

PHASE 1

POSSESSION Q3 2025



30,000 SF

Highway Commercial



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New Development

For Lease

Creekside Commons

Spruce Grove, Alberta

Site Plan



Project Highlight

- The Property has a site area of approximately 21.9 acres. The multi family phase is moving ahead with 320 units being construction summer 2024 over four 6-storey buildings. The 1st commercial phase is targeting Q3 2025 Possession with 3 drive-thru opportunities planned, a fuel service station with car wash and c-store, a quick service lube operator, among other CRU.
- Excellent exposure and access to Highway 16A.

Location

- This site is located on the northwest corner of Highway 16A & Jennifer Heil Way, Spruce Grove.
- The city of Spruce Grove is located 11km west of Edmonton, and a part of the Edmonton Capital Region and Parkland County.
- At the edge of Spruce Grove and Stony Plain, this new development will cater to a population of over 60,000 people.

Phase 1 (Possession Q3 - 2025)

Potential Unit Sizes | All sizes are in SQ FT

CRU R1 **		6,000 SF
CRU R2 **		7,200 SF
CRU R3 **		6,000 SF
CRU R4 **		6,000 SF

Site Plan size, distribution and/or location of CRUs may be subject to change.

****Demisable Opportunities**

Drive Thru Opportunity



Fuel Service Station

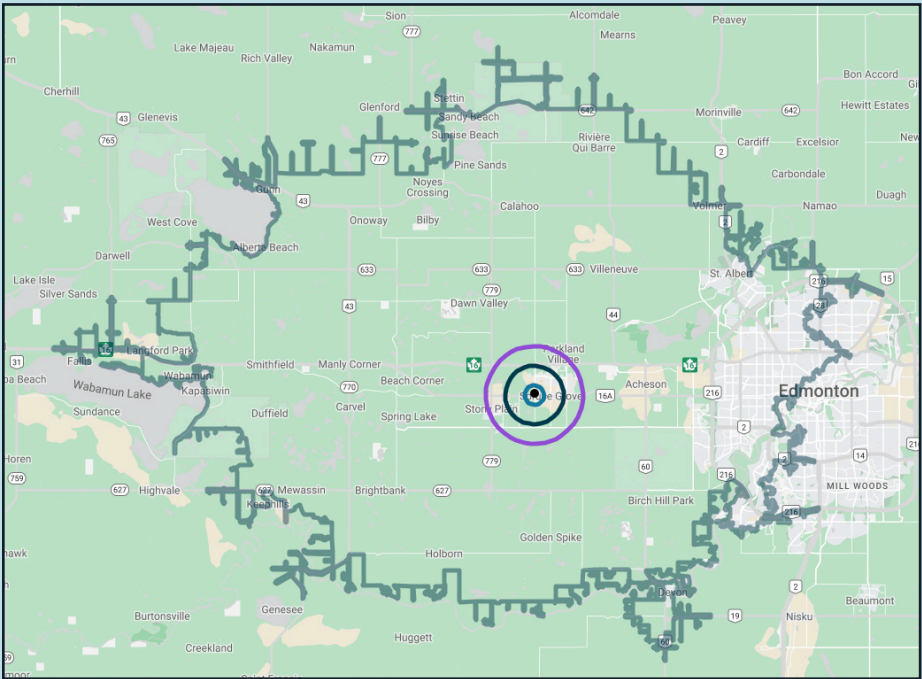


SHOPPING	PHARMACY	RESTAURANT	BANK	GROCERY	HOSPITALITY
Canadian Tire Rona Penningtons Carter's Mark's Ardene	Shoppers DrugMart	The Cheesecake Cafe Subway Swiss Chalet Tim Hortons The Canadian Brewhouse	RBC Royal Bank TD Canada BMO Bank of Montreal CIBC Scotiabank ATB Financial	Walmart Superstore Sobey's Saveway Save on Foods Bulk Barn	Travelodge by Wyndham

Demographics

	1 km	3 km	5 km	30 min Drive
Population	2,495	28,120	53,865	731,548
Households	936	10,509	19,688	266,178
Avg. Household Income	\$121,070	\$117,767	\$123,420	\$133,599
Median Age	34.8	36.3	36.6	38.2

Source: Statistics Canada, 2023



Notable Highlights



30 min drive
to Edmonton, AB



8 min drive
to Stony Plain, AB



Access Highway 16A

Creekside Commons

HIGHWAY 16A & JENNIFER HEIL WAY

Spruce Grove, AB

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