

**AVISON
YOUNG**

RohitTM
COMMERCIAL | Bold Goes Further

For Lease
Yellowhead Trail (Highway 16) &
Winterburn Road,
Edmonton, AB



Big Lake Quarters

1,213 up to 3,500 sf available.

Brand new, exciting retail opportunities in
Edmonton's thriving northwest corridor.

Get more information

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Big Lake Quarters

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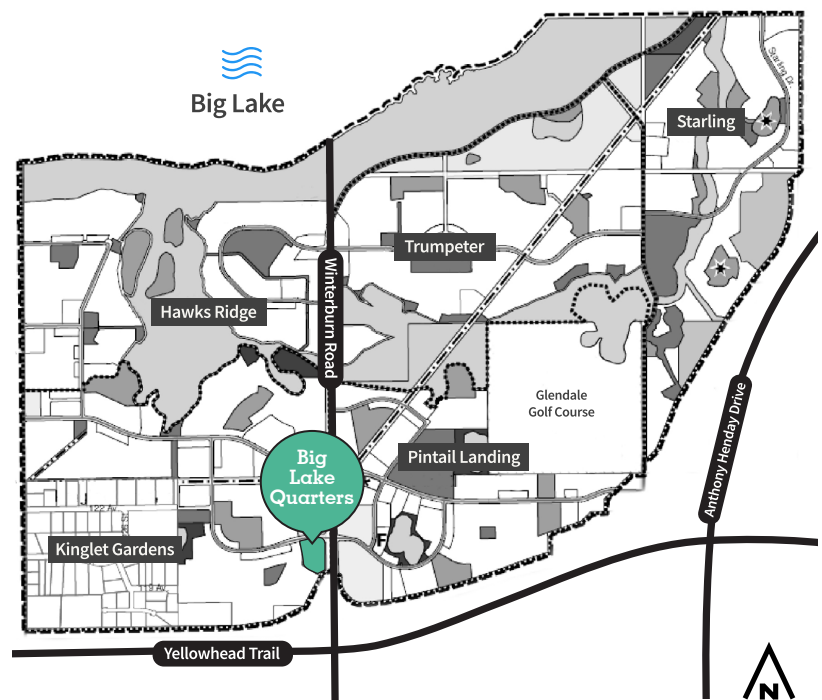
Largest, most prominent commercial node within the Big Lake Area Structure Plan

The area

Big Lake Quarters will be the primary shopping area for the existing population of 18,538[†] and a future population of 27,192*. It will serve the communities of Kinglet Gardens, Hawks Ridge, Pintail Landing, Trumpeter, Starling, Royal Spring Estates and Countryside Ravines.

Winterburn Road (215 Street) north of Yellowhead Trail (Highway 16) sees an average weekday traffic of 4,600 VPD[‡] and is expected to double by the next five years.

Yellowhead Trail (Highway 16) is a major highway corridor with connections from east to west, serving an average of 70,100 VPD[‡] and whose off ramp is the main access into the Big Lake area commercial uses. There are numerous amenities in the area including the Clareview Recreation Centre, Clareview Town Centre, Manning Town Centre, numerous restaurants and commercial spaces.



[†] Based off a 5 kilometer radius

* Based off the total population upon build-out for Kinglet Gardens, Hawks Ridge, Pintail Landing, Trumpeter and Starling;

