

CRUs For Lease

**ONLY ONE
UNIT AVAILABLE!**

**MORE THAN
90% LEASED!**



BIG LAKE LANDING

435 Hawks Ridge Blvd, Edmonton, AB

FALL 2025

Neighbourhood retail &
Convenience Centre with gas

Property Description:

This property is a welcome addition to the family-centric communities of Trumpeter, Hawks Ridge, and Kinglet Gardens. Future home of fuel service station, dentist, medical & pharmacy, liquor, pizza, and daycare.

The property at a prominent location at the corner of Winterburn Road and Hawks Ridge Boulevard, with a future connection to Trumpeter Way via 215th Street. It offers a optional patio within the building and is located near two bus stops, providing easy access to Lewis Estates and Westmount Transit Centres. The site boasts excellent access to major local routes, including Yellowhead Highway and Anthony Henday. Directly across from the property, is a school and recreation site. There are opportunities for building and pylon signage.

Looking for:

Restaurant/food services (Asian, Indian, western etc.), Neighbourhood Pub/Bar, Coffee shop, Tea shop, Bakery, Salon and Spa, Nail Salon, Tutoring centre, Financial services (accountant, insurance) and complimentary medical usages (optometry, Chiropractic, Massage Therapy etc.)

Committed Businesses:

Day Care, General Dentist, Physiotherapist, Gas Bar cum C-Store, Liquor Store, Filipino Groceries, Pharmacy and Medical etc.

Ideal uses:

Specialty wellness such as physio, massage, chiro; restaurant and quick service food, and neighbourhood coffee shop.

Legal	Plan 1421874, Blog 4, Lot 2
Zoning	DC-1
Parking	93 Surface & 12 Bike Parking
CAM Fees	\$7.50 PSF
Lease Rate	\$38.00 PSF
Possession	Spring/Summer 2025 (buildings under construction)

RE/MAX
COMMERCIAL
RE/MAX EXCELLENCE
COMMERCIAL DIVISION

RAVI THAKUR, MBA, ACP, Vice President | Retail Sales & Leasing, New Developments

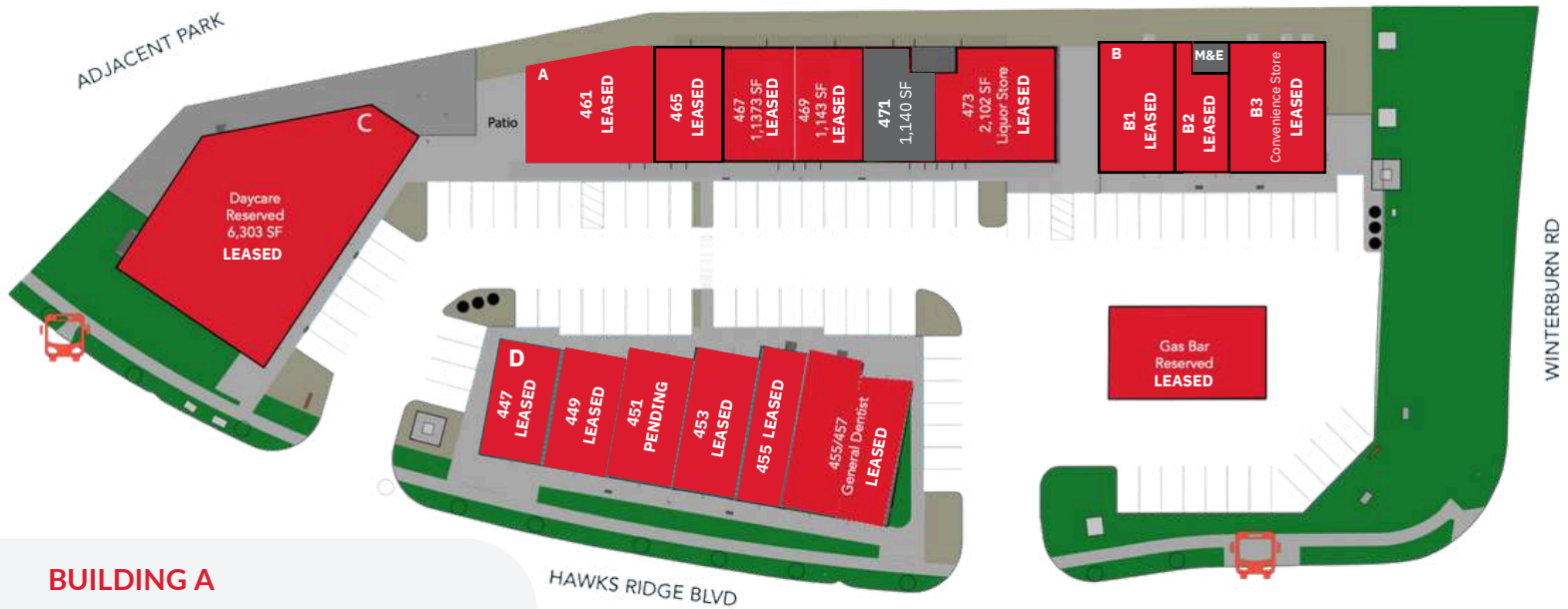
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PROPERTY INFORMATION

FOR LEASE RESERVED

447-473 Hawks Ridge Blvd



BUILDING A

MAIN LEVEL 8,950 SF +/-

Retail/medical/Professional CRUs
(Patio Option)

UNIT	SIZE
461	2,055 SF +/- LEASED
465	Barber Shop LEASED
467	1,373 SF +/- LEASED
469	1,136 SF +/- LEASED
471	1,140 SF +/-
473	Liquor Store LEASED

Looking for: Restaurant/food services (Asian, Indian, western etc.), Neighbourhood Pub/Bar, Coffee shop, Tea shop, Bakery, Salon and Spa, Nail Salon, Tutoring centre, Financial services (accountant, insurance) and complimentary medical usages (optometry, Chiropractic, Massage Therapy etc.)

