



TAMARACK COMMON

17 STREET & 23 AVENUE | EDMONTON, AB

+ RETAIL SPACE FOR LEASE

Tamarack Common, located directly across from The Meadows Community Recreation Centre, the Meadows Library, and Elder Dr. Francis Whiskeyjack High School is an important hub in Edmonton's southeast.

The site sees over 20,000 vehicles pass each day, many of whom already come to the site for the existing restaurants, retail, and service business. With CHALO FreshCo anchoring the site, and other well-known retailers including Browns Socialhouse, Sobeys Liquor, and RBC, Tamarack Common is an integral part of the community's weekly routine.



PROPERTY DETAILS



SITE AREA
14.2 Acres



RENTAL RATE
Market



AVAILABILITY
Immediately



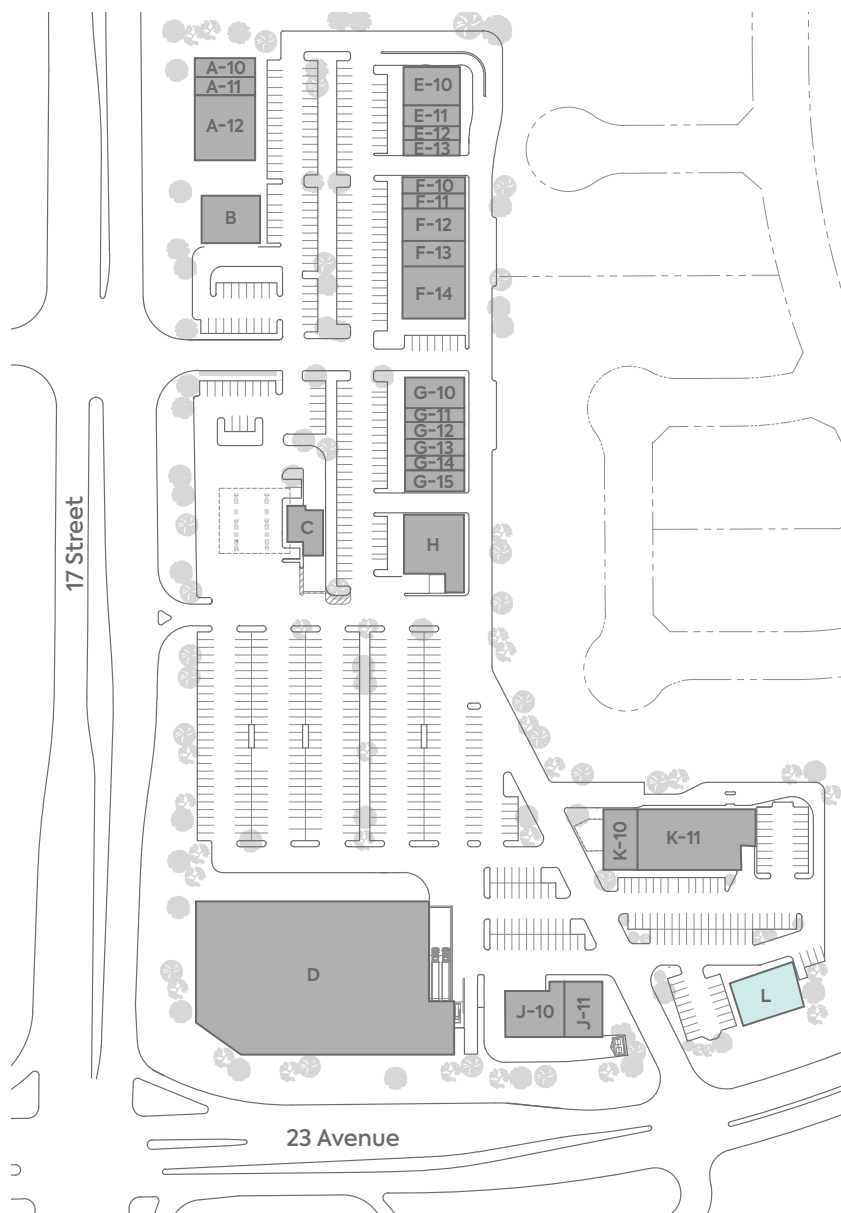
GROSS BUILDING AREA
116,127 SF



ADDITIONAL RENT
Prop Tax: \$12.56/SF
CAM: \$5.44/SF*
EST. TOTAL: \$18.00/SF
*Plus admin fee



PARKING RATIO
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 Envrionics Analytics.

