

FOR LEASE

Corner Units with Patio
483-485 Hawks Ridge Boulevard NW

BIG LAKE LANDING

483-485 Hawks Ridge Boulevard NW, Edmonton

WINTER 2026/SPRING 2027
Neighbourhood retail & Convenience Centre with gas

Municipal Address	483-485 Hawks Ridge Boulevard
Units Sizes	2300 SF+/- Patio Option
Zoning	DC-1
CAM Fees	$7.50 PSF
Lease Rate	$39.00 PSF To Start
Possession	Winter 2026/Spring 2027 (buildings under construction)
Parking	93 Surface & 12 Bike Parkings
Status	Last 2 units under construction

Property Description:

This commercial retail plaza is a welcome addition to the family-centric communities of Trumpeter, Hawks Ridge, and Kinglet Gardens. Committed businesses in the plaza are- Fuel Service Station, Dentist, Medical & Pharmacy, Physiotherapist, Ethnic Grocery, Liquor,Pizza, Pre-School and, a Daycare.

This prominent location is at the corner of Winterburn Road and Hawks Ridge Boulevard, and Trumpeter Way. This New Development is near two bus stops, providing easy access to and from major routes, including Yellowhead Highway and Anthony Henday. Directly across the site is an approved school/park.

Looking for:

Restaurant/food services (Asian, Indian, western etc.), Neighbourhood Pub/Bar, Coffee shop, Tea shop, Bakery, Salon and Spa, Nail Salon, Tutoring centre, Financial services (accountant, insurance) and complimentary medical usages (optometry, Chiropractic, Massage Therapy etc.)

Committed Businesses:

Day Care, General Dentist, Physiotherapist, Gas Bar cum C-Store, Liquor Store, Filipino Groceries, Pharmacy and Medical etc.

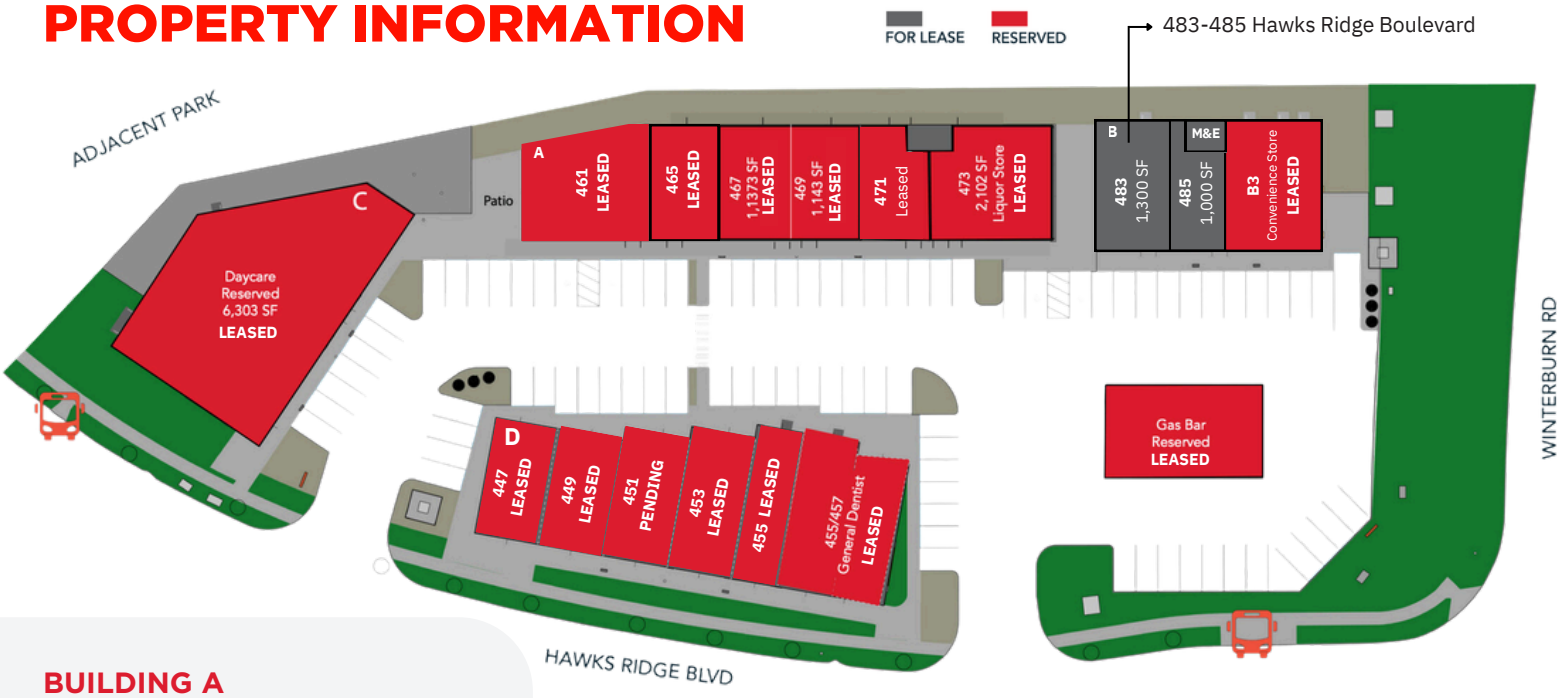
Ideal uses:

