



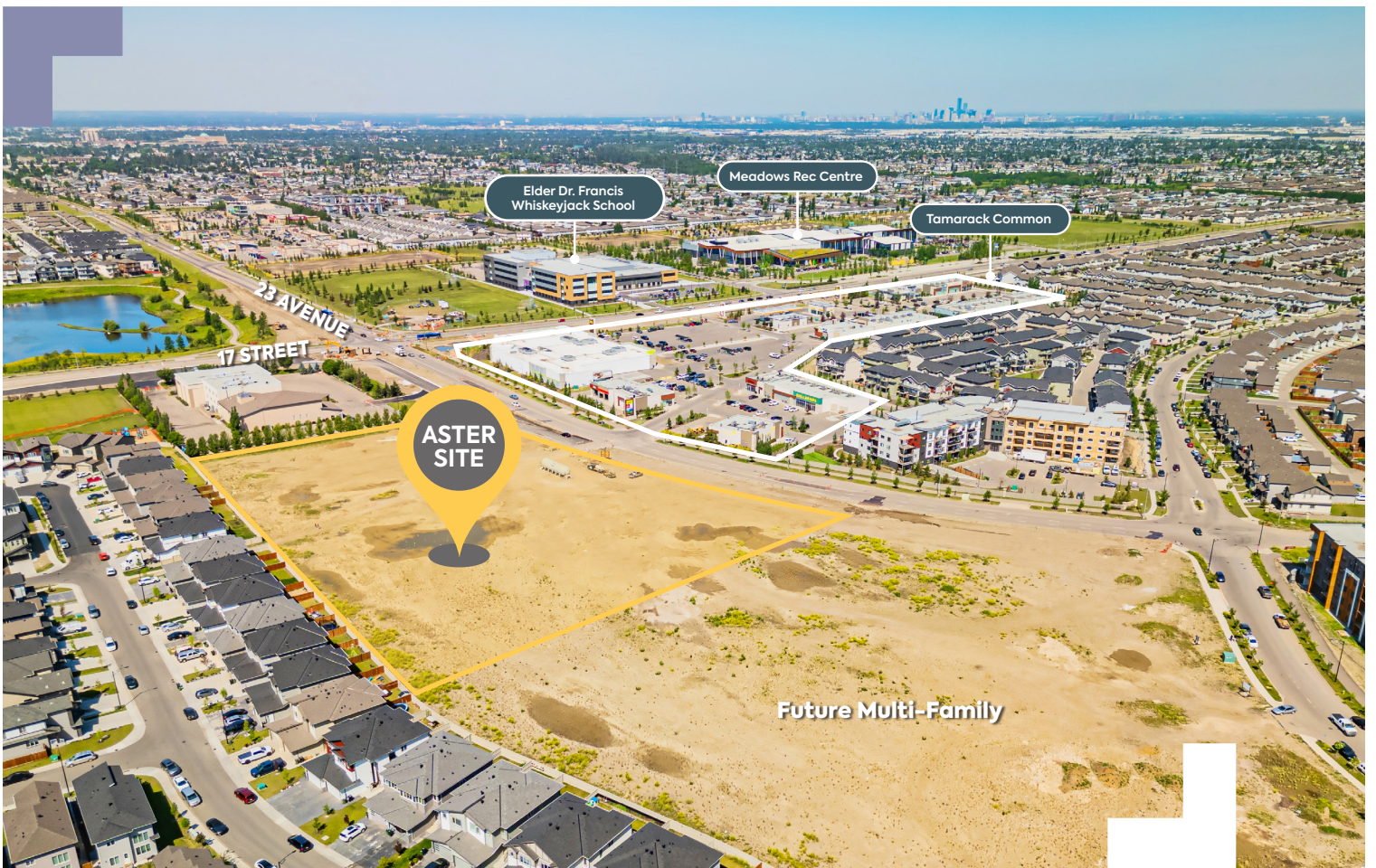
ASTER

17 STREET & 23 AVENUE | EDMONTON, AB

+ RETAIL SPACE FOR LEASE

Aster is ideally situated in a fast-growing residential community, directly across from our fully leased Tamarack Common shopping centre, next to the Meadows Recreation Centre, and steps from a brand-new high school.

Surrounded by completed and soon-to-be-completed townhomes, single-family homes, multi-family residences, and apartments, Aster is poised for success. Its prime location near Anthony Henday Drive, as well as the high-traffic corridors of 23 Avenue and 17 Street, makes it an ideal emerging retail destination.



Elder Dr. Francis Whiskeyjack High School opened in fall 2024 and accommodates up to 2,400 students in grades 10–12. Conveniently located across from the Tamarack Common and Aster shopping centres and next to The Meadows Recreation Centre, the school is ideally positioned to serve the surrounding community.

+ PROPERTY DETAILS



SITE AREA
8.5 Acres



RENTAL RATE
\$38.00/SF (est.)



