








# 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

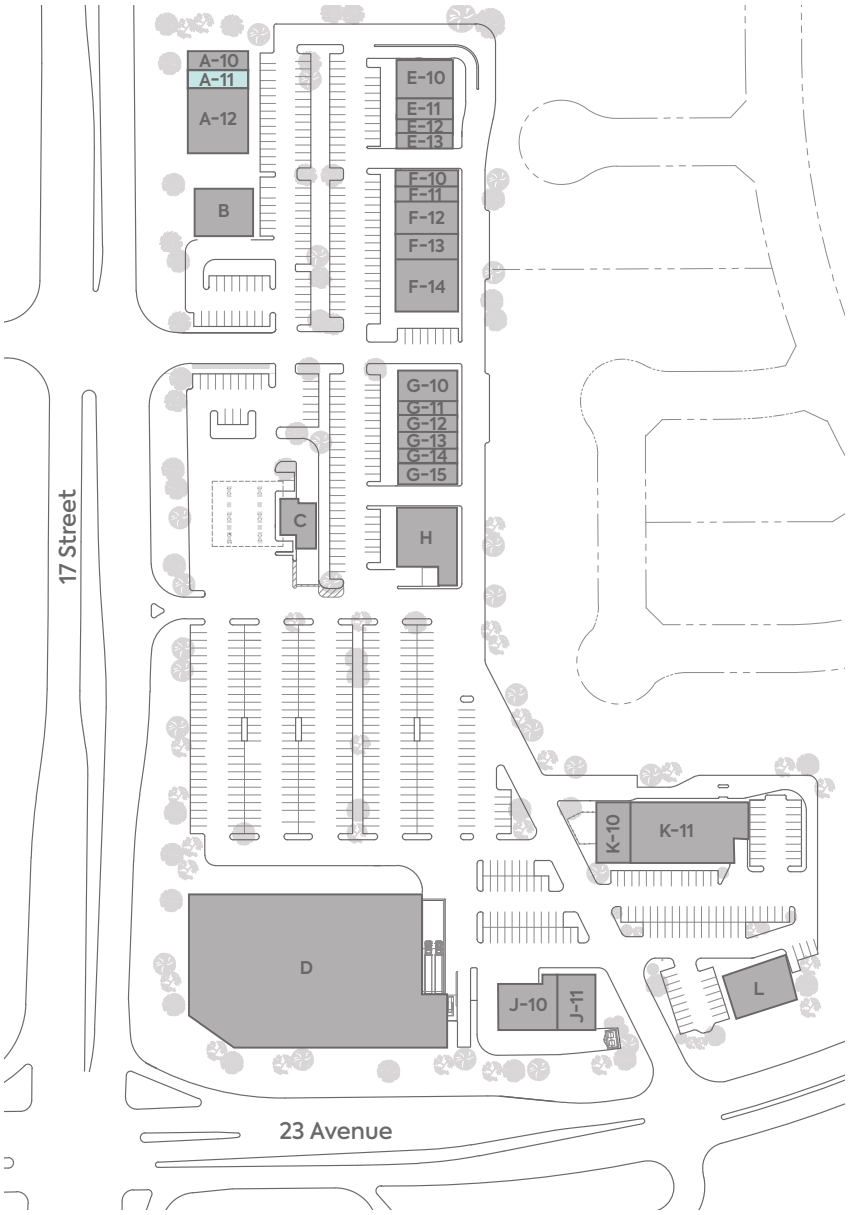
**GROSS BUILDING AREA**
116,127 SF

**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

# 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 Environics Analytics.

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

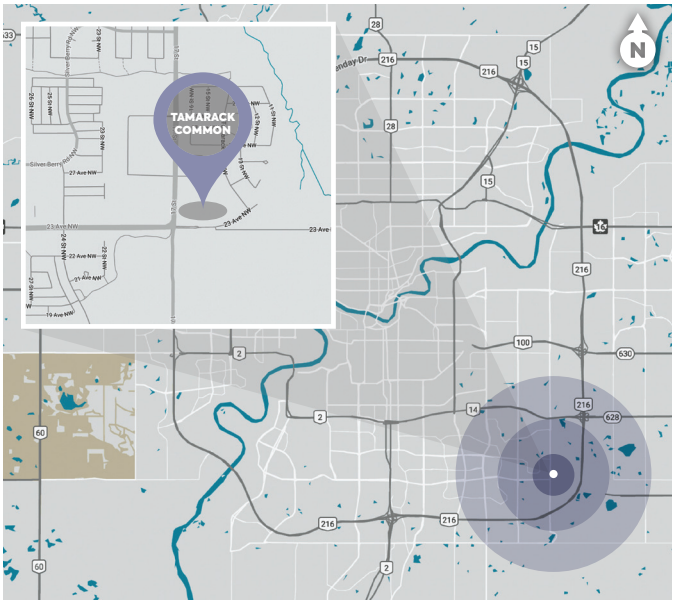
| 1 KM | 3 KM | 5 KM |
|---|---|---|
| 2,853 | 21,775 | 39,874 |

### 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



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

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