Specialty wellness such as physio, massage, chiro, restaurant and quick service food, and neighbourhood coffee shop.

RAVI THAKUR, MBA, ACP,
Vice President | Retail Sales & Leasing, New Developments
(780) 994 1646 ravi.thakur@remaxexcellence.com

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PROPERTY INFORMATION



BUILDING A

MAIN LEVEL 8,950 SF +\-

Retail/medical/Professional
CRUs (Patio Option)

UNIT	SIZE
461	2,055 SF +\-LEASED
465	1,143 SF +\- **LEASED**
467	1,373 SF +\- LEASED
469	1,136 SF +\- LEASED
471	1,140 SF +\- LEASED
473	Liquor Store LEASED

BUILDING B

MAIN LEVEL 6,303 SF +\-

Retail/medical/Professional CRUs
Frontage and Access On Hawks Ridge Blvd

UNIT	SIZE
B1	1,300 SF +\-
B2	1,000 SF +\-
B3	Convenience Store LEASED

BUILDING C | Daycare

CONVENIENCE/GAS BAR 2,500 SF +\-

BUILDING D

MAIN LEVEL 6,300 SF +\-

Daycare building with demisable CRU
CRU with frontage on Hawks Ridge Blvd

UNIT	SIZE
447	Filipino Mart LEASED
449	1,146 SF +\- LEASED
451	1,253 SF +\- LEASED
453	Pizza Business LEASED
455	Physiotherapy LEASED

Looking for: Restaurant/food services (Asian, Indian, western etc.), Neighbourhood Pub/Bar, Coffee shop, Tea shop, Bakery, Salon and Spa, Nail Salon, Tutoring centre, Financial services (accountant, insurance) and complimentary medical usages (optometry, Chiropractic, Massage Therapy etc.)

Committed Businesses: Day Care, General Dentist, Physiotherapist, Gas Bar cum C-Store, Liquor Store, Filipino Groceries, Pharmacy, Medical and Psychologist etc.

Ideal uses: Massage therapy, chiropractic, optometry, spa, nail and hair salons, restaurants and quick-service food, neighbourhood coffee shop or pub.





