

FOR SALE

# PARKS WEST MALL

900 CARMICHAEL LANE, HINTON, AB

AVISON  
YOUNG





## EXECUTIVE SUMMARY

# GROCERY-ANCHORED, HIGH EXPOSURE RETAIL CENTRE

Avison Young Commercial Real Estate Services, LP (“Avison Young” or the “Advisor”) is pleased to offer for sale a 100% freehold interest in Parks West Mall (the “Property” or “Offering”).

Parks West Mall is a prominent grocery-anchored retail destination comprising 144,580 square feet of gross leasable area across an 18.5-acre site. The Property is currently 89.5% occupied and features a diverse roster of 12 tenants, including well-established national and regional brands such as Safeway, Walmart, Dollarama, Mark’s, and Mr. Mike’s Steakhouse. The centre’s strong tenant mix of grocery, daily needs, and convenience-based retailers drives consistent traffic and underpins stable long-term performance.

Positioned on the west end of Hinton, along Highway 16, Parks West Mall benefits from excellent access and visibility along a major transportation corridor, capturing demand from both the local community and steady tourist traffic. Located only 15 minutes from the Jasper National Park gates and nestled in the foothills of the Rocky Mountains, the centre serves as a key retail hub for Hinton and the surrounding region, supported by stable tourism, natural resource industries, and a growing local population.

The Property is being offered with no set bid date. Offers will be reviewed as they are received.

For additional information, please contact a member of the Avison Young advisory team.

