

# For Lease

## Timberlands Commercial Developments

499 Timberlands Drive, Red Deer, AB, T4P 0Z3



Welcome to the town of Red Deer

Prime retail leasing opportunity!

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**AVISON  
YOUNG**

### Aerial and Nearby Amenities



### Timberlands Commercial Developments



### Timberlands Market

#### Highlights

Property anchored by Co-op grocery store, Co-op Liquor store, Co-op gas station, petvalu, Cobs Bread, Edo Japan, Scotiabank, bulk barn, easy financials and many local retail tenants.

38,000 vehicles per day along 30th Avenue.

Serving communities of Clearview Ridge, Clearview Meadows, Rosedale Estates and Rosedale Meadows

#### Particulars

**Address:** 499 Timberlands Drive  
Red Deer, AB, T4P 0Z3  
**Available:** 1,394 sf | 3,483 sf  
**Occupancy:** Immediate  
**Additional Rent:** \$12.80 psf (est. 2024)  
**Zoning:** TBD  
**Rents:** Market



*\*Disclaimer- Preliminary Concept Plan*

### Anchor Tenants



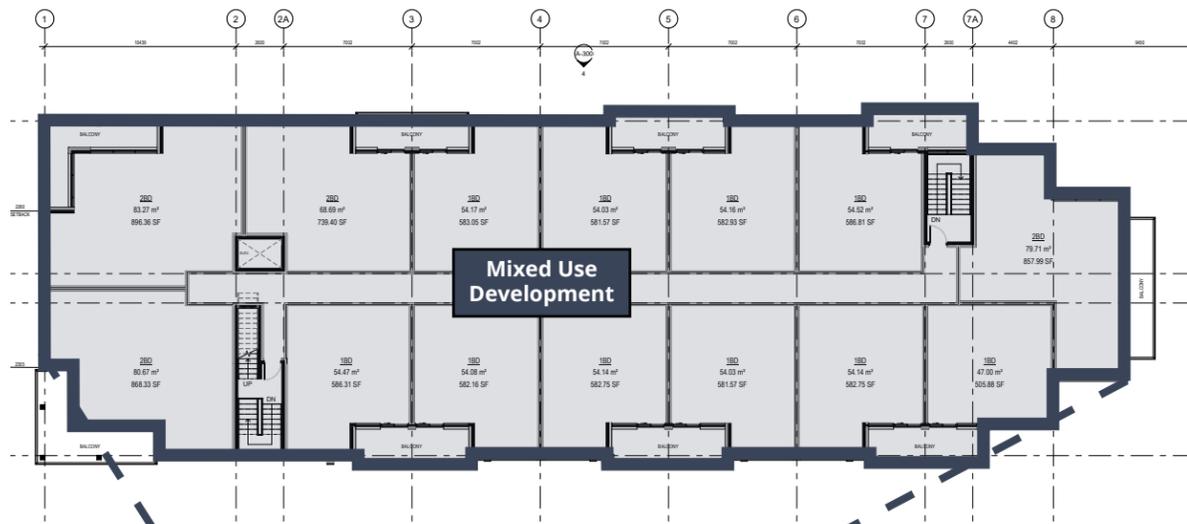
## The Shops at Timberlands Market

### Highlights

Prime retail opportunity in newly developed The Shops at Timberland Market.

### Particulars

**Available:** 7,910 sf  
**Occupancy:** Immediate  
**Additional Rent:** TBD  
**Zoning:** TBD  
**Rents:** Market



Leased
  Under Offer
  Conditionally Leased
  Available

## Renderings



### Timberlands Station

#### Highlights

Property anchored by Dollarama, Papa Johns, Motion Fitness, Massage Addicts, Chatters, and many local retail tenants.

38,000 vehicles per day along 30th Avenue.