Committed Businesses: Day Care, General Dentist, Physiotherapist, Gas Bar cum C-Store, Liquor Store, Filipino Groceries, Pharmacy and Medical etc.

BUILDING B

MAIN LEVEL 6,303 SF +/-

Retail/medical/Professional CRUs
Frontage and Access On Hawks Ridge Blvd

UNIT	SIZE
B1	1,300 SF +/- LEASED
B2	1,000 SF +/- LEASED
B3	Convenience Store LEASED

Ideal uses: specialty wellness such as physio, massage, chiro; restaurant and quick service food, and neighbourhood coffee shop.

BUILDING C | Daycare

CONVENIENCE/GAS BAR 2,500 SF +/-

BUILDING D

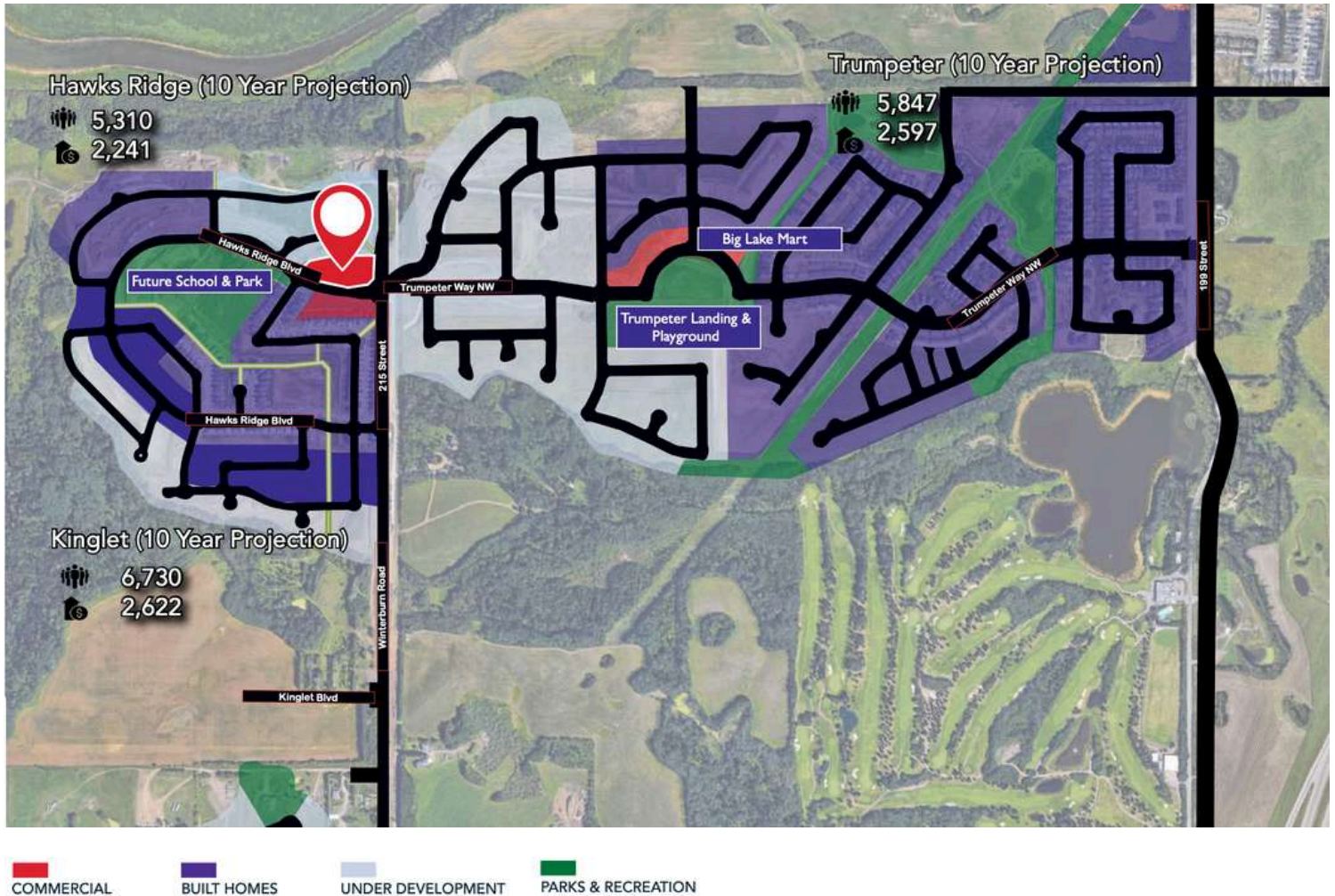
MAIN LEVEL 6,300 SF +/-

Daycare building with demisable CRU
CRU with frontage on Hawks Ridge Blvd

UNIT	SIZE
447	Filipino Mart LEASED
449	1,146 SF +/- LEASED
451	1,253 SF +/- PENDING
453	Pizza Business LEASED
455	Physiotherapy LEASED



10 YEAR PROJECTION



Big Lakes Community Development Process

- There are 1,152 single-family lots and 8.8 acres to accommodate multifamily units in Hawks Ridge. The community is 80% built out.
- Trumpeter is located across from the development and was home to 1,599 people in 2019 with 10 year projection of 5,847
- The 215 Street connection to Trumpeter Way will be completed this fall (currently in construction).
- The last stages of the community development for Big Lake Area depicted on this map are expected to be complete in 2024.

CONTACT:

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