

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 last unit available
CRU 2	Fully Leased
CRU 3	Fully Leased
CRU 4	Fully Leased
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	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

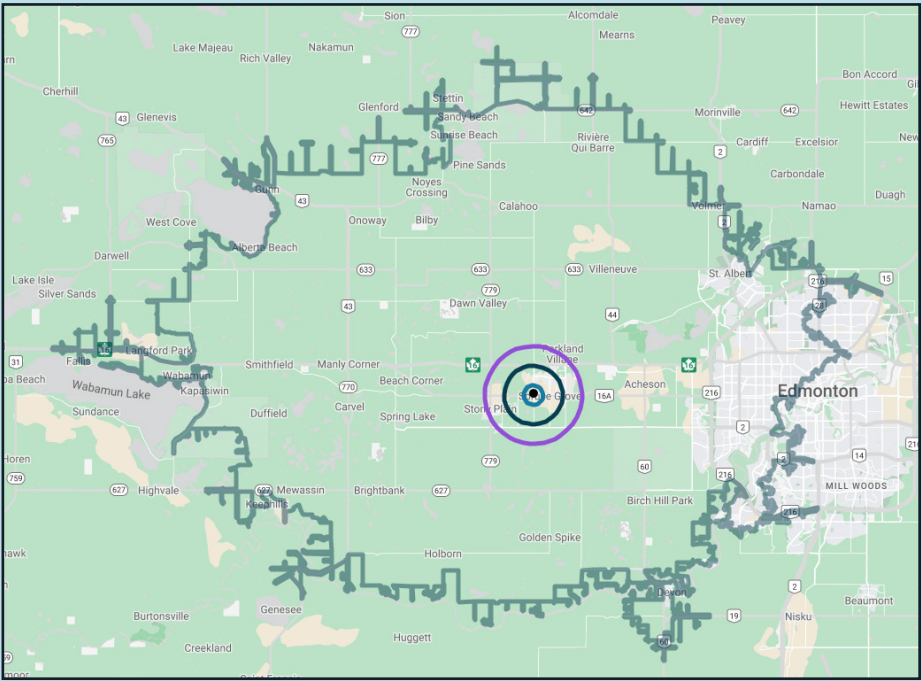


8 min drive
to Stony Plain, AB



Access Highway 16A

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Creekside Commons

HIGHWAY 16A & JENNIFER HEIL WAY

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