



# ASTER

17 STREET & 23 AVENUE | EDMONTON, AB

## + RETAIL SPACE FOR LEASE

Aster is a mixed-use development in Edmonton's southeast and is directly south of Qualico Properties' fully leased Tamarack Common.

With several CRU opportunities and space for a junior anchor, Aster will combine retail and residential in a modern application of suburban density. With Tamarack Common's grocery anchor directly to the north, significant traffic along 23 Avenue and proximity to Anthony Henday Drive, Aster is positioned to be a successful retail node.



Construction is underway of a new high school across the street from Tamarack Common/Aster and directly adjacent to The Meadows Recreation Centre. Elder Dr. Francis Whiskeyjack School will accommodate up to 2,400 students in grades 10–12 and will be occupied by the fall of 2024.

## + PROPERTY DETAILS



**SITE AREA**  
8.5 Acres



**RENTAL RATE**  
\$38.00/SF (est.)



**AVAILABILITY**  
Pre-Leasing



**GROSS BUILDING AREA**  
55,000 SF



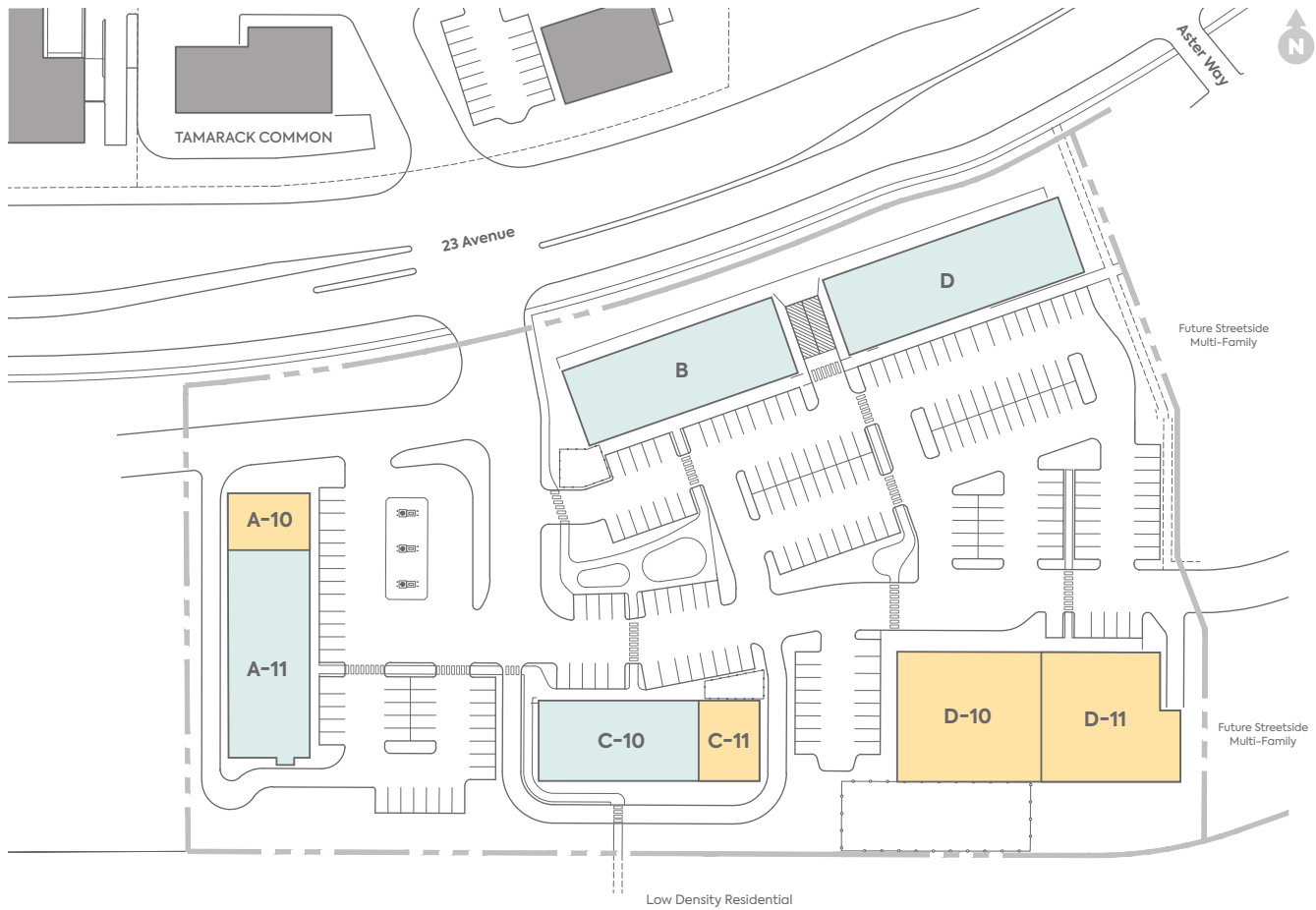
**ADDITIONAL RENT**  
TBD



**PARKING RATIO**  
4.5/1,000 SF

# + SITE PLAN

Aster



**\*TENTATIVE SITE PLAN. Landlord open to amendments of site plan depending on use.**

The specifications, site plan(s) and rendering(s) depicted herein are proposed, represent the current expectation of the layout of the development and are subject to change by Qualico from time to time without notice. Demographics data collected from Envirionics Analytics.