A-10	Chaiwala of London	1,338 SF	F-14	Browns Socialhouse	3,554 SF
A-11	BD Donair and Poutine	1,312 SF	G-10	Laurel Dentist	2,300 SF
A-12	Pediatric Dentist	5,754 SF	G-11	Divine Spine	1,246 SF
B	RBC	4,000 SF	G-12	TR Fitness	1,449 SF
C	Shell	3,210 SF	G-13	Bonjour Nails	1,450 SF
D	Chalo FreshCo	52,000 SF	G-14	Macao Imperial Tea	1,447 SF
E-10	Dairy Queen	2,300 SF	G-15	Panago Pizza	1,195 SF
E-11	Millwoods Travel	1,531 SF	H	Sobeys Liquor Store	5,500 SF
E-12	Headmasters Salon & Spa	1,138 SF	J-10	Trail Tire	4,231 SF
E-13	Kumon Learning Centre	1,189 SF	J-11	Fix Auto	2,420 SF
F-10	Tamarack Veterinary Clinic	1,672 SF	K-10	Tim Hortons	2,700 SF
F-11	Code Ninjas	1,624 SF	K-11	Dollarama	9,093 SF
F-12	The Touch Massage	3,236 SF	L	AVAILABLE	4,129 SF
F-13	Ooodle Noodle	1,385 SF			



Tamarack Common is conveniently located across the street from the busy Meadows Community Rec Centre and Elder Dr. Francis Whiskeyjack High School, which accommodates up to 2,400 students in grades 10-12. A future Qualico commercial site, Aster, will be located directly across 23 Avenue.

AREA DEMOGRAPHICS

Tamarack Common



POPULATION

1 KM	3 KM	5 KM
9,546	73,060	124,620



HOUSEHOLDS

1 KM	3 KM	5 KM
2,853	21,775	39,874



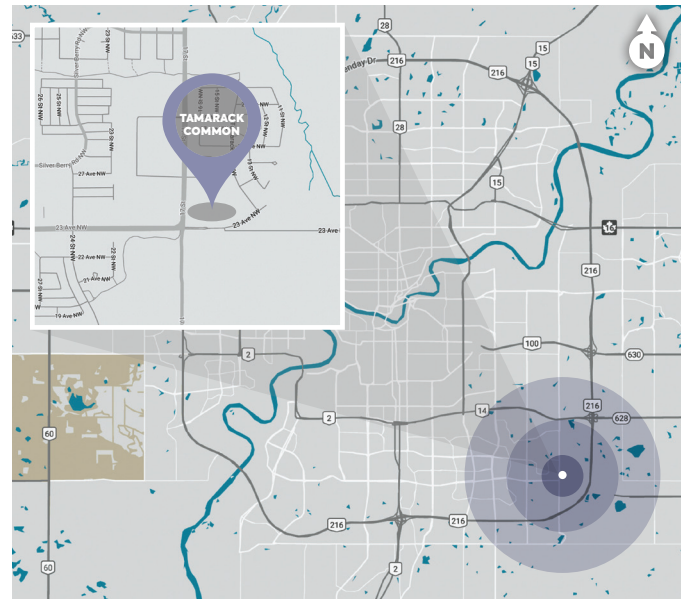
AVERAGE INCOME

1 KM	3 KM	5 KM
\$111,471	\$117,308	\$116,869



VEHICLES PER DAY

Approximately 17,900 along 17 Street and 14,600 along 23 Avenue



CONTACT



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QUALICO
PROPERTIES

Creating Spaces That Connect
PEOPLE + BUSINESSES + SERVICES