



# ASTER

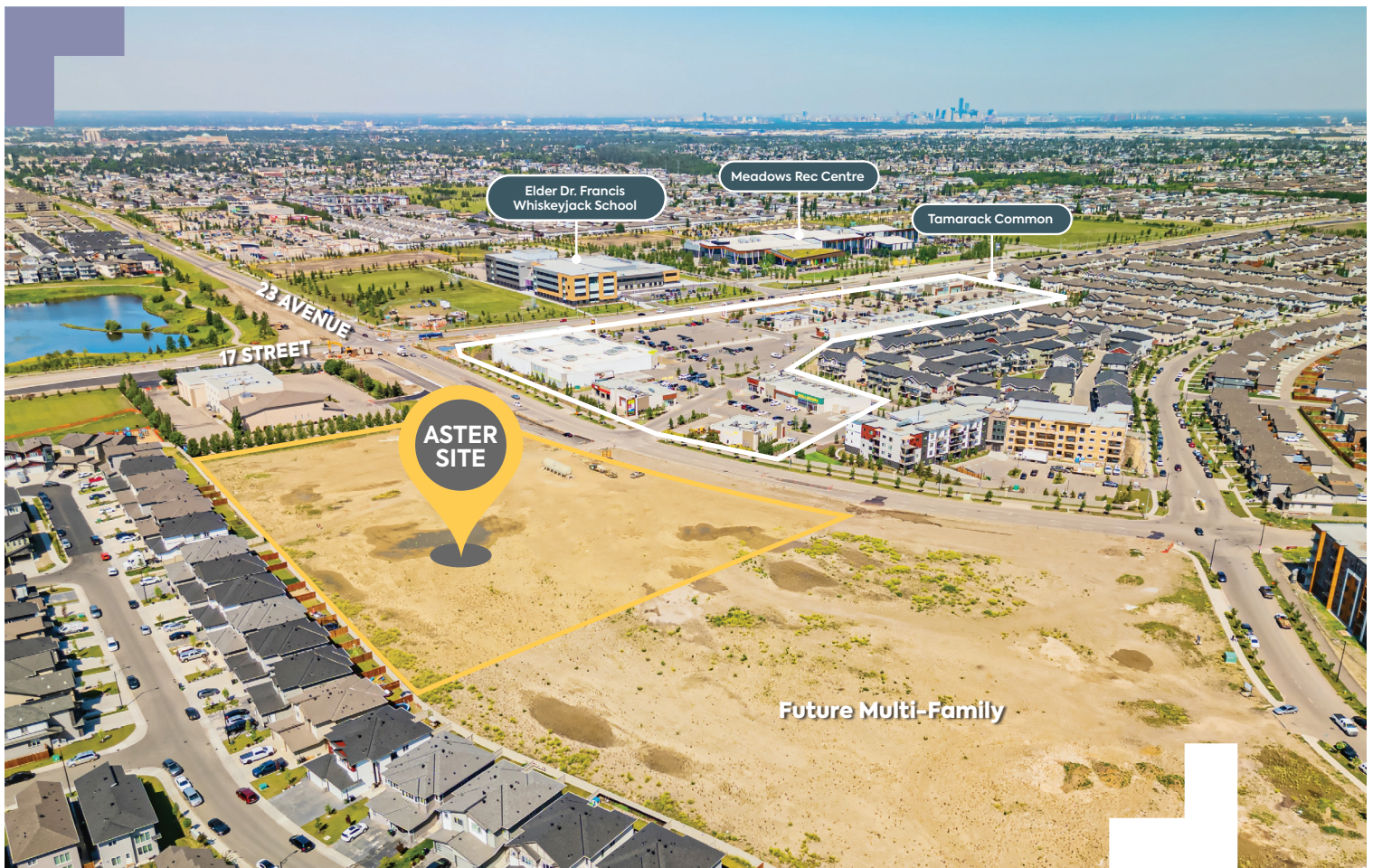
17 STREET & 23 AVENUE | EDMONTON, AB

## + RETAIL SPACE FOR LEASE

Aster is conveniently located in a rapidly growing residential area, across from our fully leased Tamarack Common shopping centre, adjacent to the Meadows Rec Centre, and a brand new high school.

Numerous townhomes, single-family homes, multi-family homes, and apartment buildings have been completed or are nearing completion in 2025. With its strategic location near Anthony Henday Drive and the busy 23 Avenue and 17 Street, Aster is well-positioned to thrive as a retail hub.





A new high school, Elder Dr. Francis Whiskeyjack School, opened its doors in the fall of 2024 and will accommodate up to 2,400 students in grades 10–12. Conveniently located across from the Tamarack Common and Aster shopping centres and adjacent to The Meadows Recreation Centre, the school is perfectly positioned to serve its community.