A-10	PENDING	2,000 SF
A-11	AVAILABLE	9,400 SF
B	AVAILABLE	9,000 SF
C-10	AVAILABLE	7,600 SF
C-11	PENDING	2,000 SF
D-10	PENDING	10,000 SF
D-11	PENDING	9,500 SF
E	AVAILABLE	10,800 SF
F	AVAILABLE	10,800 SF



Aster is conveniently located alongside another Qualico Properties site, the grocery anchored Tamarack Common, and across the street from the busy Meadows Community Rec Centre. A high school with the capacity for 2,400 students is set to open in the fall of 2024.



## + AREA DEMOGRAPHICS

### Aster



#### POPULATION

<b>1 KM</b> 7,781	<b>3 KM</b> 62,780	<b>5 KM</b> 113,551
----------------------	-----------------------	------------------------



#### HOUSEHOLDS

<b>1 KM</b> 2,172	<b>3 KM</b> 18,499	<b>5 KM</b> 36,719
----------------------	-----------------------	-----------------------



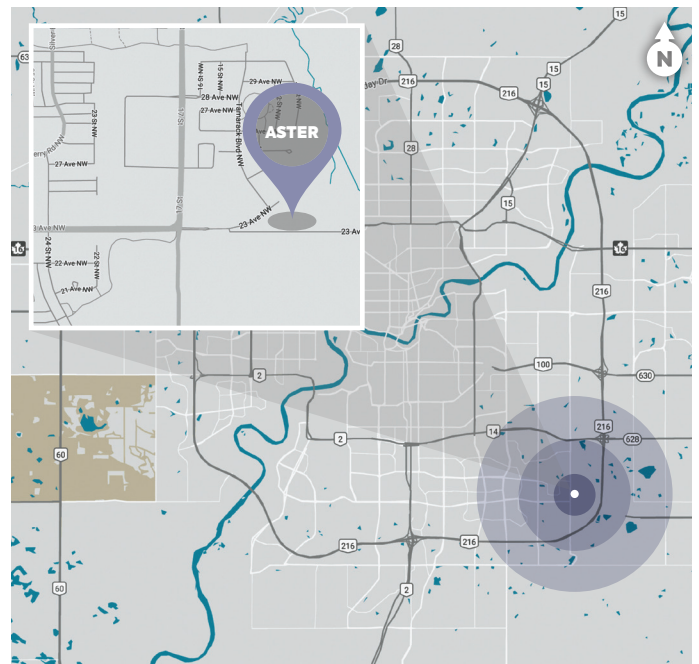
#### AVERAGE INCOME

<b>1 KM</b> \$131,782	<b>3 KM</b> \$132,797	<b>5 KM</b> \$124,169
--------------------------	--------------------------	--------------------------



#### VEHICLES PER DAY

Approximately 20,200 along 17 Street and 12,400 along 23 Avenue



## CONTACT



**GREG STAMLER**  
780.508.0203  
gstamler@qualico.com



**LAURA BRADLEY**  
780.293.1214  
laura.bradley@qualico.com