

PHASE 1

POSSESSION Q2 2026



# 36,380 SF

## Highway Commercial

New Development

# For Lease

## Creekside Commons

Spruce Grove, Alberta

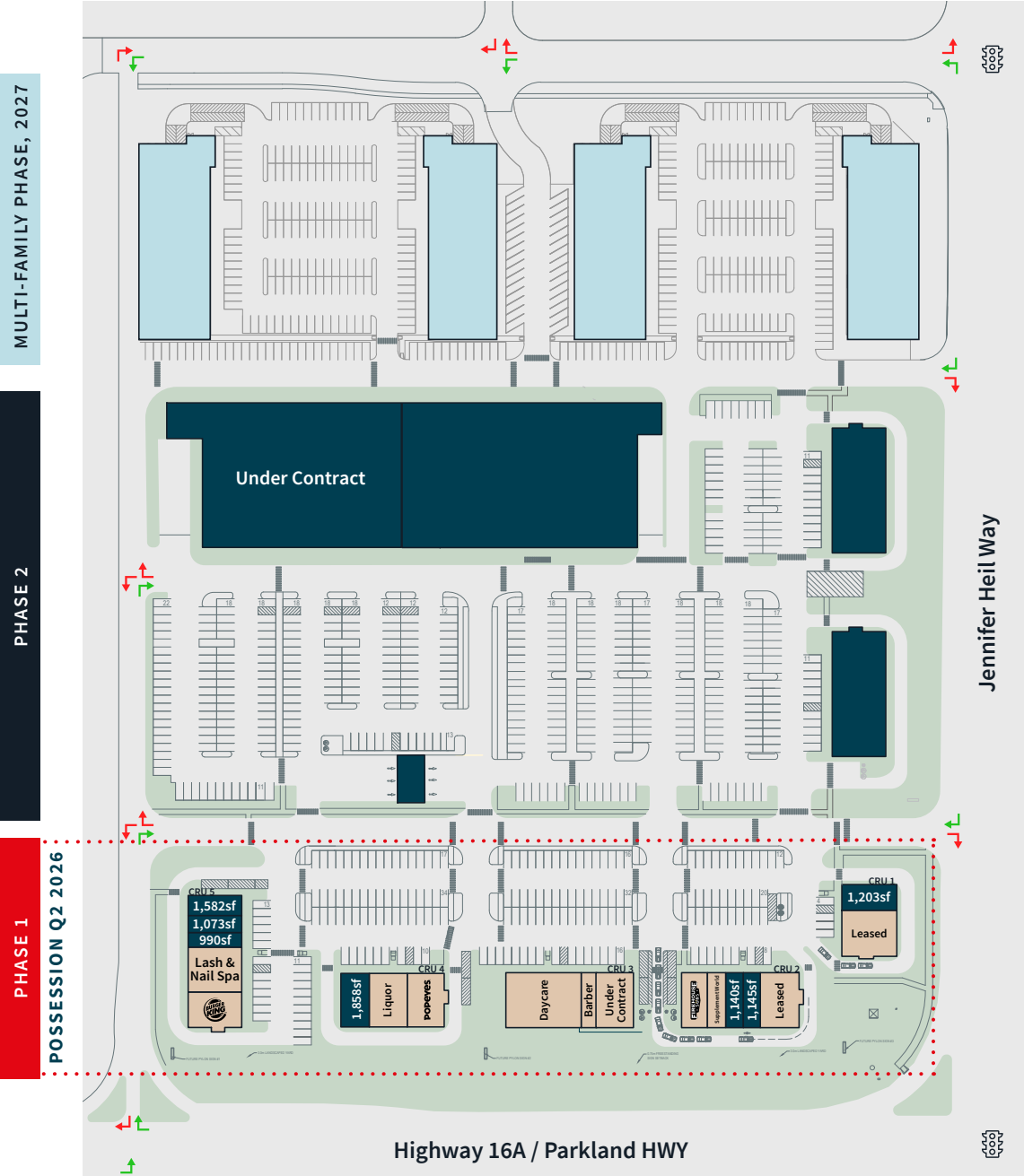


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Development Update - August 2025

