



# TAMARACK COMMON

17 STREET & 23 AVENUE | EDMONTON, AB

## + RETAIL SPACE [FULLY LEASED]

Tamarack Common, located directly across from The Meadows Community Recreation Centre & the Meadows Library, 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, Sobeks Liquor, and RBC Tamarack Common is an integral part of the community's weekly routine.





## + PROPERTY DETAILS



**SITE AREA**  
14.2 Acres



**RENTAL RATE**  
\$36.00–\$38.00/SF  
(est.)



**AVAILABILITY**  
Fully Leased



**GROSS BUILDING AREA**  
116,127 SF



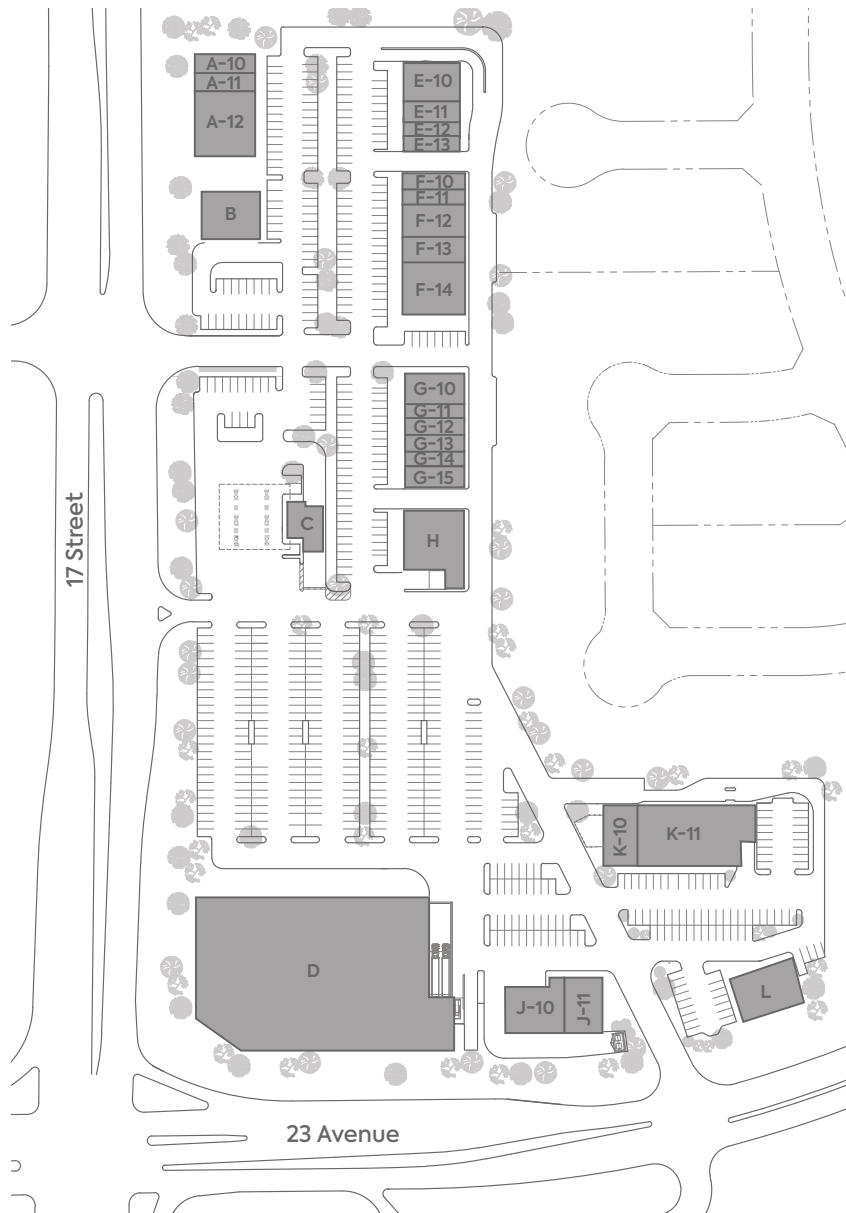
**ADDITIONAL RENT**  
Prop Tax: \$12.80/SF  
CAM: \$6.07/SF\*  
EST. TOTAL: \$18.87/SF  
*\*Plus admin fee*



