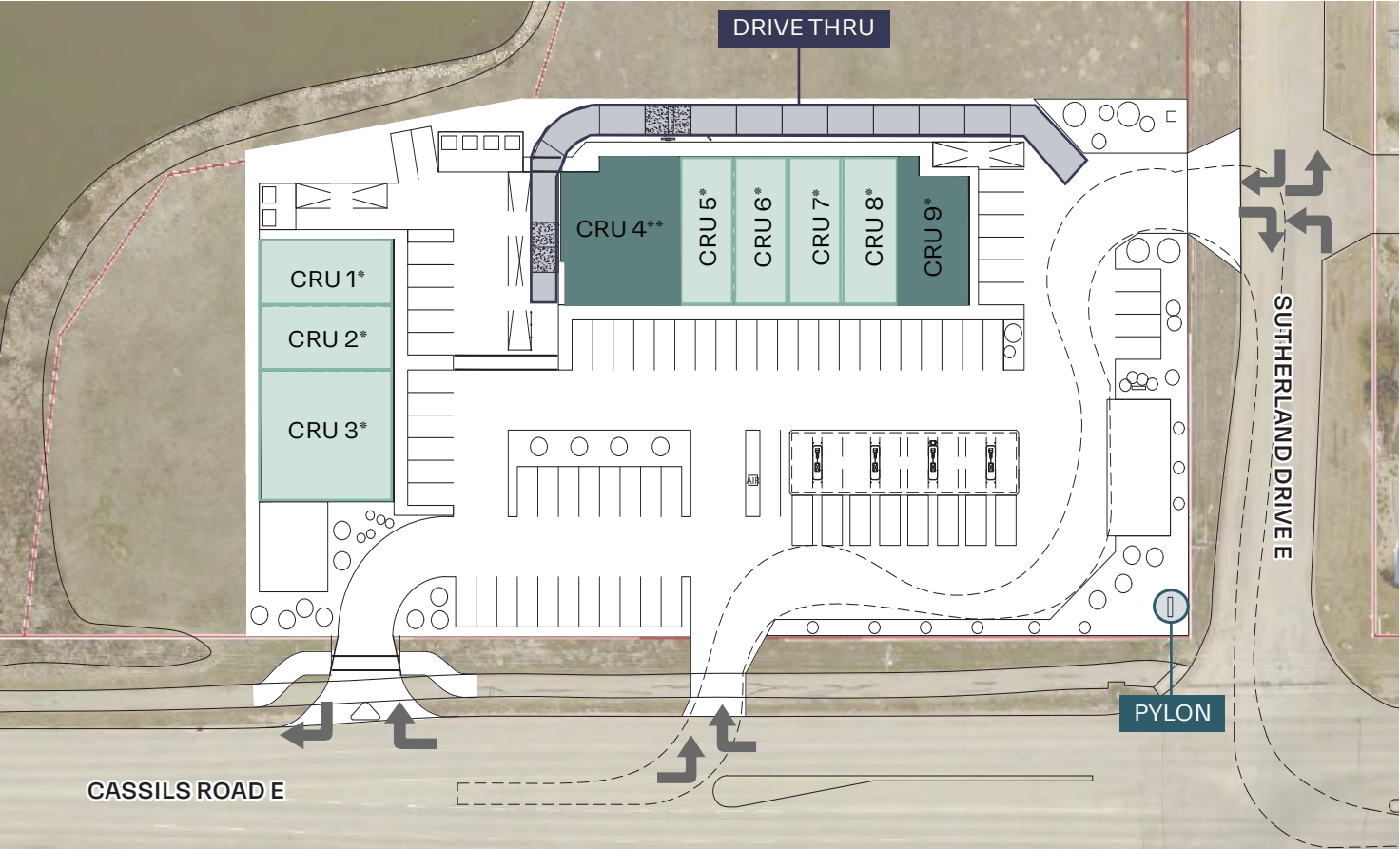
Opportunity

Tetra Realty Advisors Inc. is pleased to present for lease, a new retail development at the high-exposure intersection of Cassils Road and Sutherland Drive in Brooks, AB. Strategically positioned near the Trans-Canada Highway, this site offers flexible leasing options suited for a range of retail uses. This is a prime opportunity for retailers to establish a presence in a high-traffic area that serves both the local community and regional commuters throughout the Brooks Newell Region.

Highlights

-  High-visibility location with prominent pylon signage
-  Suitable for a range of daily needs retail services, including, quick-service food and beverage, convenience store, beauty, health and wellness, and other retail uses
-  Ideal for QSR tenants, including option for drive-thru
-  Dual access via Cassils Road and Sutherland Drive East with ample surface parking on site
-  Patio capability available for food/restaurant retailers
-  Strategically positioned just off Trans-Canada Hwy, the site is located on Cassils Road, one of the city’s main arterial roads, creating strong exposure to both commuter and local traffic


Site Plan



CRU 1*	CRU 2*	CRU 3*	CRU 4**	CRU 5*	CRU 6*	CRU 7*	CRU 8*	CRU 9*
1,500 sf	1,530 sf	3,000 sf	2,800 sf	1,400 sf	1,400 sf	1,400 sf	1,400 sf	1,590 sf
Available	Available	Available	Under Negotiation	Available	Available	Available	Available	Under Negotiation

\*Option to Demise  
\*\*Drive Thru Capabilities






Over **97,700** VPD via Trans-Canada Highway and over **17,000** VPD on Cassils Road



**Year-Over-Year Growth Rate: 5.57%**



**Growth Rate Trailing 5 Years: 12.20%**



**Average Household Income: \$103,000**



Alberta Map





Brooks Commercial Node

Subject  
Property

CASSILS ROAD

<14,361 VPD>

SUTHERLAND DRIVE

<7,557 VPD>



**Commuter Catchment** – Centrally located with efficient access via Highway 1 and regional routes, Brooks draws a daily workforce and consumer base from across the entire region



**Regional Trade Hub** – Primary service and economic hub for the Brooks Newell Region (over 26,000 people)

## Contact us for more information

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