# 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 2025 and deliver in 2027. The 1st commercial phase will have Possession Q2 2026 and is 75% leased with limited CRU remaining. Phase 2 can accommodate a range of uses and sizes, ranging from 1,200 – 43,000 sq. ft.
- 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 Q2 - 2026)

Potential Unit Sizes | All sizes are in SQ FT

CRU 1	Unit 11: 1,203 SF <i>last unit available</i>
CRU 2**	Unit 22: 1,145 SF Unit 23: 1,140 SF
CRU 3	Fully Leased
CRU 4	Unit 43: 1,858 SF <i>last unit available</i>
CRU 5**	Unit 53: 990 SF Unit 54: 1,073 SF Unit 55: 1,582 SF

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

\*\*Combinable Opportunities

● Leased ● Available





**SHOPPING**

- Canadian Tire
- Rona
- Penningtons
- Carter's
- Mark's
- Ardene

**PHARMACY**

- Shoppers DrugMart

**RESTAURANT**

- The Cheesecake Cafe
- Subway
- Swiss Chalet
- Tim Hortons
- The Canadian Brewhouse

**BANK**

- RBC Royal Bank
- TD Canada
- BMO Bank of Montreal
- CIBC
- Scotiabank
- ATB Financial

**GROCERY**

- Walmart Superstore
- Sobey's
- Saveway
- Save on Foods
- Bulk Barn

**HOSPITALITY**

- Travelodge by Wyndham

## Demographics

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

Source: Statistics Canada, 2025

## Notable Highlights



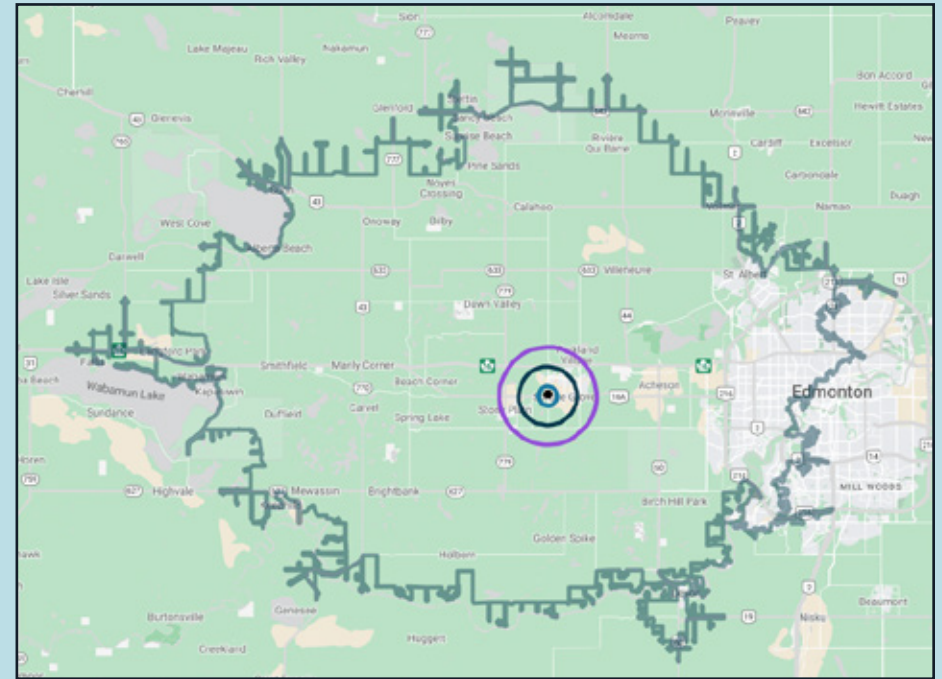
30 min drive to Edmonton, AB



8 min drive to Stony Plain, AB



Access Highway 16A



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## HIGHWAY 16A & JENNIFER HEIL WAY Spruce Grove, AB

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