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Walmart

SAFeway

DOLLARAMA

Mark's

MR MIKES  
Steakhouse Casual

SIGN CONFIDENTIALITY AGREEMENT

## PROPERTY OVERVIEW

# PROPERTY SPECIFICATIONS

### MUNICIPAL ADDRESS

900 Carmichael Lane, Hinton, AB

### LEGAL DESCRIPTION

Plan 9020385, Block 1, Lot 10

### SITE SIZE

18.5 acres

### LEASABLE AREA

144,580 sf

### PARKING

+/- 621 surface stalls

### WEIGHTED AVERAGE LEASE TERM

4.9 years

### OCCUPANCY

89.5%

### LAND USE/ZONING

C-SHP - Shopping Centre Commercial

### TRAFFIC COUNTS (HIGHWAY 16)

17,680 AADT

### TAX LEVY (2025)

\$238,181

### NOTABLE TENANTS

Walmart, Safeway, Dollarama, Mark's, and Mr. Mike's Steakhouse Casual



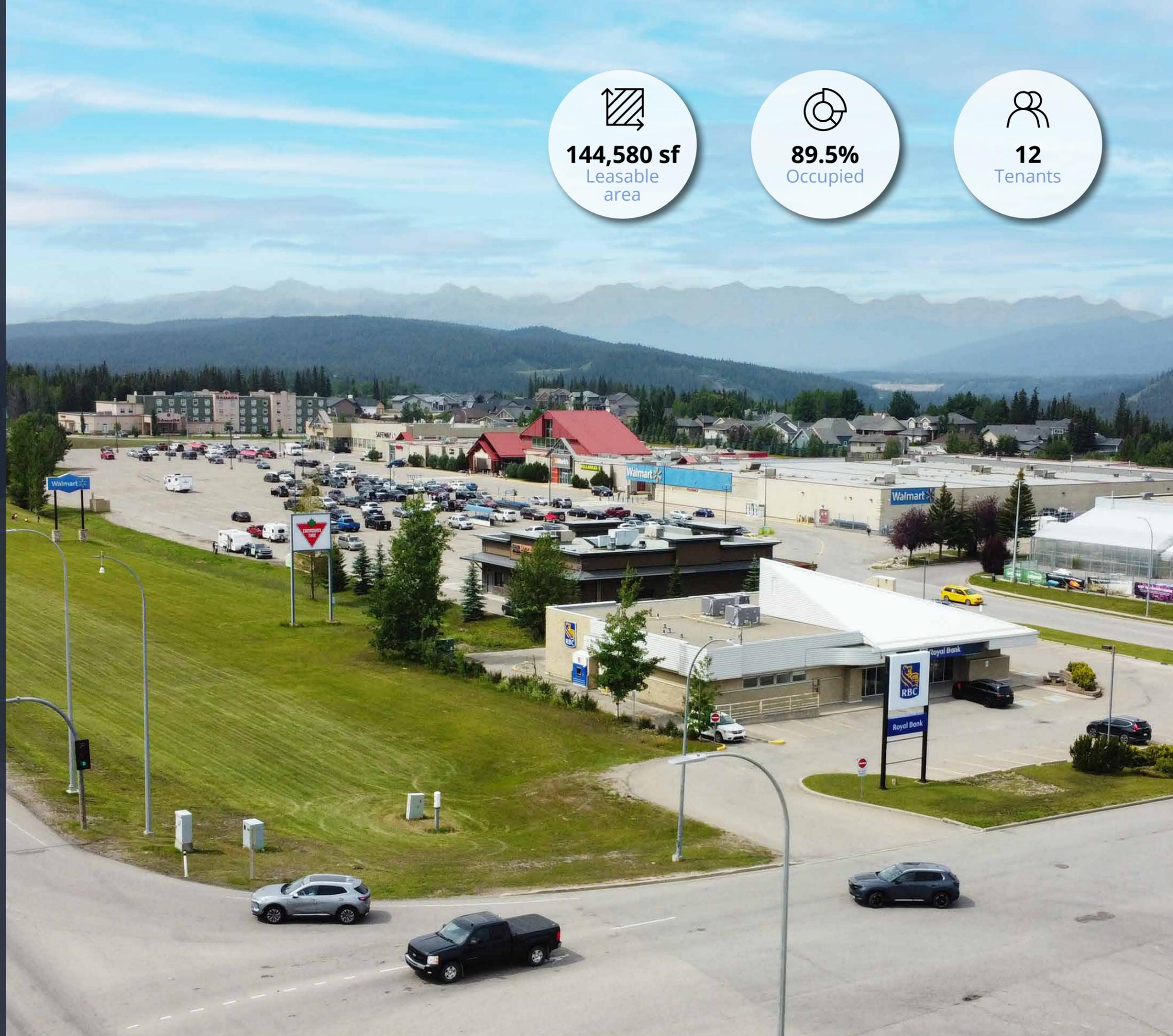
**144,580 sf**  
Leasable  
area



**89.5%**  
Occupied



**12**  
Tenants



## LOCATION OVERVIEW

# HINTON, ALBERTA

Parks West Mall occupies an 18.5-acre site with prime frontage along Highway 16 on the west end of Hinton, providing excellent visibility and access along one of Alberta's busiest east-west transportation corridors. The centre's location between the Athabasca River and the foothills of the Rocky Mountains positions it as a natural gateway to Jasper National Park, situated just 15 minutes to the west. Jasper attracts more than 2.5 million visitors annually, many of whom pass through Hinton as their last major service stop before entering the park.

Hinton itself, with a population of over 10,000, is the principal commercial and service hub for west-central Alberta. The town benefits from a diversified economic base anchored by oil and gas, forestry, and mining, while also serving as a supply and lodging centre for the Highway 40 corridor. This corridor generates significant short-term accommodation and retail demand from transient workers in resource industries, further strengthening the local economy.

