



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 future high school.

Numerous townhomes, single-family homes, multi-family homes, and apartment buildings are currently being constructed with completion dates in 2024 and 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.



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



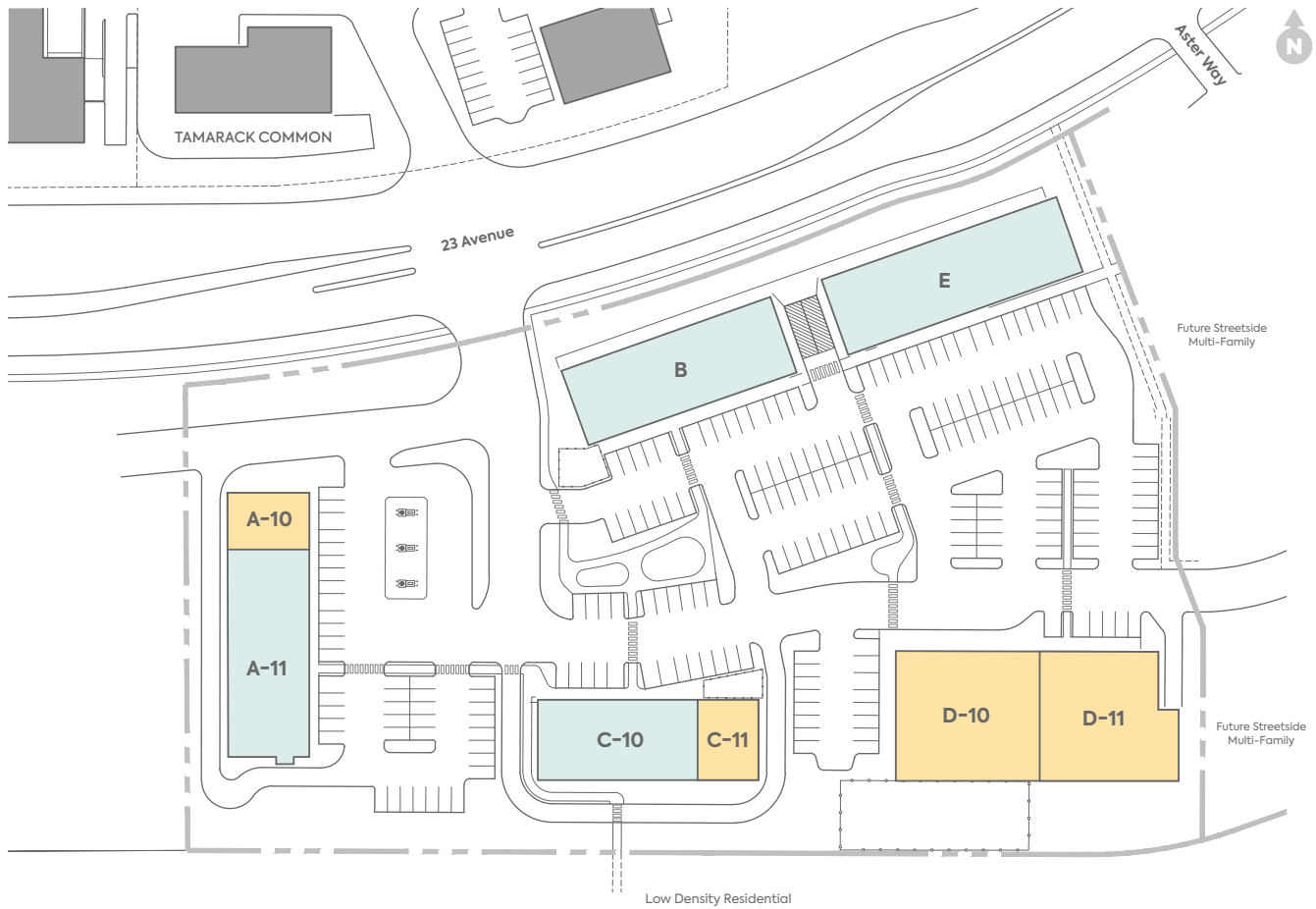
ADDITIONAL RENT
TBD



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

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

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

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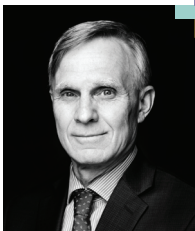


VEHICLES PER DAY

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



CONTACT



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