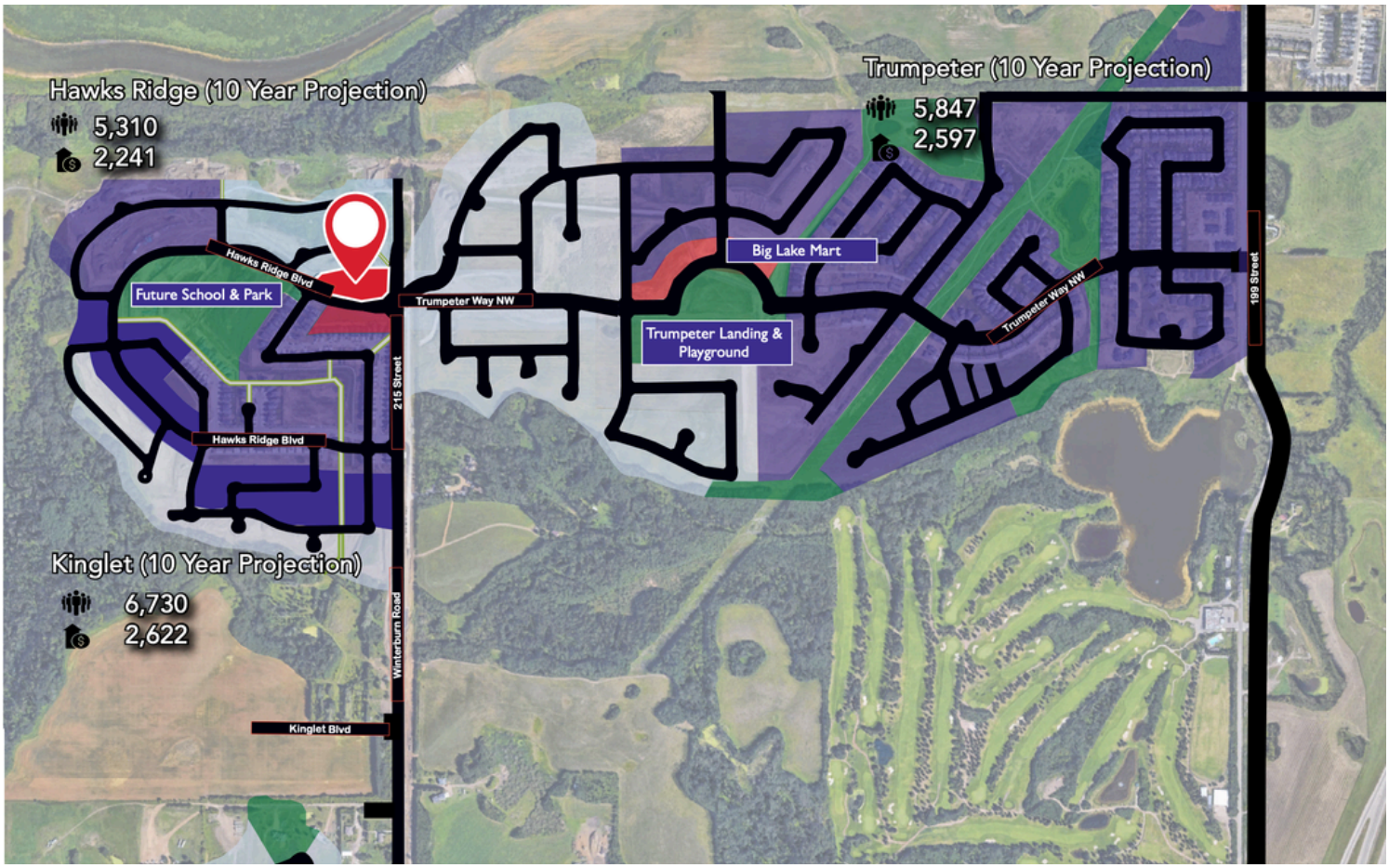




10 YEAR PROJECTION

Big Lakes Community Development Process

- There are 1,152 single-family lots and 8.8 acres to accommodate multifamily units in Hawks Ridge. The community is 80% built out.
- Trumpeter is located across from the development and was home to 1,599 people in 2019 with 10 year projection of 5,847
- The 215 Street connection to Trumpeter Way will be completed this fall (currently in construction).
- The last stages of the community development for Big Lake Area depicted on this map are expected to be complete in 2024.



CONTACT:

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201, 5607 - 199 Street , Edmonton, AB T6M 0M8