## + PROPERTY DETAILS



**SITE AREA**  
8.5 Acres



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



**AVAILABILITY**  
Pre-Leasing



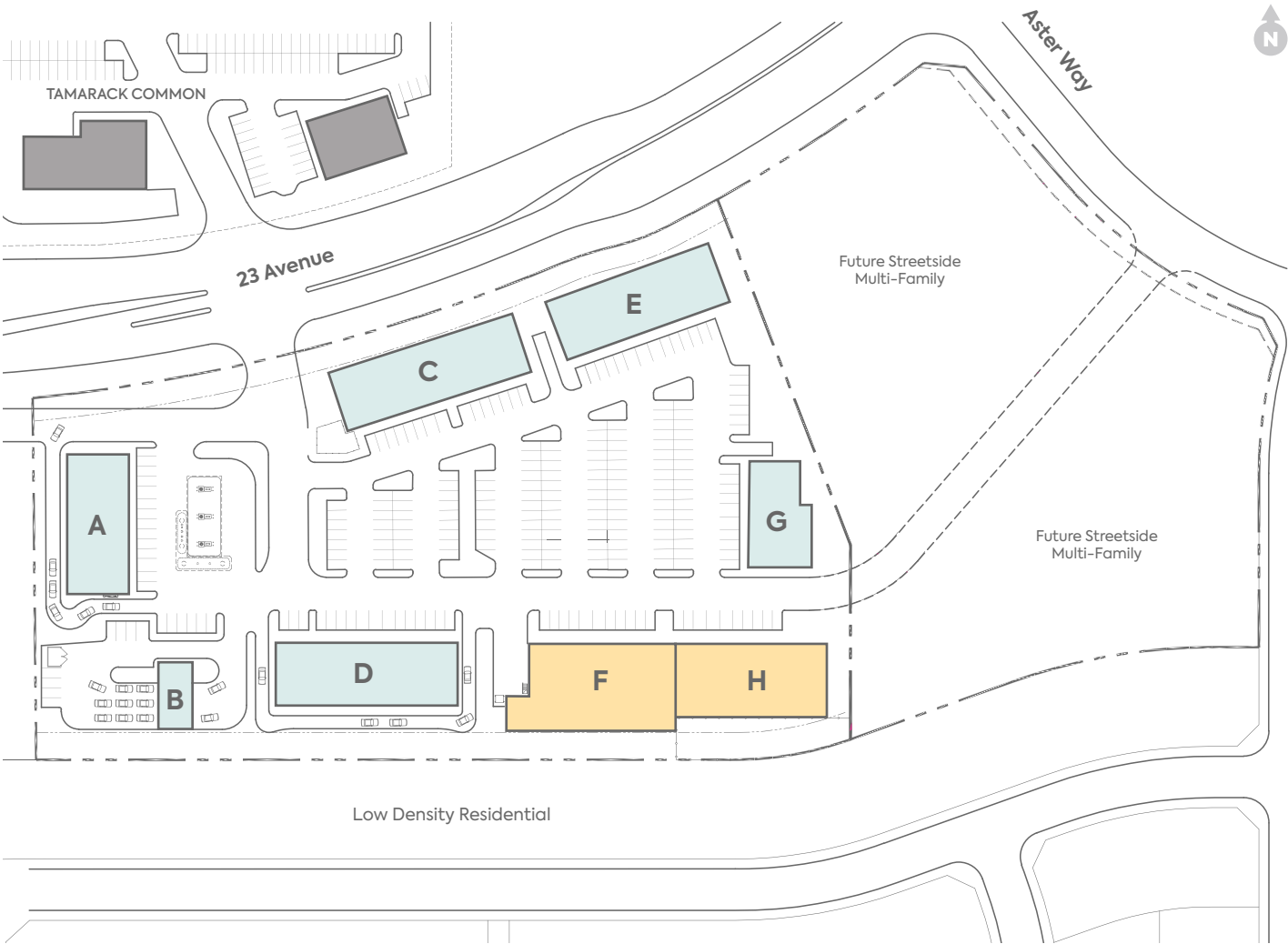
**GROSS BUILDING AREA**  
55,000 SF



**ADDITIONAL RENT**  
TBD



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



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 Environics Analytics.

A	AVAILABLE	7,800 SF
B	AVAILABLE	2,250 SF
C	AVAILABLE	10,800 SF
D	AVAILABLE	12,000 SF

E	AVAILABLE	9,600 SF
F	PENDING	12,000 SF
G	AVAILABLE	5,500 SF
H	PENDING	10,000 SF





# + AREA DEMOGRAPHICS

Aster



## POPULATION

1 KM	3 KM	5 KM
7,781	62,780	113,551



## HOUSEHOLDS

1 KM	3 KM	5 KM
2,172	18,499	36,719



## AVERAGE INCOME

1 KM	3 KM	5 KM
\$131,782	\$132,797	\$124,169



## VEHICLES PER DAY

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



# CONTACT



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