

PHASE 1

POSSESSION Q2 2026



# 36,380 SF Highway Commercial

New Development

## For Lease

### Creekside Commons

Spruce Grove, Alberta

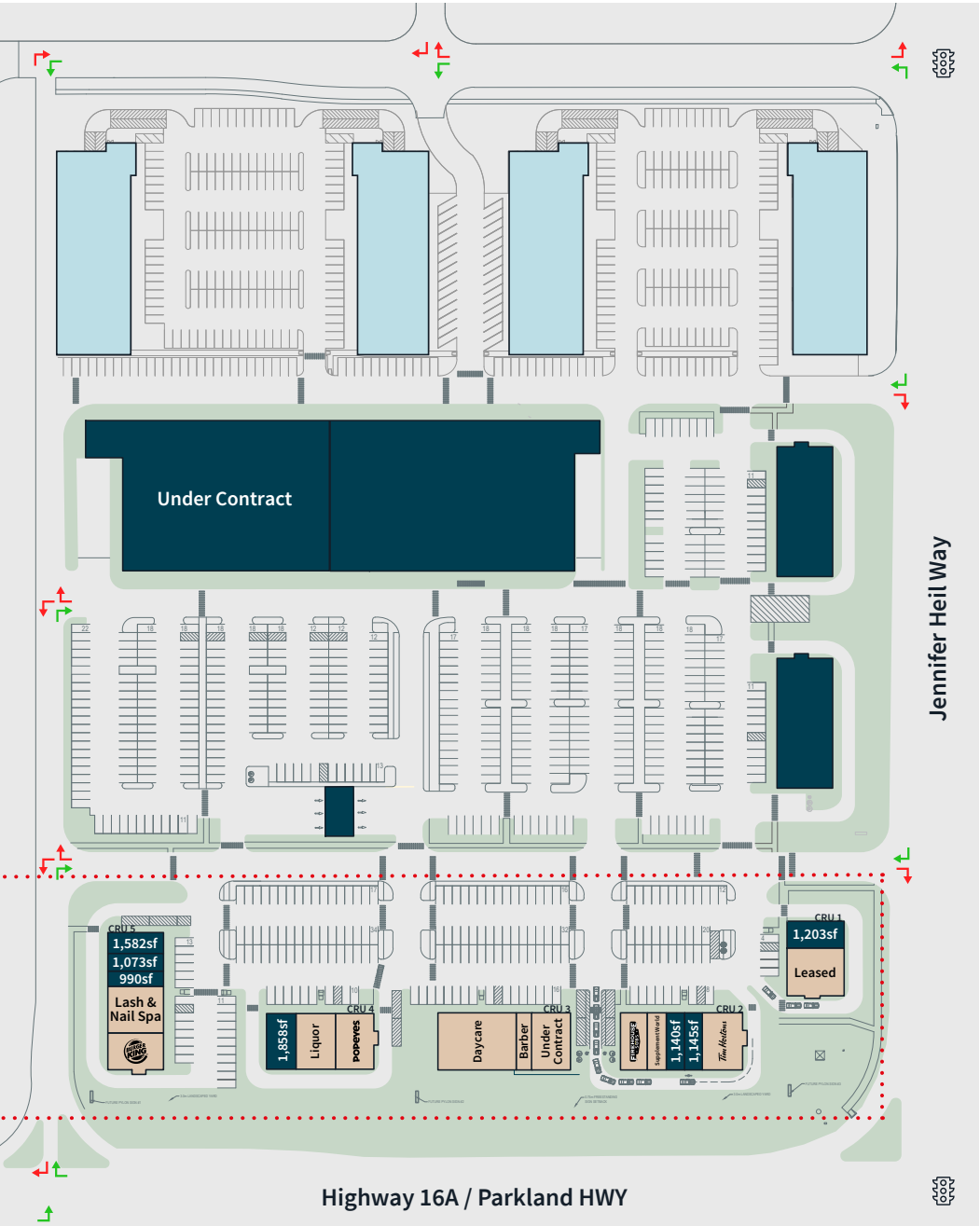


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Development Update - September 2025

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

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

\*\*Combinable Opportunities

Leased Available





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

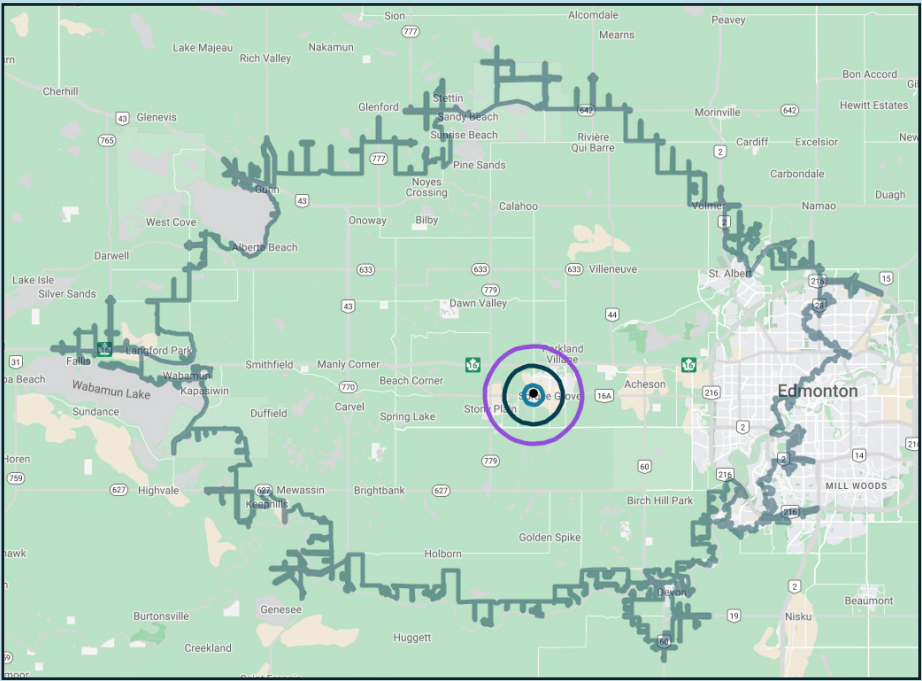


8 min drive  
to Stony Plain, AB



Access Highway 16A

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# Creekside Commons

## HIGHWAY 16A & JENNIFER HEIL WAY

### Spruce Grove, AB

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