

PHASE 1

POSSESSION Q4 2025



36,820 SF

Highway Commercial



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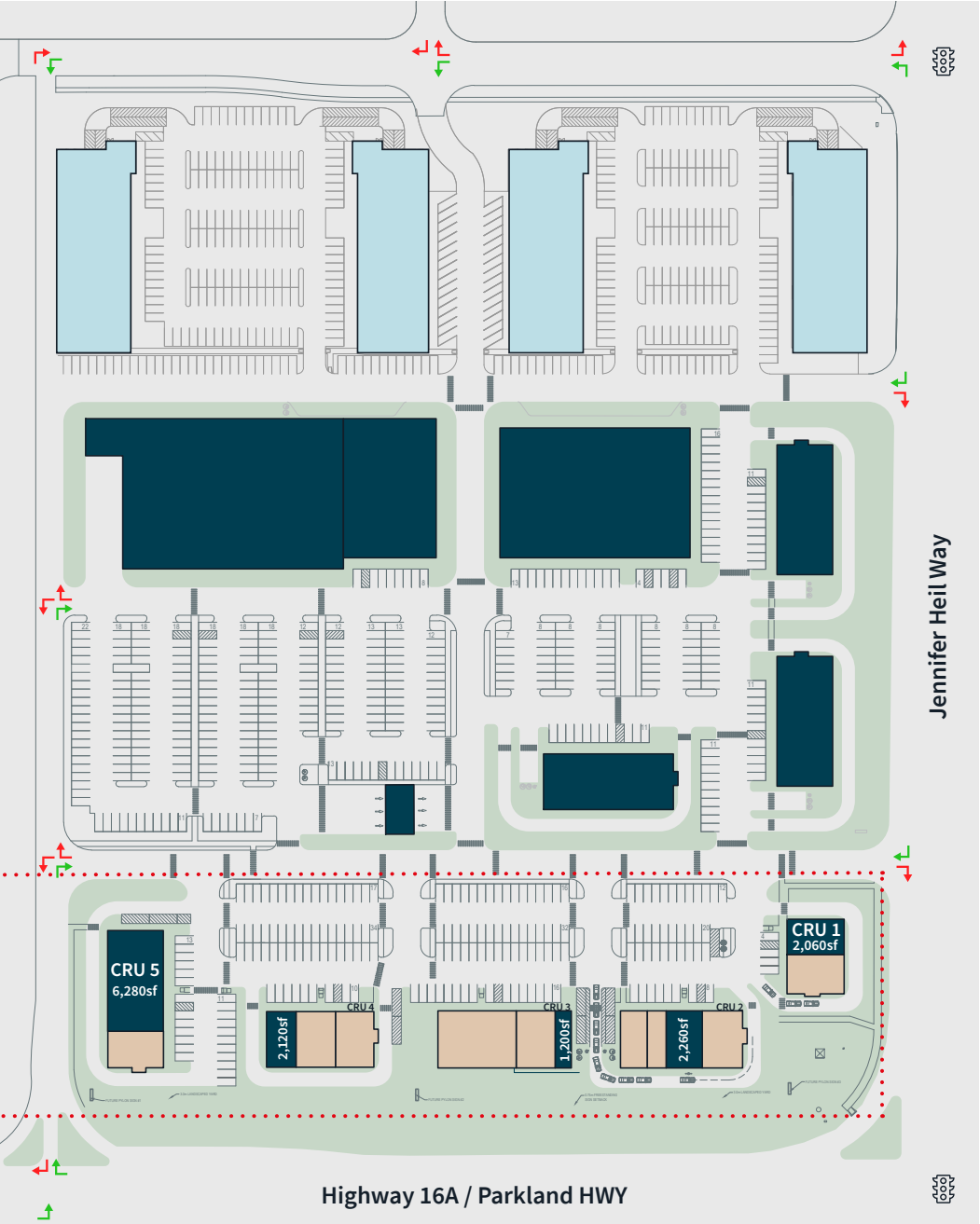
New Development

For Lease

Creekside Commons

Spruce Grove, Alberta

Site Plan



Project Highlight

- The Property has a site area of approximately 21.9 acres. The multi-family phase, comprising 320 units across four 6-storey buildings, will commence construction in Spring 2025. The 1st commercial phase is targeting Q4 2025 Possession with 4 drive-thru opportunities planned, a fuel service station with car wash and c-store, a quick service lube operator, among other CRU.
- Excellent exposure and access to Highway 16A.

