



1,148 TO 16,047 SF AVAILABLE High Quality Retail & Medical Units



72,642 SF

TOTAL BUILDING SIZE (Phase 1)

B4MX

ZONING

5.75 ACRES

TOTAL SITE SIZE

\$12.00 PSF

OCCUPANCY COSTS \$32.00 PSF

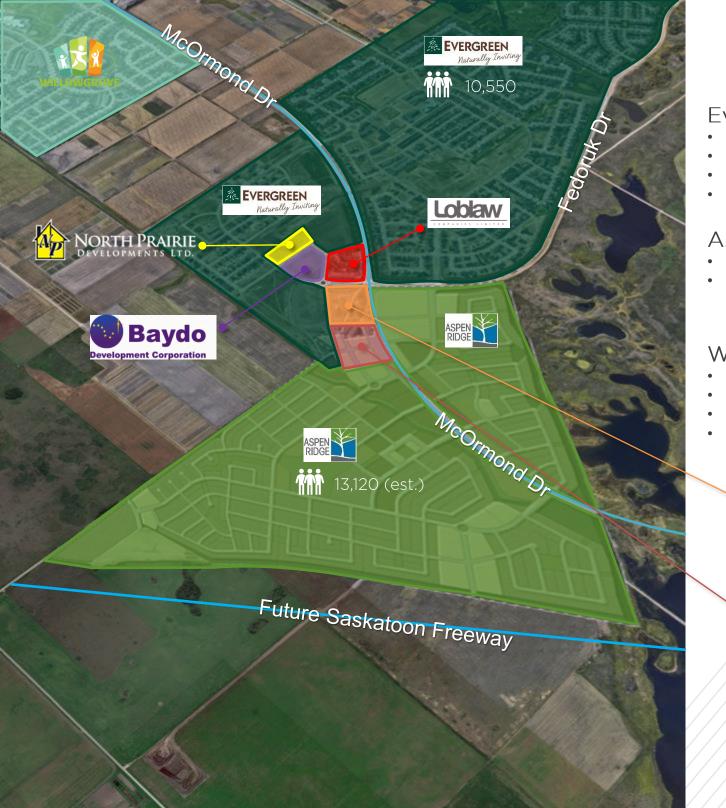
LEASE RATE

TIA

FOR QUALIFIED TENANTS

CURRENT AVAILABILITIES

Retail Building B	Retail Building C	Retail Building E	Retail Building F	2 Story Medical	
4,650 SF TOTAL SPACE AVAILABLE	9,800 SF TOTAL SPACE AVAILABLE	7,148 SF TOTAL SPACE AVAILABLE	12,627 SF TOTAL SPACE AVAILABLE	3,472 SF MAIN FLOOR SPACE AVAILABLE	8,033 SF UPPER FLOOR SPACE AVAILABLE
1,050 SF CRU sizes starting at	1,200 SF CRU sizes starting at	1,148 SF CRU sizes starting at	2,039 SF CRU sizes starting at	1,222 SF CRU sizes starting at	



SURROUNDING RESIDENTAL NEIGHBORHOODS

Evergreen

- 655 acres
- 12,622 projected population
- 2,021 single family units
- 3,691 units

Aspen Ridge

- 635 acres
- 13,120 projected population upon completion

Willowgrove

- 544 acres
- 8,420 population
- 1,715 single family units
- 1,120 multi units

Evergreen Crossing Phase 1

Evergreen Crossing Phase 2



EVERGREEN CROSSING

Phase 1 Features

- 2 Story Medical
- YXE Dental
- Dollarama
- Shell Gas Bar
- · Dairy Queen Drive Thru
- YSS Cannabis
- Joyous Pizza

Phase 2 Features

- Retail
- Service Based
- Carwash

North Prairie Townhomes

- Bellatowns in Evergreen
- 100 townhome units
 - 2-3 Bedroom & Garage

Baydo

- Multi-family
- Phase 1
 - 400 Rental Units
 - 1-2 Bedrooms
- Phase 2
 - 300 Rental Units
 - 1-2 Bedrooms

Aspen Ridge

- 618 Lots in Total for Phases 1-4
- 23 Lots Left From Phases 1-4

PROPERTY **SITE PLAN**







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