



**TAMARACK  
RETAIL CENTRE** | **17 STREET NW & MAPLE ROAD**  
EDMONTON, AB

Partnership. Performance.

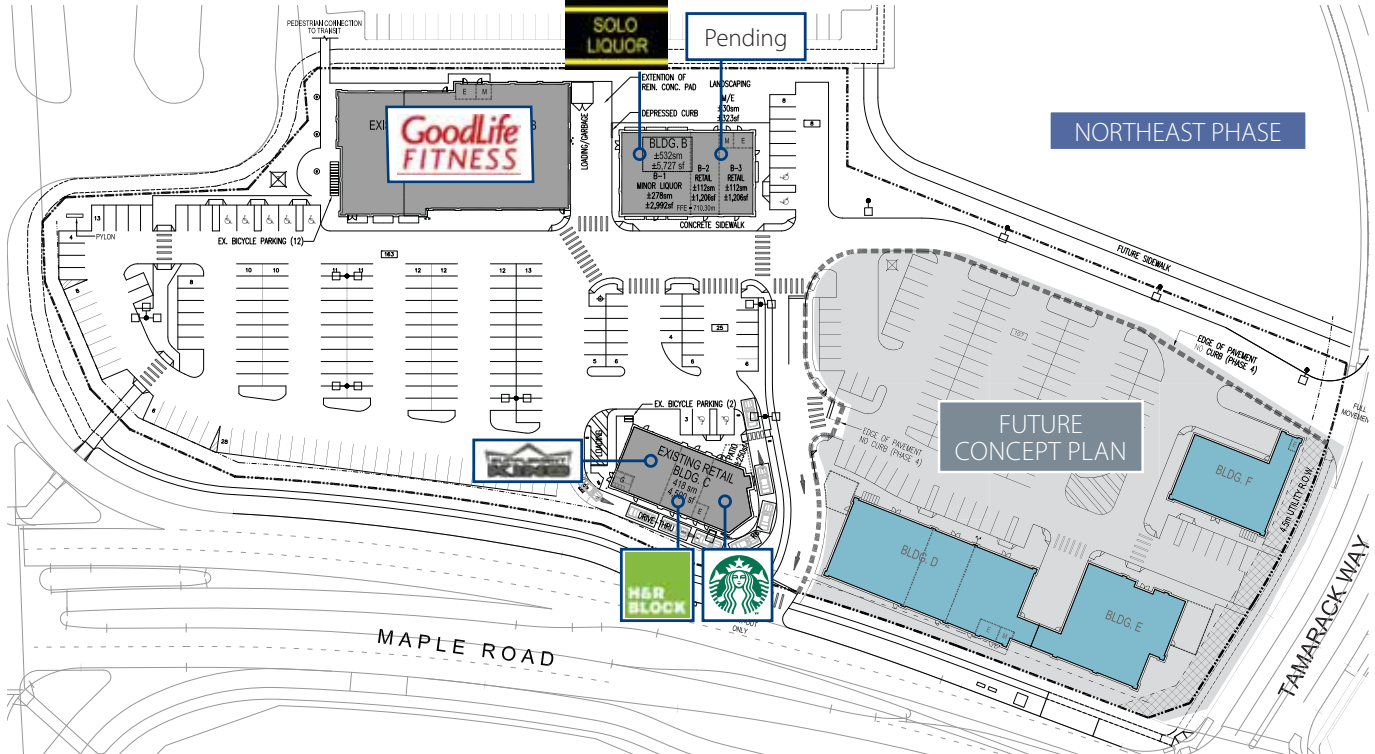
**RETAIL AVAILABLE FOR IMMEDIATE OCCUPANCY & FUTURE DEVELOPMENT**

- Join Walmart, Goodlife Fitness, SportChek and Michaels in this 17.9 acre power centre in southeast Edmonton
- Strategically located in the center of Edmonton's rapidly growing southeast node, in the heart of the Tamarack neighbourhood
- Strong exposure to both 17 Street (20,900 vpd, 2014) and Maple Road, with Whitemud Drive (49,600 vpd, 2014) immediately to the north
- Excellent access with multiple all-directional intersections and a strong internal road network
- Retail opportunities available for both immediate occupancy and future development
- Tamarack features modern, attractive architecture and building design
- Good ETS ridership (8,900 per weekday) provides additional traffic to this development

# Site Plan

Available  
 Leased/Pending





## Area Overview

Developed by Dream Centres

Tamarack Retail Centre is an exciting multi-phase development anchored by Walmart, GoodLife Fitness, Shoppers Drug Mart, SportChek and Michaels. It is situated in the heart of the larger Meadows area of southeast Edmonton. Formally established in 2006, Tamarack is defined geographically by Whitemud Drive to the north, the Canadian National Rail Line to the east, 23 Avenue to the south and 17 Street to the west.

The majority of the neighbourhood consists of low to medium density residential with multi-family located to the south and east. Meadows area has a population of 29,763 as of 2014. Upon full build-out this number is projected to increase to 59,602 people.

Further south along 17 Street and 23 Avenue is the Meadows Community Recreation Centre. This is Edmonton's newest recreation centre and consists of a state of the art aquatic centre, fitness centre, gymnasium and two NHL-sized hockey rinks. Over 800,000 individuals used the facility last year making it one of the busiest recreation centres in the Edmonton region.





ADDRESS	<b>17 Street &amp; Maple Road, Edmonton, AB</b>
NEIGHBOURHOOD	<b>Tamarack, in SE Edmonton</b>
LEGAL DESCRIPTION	Tamarack N (Lot 5, Block 14, Plan 1420502) Tamarack NE (Lot 3, Block 13, Plan 1420502) Tamarack SE (Lot 68, Block 1, Plan 0829569)
SITE SIZE	17.9 acres
ZONING	Tamarack N - DC1 Tamarack NE - CSC Tamarack SE - CSC

For more information,  
please contact:

**Ben Volorney**, Principal  
780.429.7565  
ben.volorney@avisonyoung.com

**Chris Killingsworth**, Senior Associate  
780.702.5852  
chris.killingsworth@avisonyoung.com

**Ben Snider**, Associate  
587.882.9754  
ben.snider@avisonyoung.com



avisonyoung.com