**PARKING RATIO**  
5/1,000 SF

# + SITE PLAN

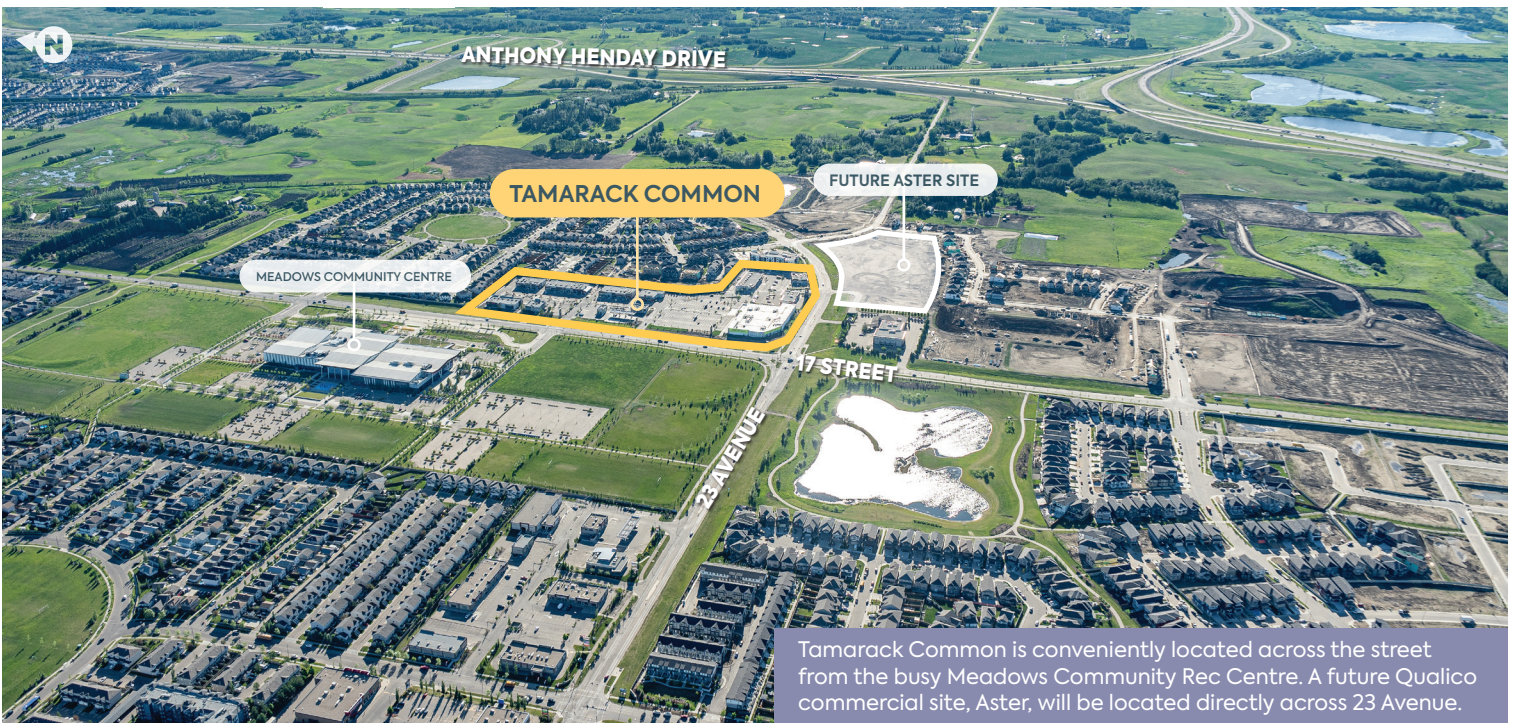
Tamarack Common



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 Ervionics Analytics.

A-10	Joey's Seafood	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	Kahma Supplements	1,449 SF
C	Shell	3,210 SF	G-13	A Plus 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	Bollywood Indian Cuisine	4,129 SF
F-13	Oodle Noodle	1,385 SF			



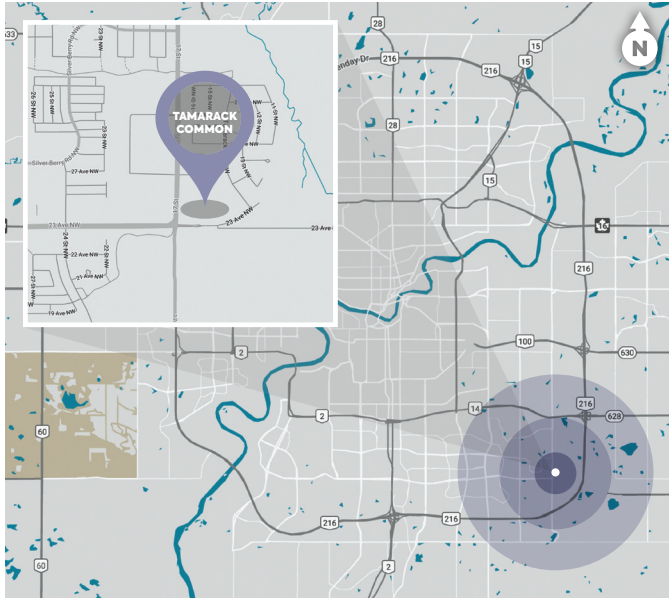


Tamarack Common is conveniently located across the street from the busy Meadows Community Rec Centre. A future Qualico commercial site, Aster, will be located directly across 23 Avenue.

# AREA DEMOGRAPHICS

## Tamarack Common

	<b>POPULATION</b>			
	<b>1 KM</b>	<b>3 KM</b>	<b>5 KM</b>	
	7,170	61,067	108,855	
	<b>HOUSEHOLDS</b>			
	<b>1 KM</b>	<b>3 KM</b>	<b>5 KM</b>	
	1,976	17,720	33,681	
	<b>AVERAGE INCOME</b>			
	<b>1 KM</b>	<b>3 KM</b>	<b>5 KM</b>	
	\$125,587	\$120,875	\$116,869	
	<b>VEHICLES PER DAY</b>	Approximately 17,900 along 17 Street and 14,600 along 23 Avenue		



# CONTACT



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**Creating Spaces That Connect  
 PEOPLE + BUSINESSES + SERVICES**