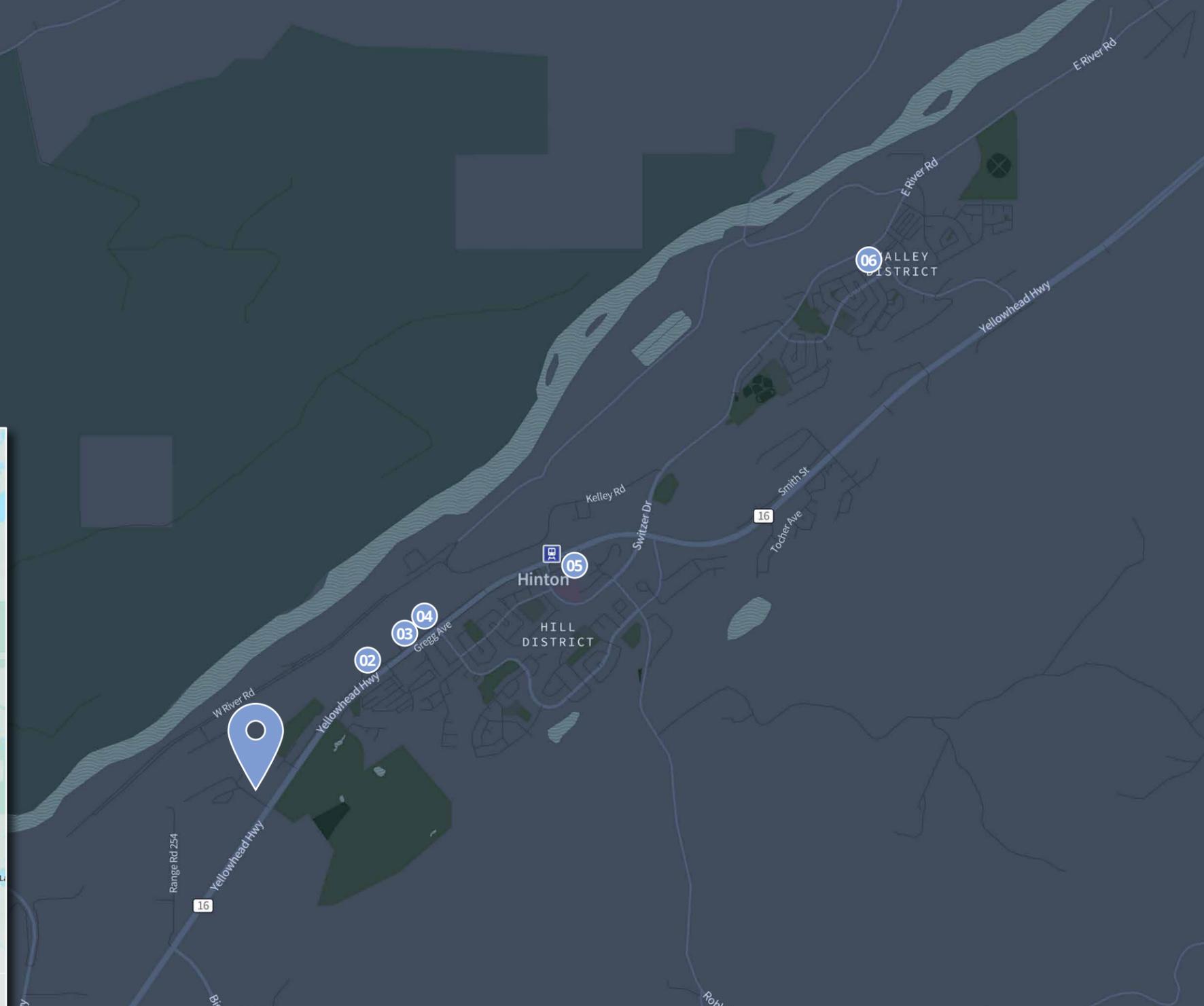
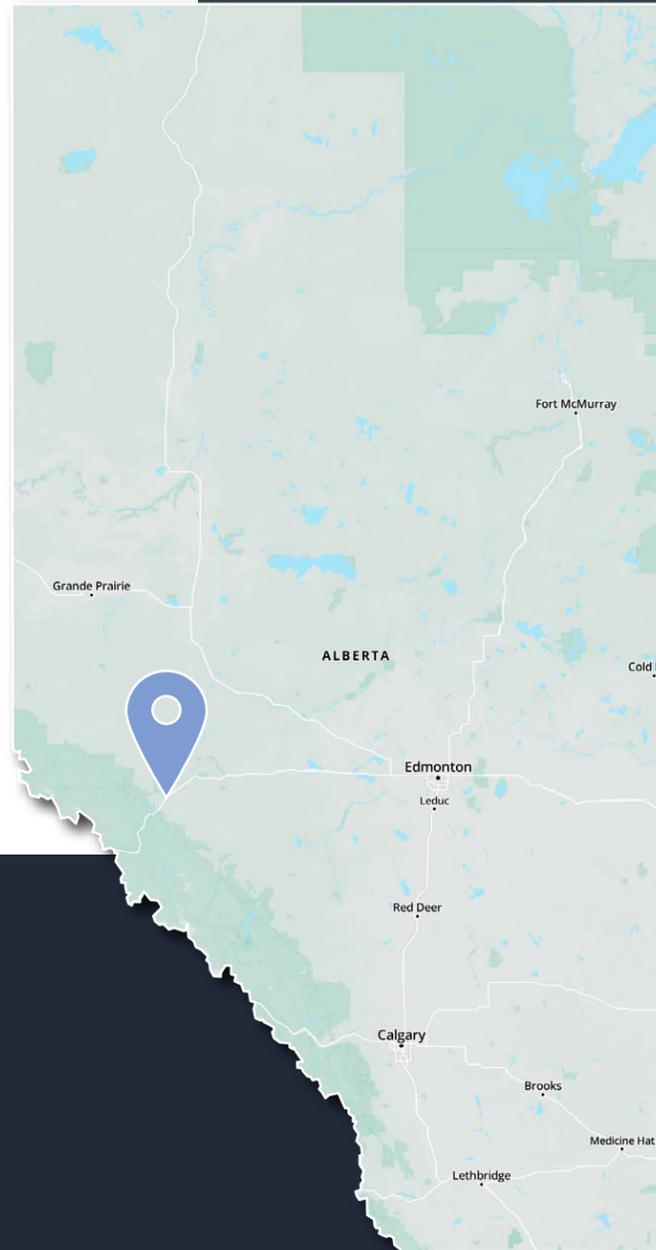
## DRIVE TIMES

**17 MINS**  
JASPER PARK GATES

**55 MINS**  
JASPER

**2 HRS 40 MINS**  
EDMONTON

**4 HRS 10 MINS**  
BANFF



## COMPETITORS IN THE AREA

**PARKS WEST MALL** | Enclosed Shopping Centre | 144,580 SF | Key Tenants: Safeway, Walmart, Dollarama, Mark's

**02 Cheviot Village** | Neighbourhood Centre | ± 90,430 SF | Key Tenants: Freson Bros, Shoppers Drug Mart, Pet Valu, Wendy's

**03 Tonquin Building** | Retail Building | ± 12,750 SF | Key Tenants: Edo Japan, Pizza Hut, Dominos

**04 506 Carmichael Lane** | Freestanding Retail Condo | ± 10,217 SF | Key Tenants: Boston Pizza, Subway

**05 Gregg Avenue** | Retail Building | ± 3,175 SF | Key Tenants: Starbucks, Fire & Flower Cannabis Co.

**06 Old Dominion Town** | Neighbourhood Centre | ± 155,000 SF | Key Tenants: Freson Bros, Servus Credit Union, Imperial Liquor

# GET IN TOUCH.

## EDMONTON CAPITAL MARKETS

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