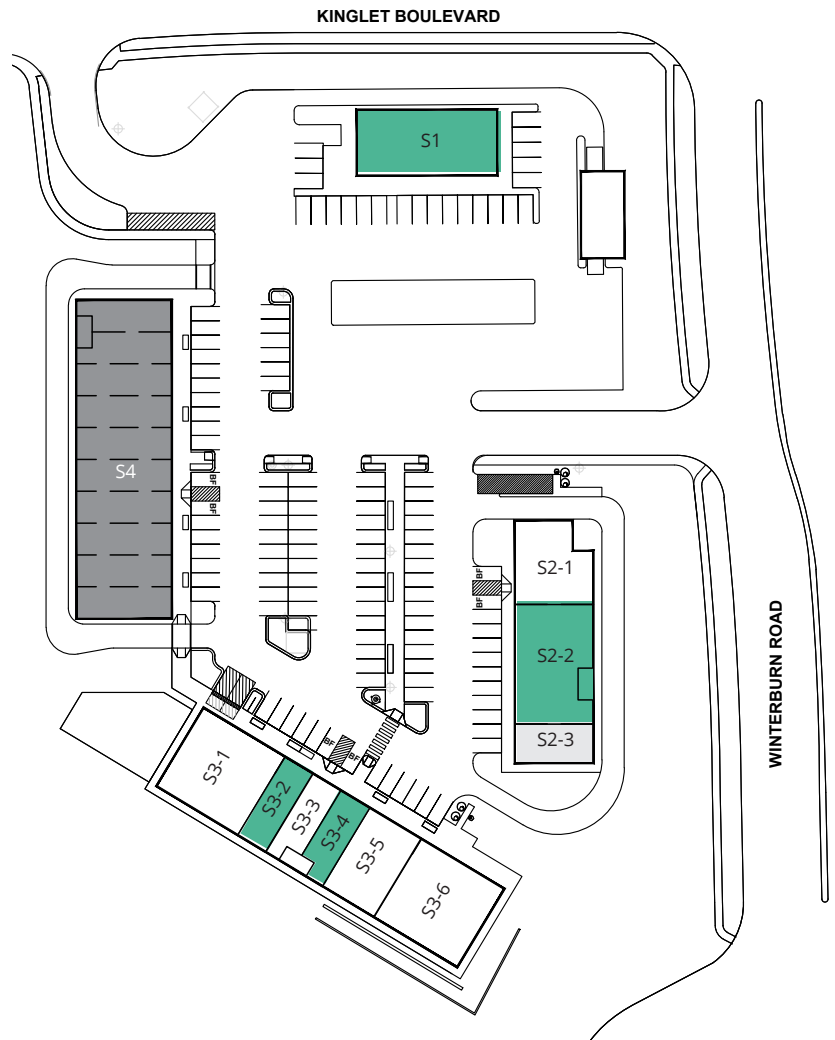
[‡] VPD - Vehicles per day; City of Edmonton, Tableau Data, 2018 Statistics

Big Lake Quarters

For Lease

Offering summary

S1	Gas Bar Opportunity
S2 - 1	Dairy Queen
S2 - 2	3,500 SF Demisable
S2 - 3	1,250 SF Pending
S3 - 1	Kidz Connect Daycare & OSC
S3 - 2	1,288 SF Available
S3 - 3	Nail Salon
S3 - 4	1,213 SF Available
S3 - 5	Boss Liquor
S3 - 6	Big Lake Dental
S4	S4 Future Development