Serving communities of Clearview Ridge, Clearview Meadows, Rosedale Estates and Rosedale Meadows

#### Particulars

**Address:** 500 Timberlands Drive  
Red Deer, AB, T4P 0Z3

**Available:** 1,110 sf

**Occupancy:** Immediate

**Additional Rent:** \$12.80 psf (est. 2024)

**Zoning:** TBD

**Rents:** Market



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### Anchor Tenants



### Timberlands Crossing

#### Highlights

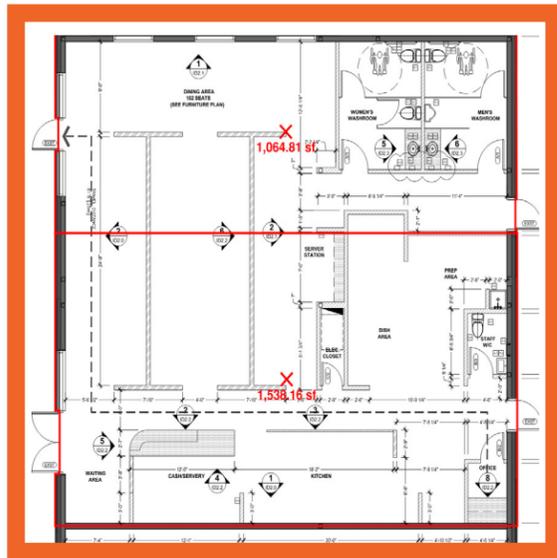
Property anchored by OK Tire, DQ Grill & Grill, CD House Inc. and many local retail tenants.

38,000 vehicles per day along 30th Avenue.

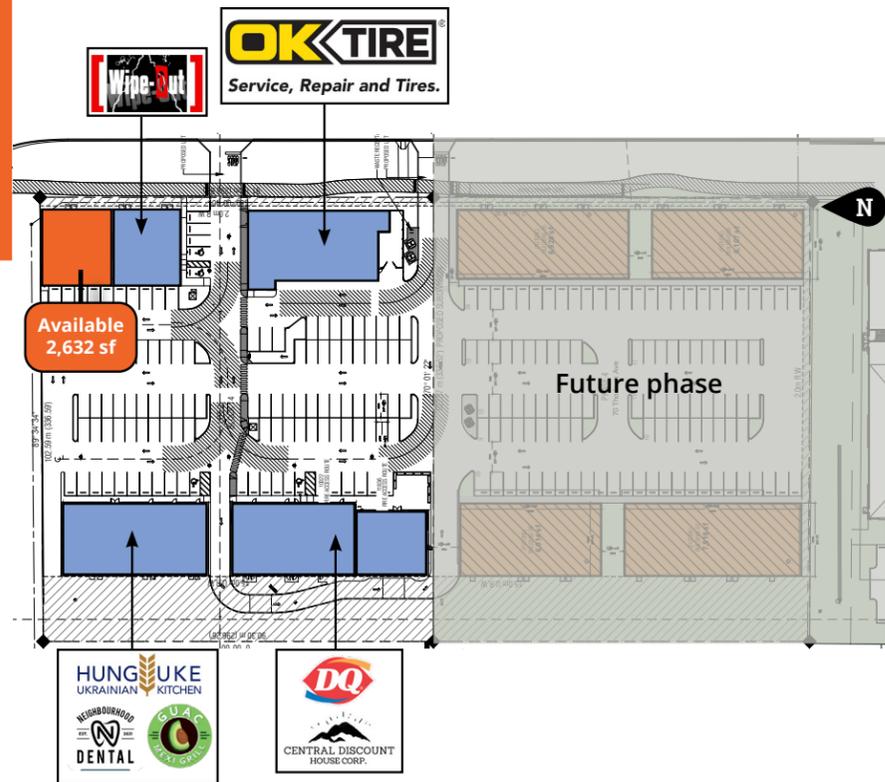
Serving communities of Clearview Ridge, Clearview Meadows, Rosedale Estates and Rosedale Meadows

#### Particulars

**Address:** 90 Thornburn Avenue  
Red Deer, AB, T4P 0Z3  
**Available:** 2,632 sf  
**Timing:** 60 days' notice  
**Additional Rent:** \$12.80 psf (est. 2024)  
**Zoning:** TBD  
**Rents:** Market



**Demising Options**  
Unit 1: 1,064 sf  
Unit 2: 1,538 sf



Leased    Under Offer    Conditionally Leased    Available

### Anchor Tenants





## Get more info.

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