Location

- This site is located on the northwest corner of Highway 16A & Jennifer Heil Way, Spruce Grove.
- The city of Spruce Grove is located 11km west of Edmonton, and a part of the Edmonton Capital Region and Parkland County.
- At the edge of Spruce Grove and Stony Plain, this new development will cater to a population of over 60,000 people.

Phase 1 (Possession Q4 - 2025)

Potential Unit Sizes | All sizes are in SQ FT

CRU 1 **	2,200 SF
CRU 2**	2,260 SF last unit available
CRU 3**	1,200 SF last unit available
CRU 4**	2,120 SF last unit available
CRU 5**	6,280 SF

Site Plan size, distribution and/or location of CRUs may be subject to change.

**Demisable Opportunities

Leased Available



SHOPPING	PHARMACY	RESTAURANT	BANK	GROCERY	HOSPITALITY
Canadian Tire Rona Penningtons Carter's Mark's Ardene	Shoppers DrugMart	The Cheesecake Cafe Subway Swiss Chalet Tim Hortons The Canadian Brewhouse	RBC Royal Bank TD Canada BMO Bank of Montreal CIBC Scotiabank ATB Financial	Walmart Superstore Sobey's Saveway Save on Foods Bulk Barn	Travelodge by Wyndham

Demographics

	1 km	3 km	5 km	30 min Drive
Population	2,581	29,323	54,485	655,697
Households	1,009	11,467	21,119	245,175
Avg. Household Income	\$106,655	\$122,363	\$125,683	\$141,804
Median Age	33.8	37.3	37.6	38.6

Source: Statistics Canada, 2025

Notable Highlights



30 min drive
to Edmonton, AB

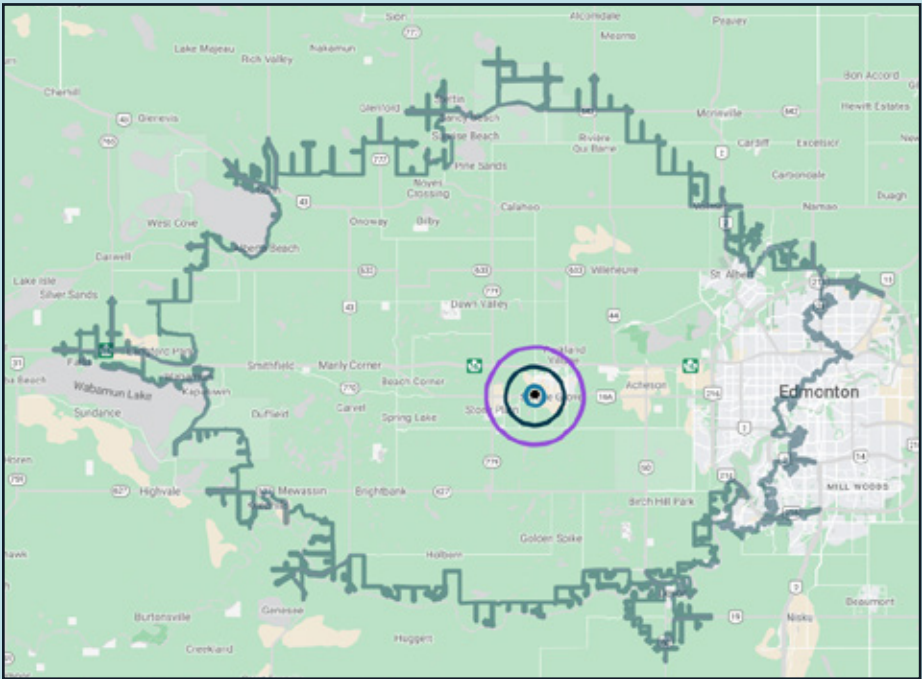


8 min drive
to Stony Plain, AB



Access Highway 16A

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Creekside Commons

HIGHWAY 16A & JENNIFER HEIL WAY

Spruce Grove, AB

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