AVAILABILITY
Pre-Leasing



GROSS BUILDING AREA
71,000 SF



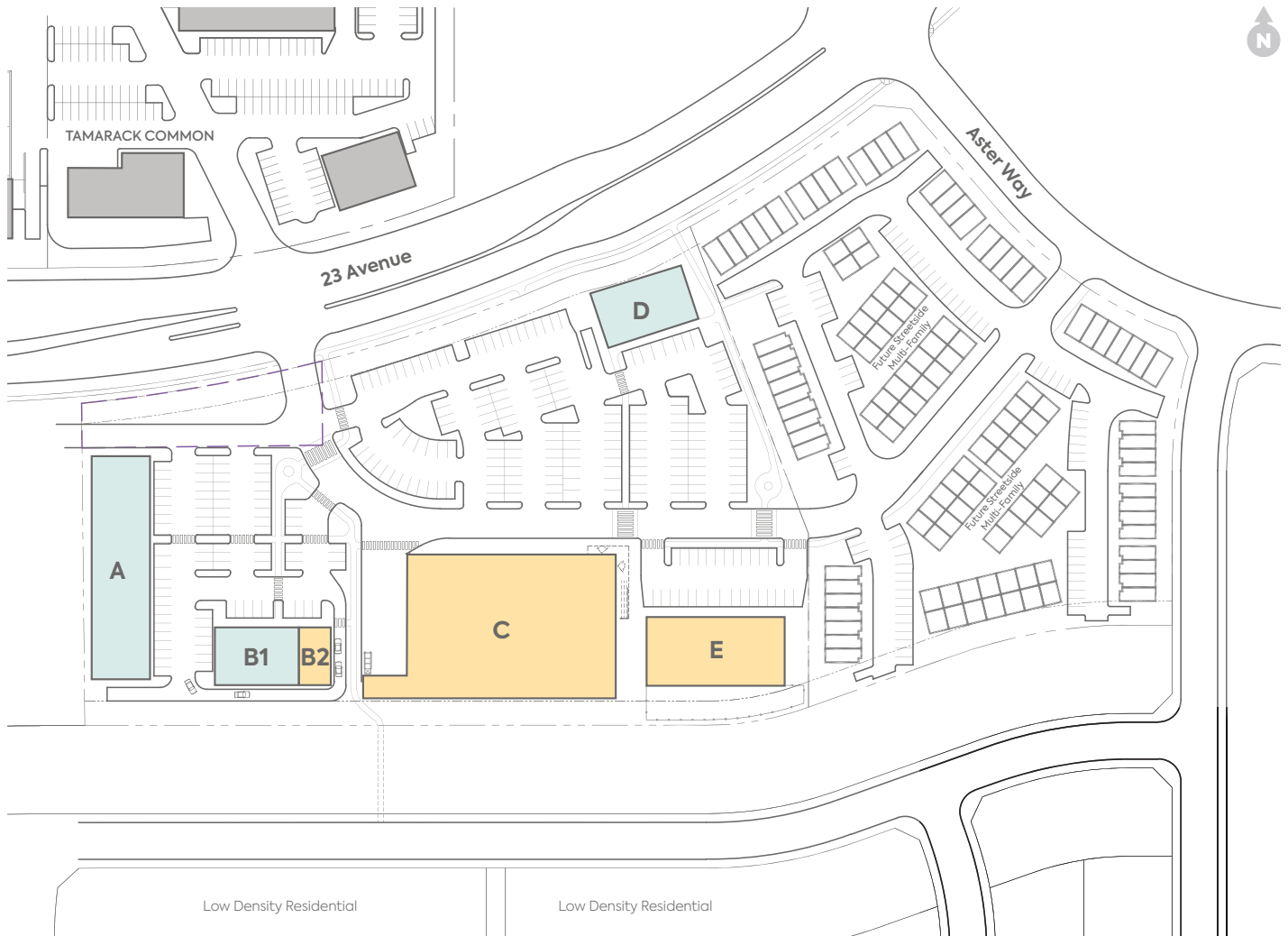
ADDITIONAL RENT
TBD



PARKING RATIO
4.5/1,000 SF

+ SITE PLAN

Aster



The specifications, site plan(s) and rendering(s) depicted herein are proposed, represent the current expectation of the layout of the development and are subject to change by Qualico from time to time without notice. Demographics data collected from Envrionics Analytics.

A	AVAILABLE	13,800 SF
B1	AVAILABLE	5,200 SF
B2	PENDING (+ Drive-thru)	2,000 SF
C	PENDING	34,000 SF
D	AVAILABLE	6,000 SF
E	PENDING	10,000 SF



+ AREA DEMOGRAPHICS

Aster



POPULATION

1 KM 9,253	3 KM 68,645	5 KM 124,272
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HOUSEHOLDS

1 KM 2,743	3 KM 20,221	5 KM 39,675
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AVERAGE INCOME

1 KM \$110,891	3 KM \$117,664	5 KM \$124,169
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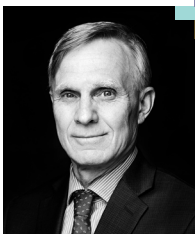


VEHICLES PER DAY

Approximately 20,200 along 17 Street and 12,400 along 23 Avenue



CONTACT



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