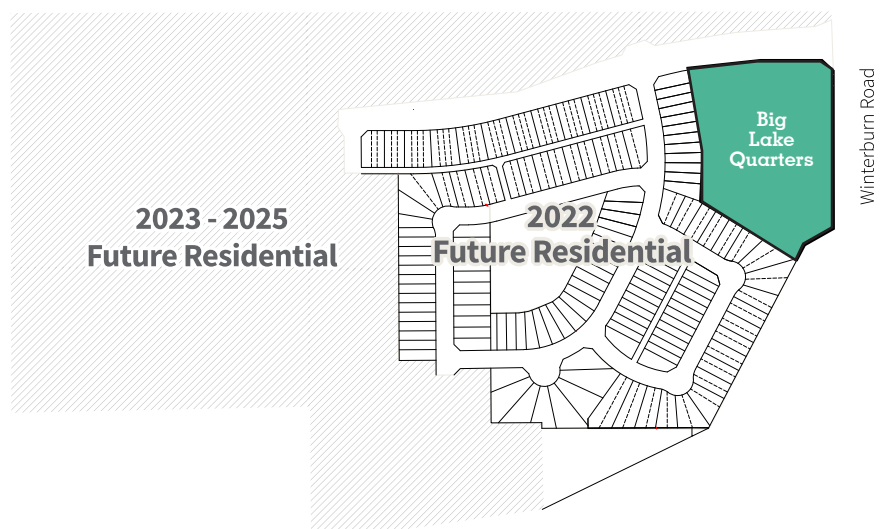


Growing population in direct trade area

Future development

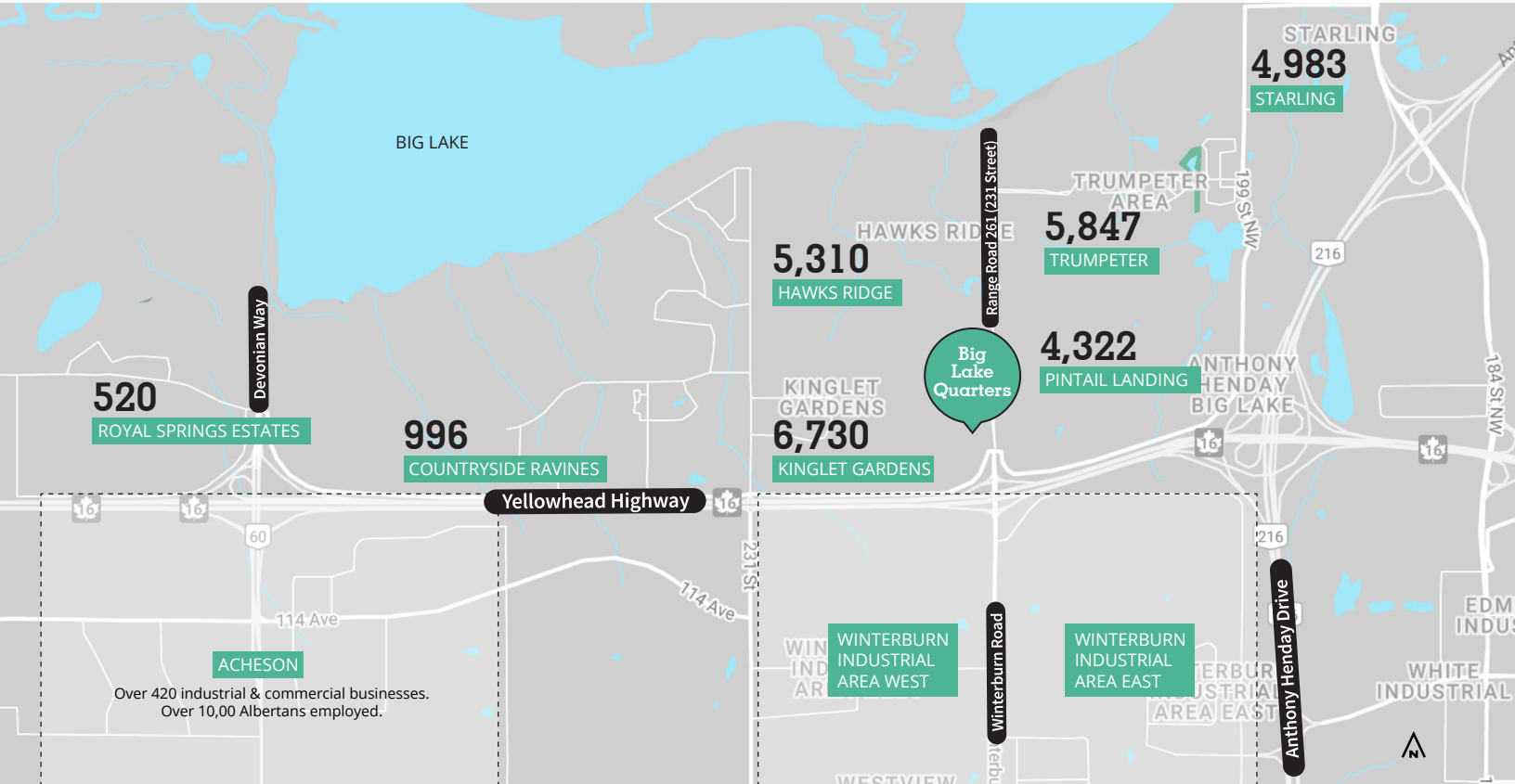
Starting in 2022 and with anticipated completion in 2025, the land immediately west of Big Lake Quarters will be developed into Kinglet Gardens—a brand new, residential community with townhomes, duplexes and single family homes.

The existing population will provide a stable income stream for commercial tenants in Big Lake Quarters and will only be enhanced as new residents move into Kinglet Gardens, Trumpeter, Hawks Ridge and Starling.







Big Lake Quarters

Yellowhead Trail (Highway 16) &
Winterburn Road, Edmonton, AB



*Numbers for Hawks Ridge, Kinglet Gardens, Trumpeter, Pintail Landing and Starling represent total population upon build-out.

	3 kilometers	5 kilometers
 Population	6,018	18,538
 Households	2,419	6,420
 Median Age	37.1	35
 Average Household Income	\$129,311	\$133,746

Location highlights

- Excellent visibility and accessibility from Yellowhead Trail and Winterburn Road.
- Last convenient stop in the City of Edmonton heading west towards Spruce Grove, Stony Plain and further west to Jasper.
- Acheson and Winterburn has over 420 commercial and industrial businesses, employing over 10,000 Albertans†. With a large industrial presence including manufacturing, construction, energy, agri-food, transportation, distribution, logistics and more, Acheson is also known to be the largest and fastest growing industrial area in Western Canada.

† Acheson Business Association

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