open PROPERTY GROUP

TIMBERLANDS MARKET

499 Timberlands Drive
Red Deer, Alberta

Well-positioned Co-op Anchored Retail For Lease!

CROSSING

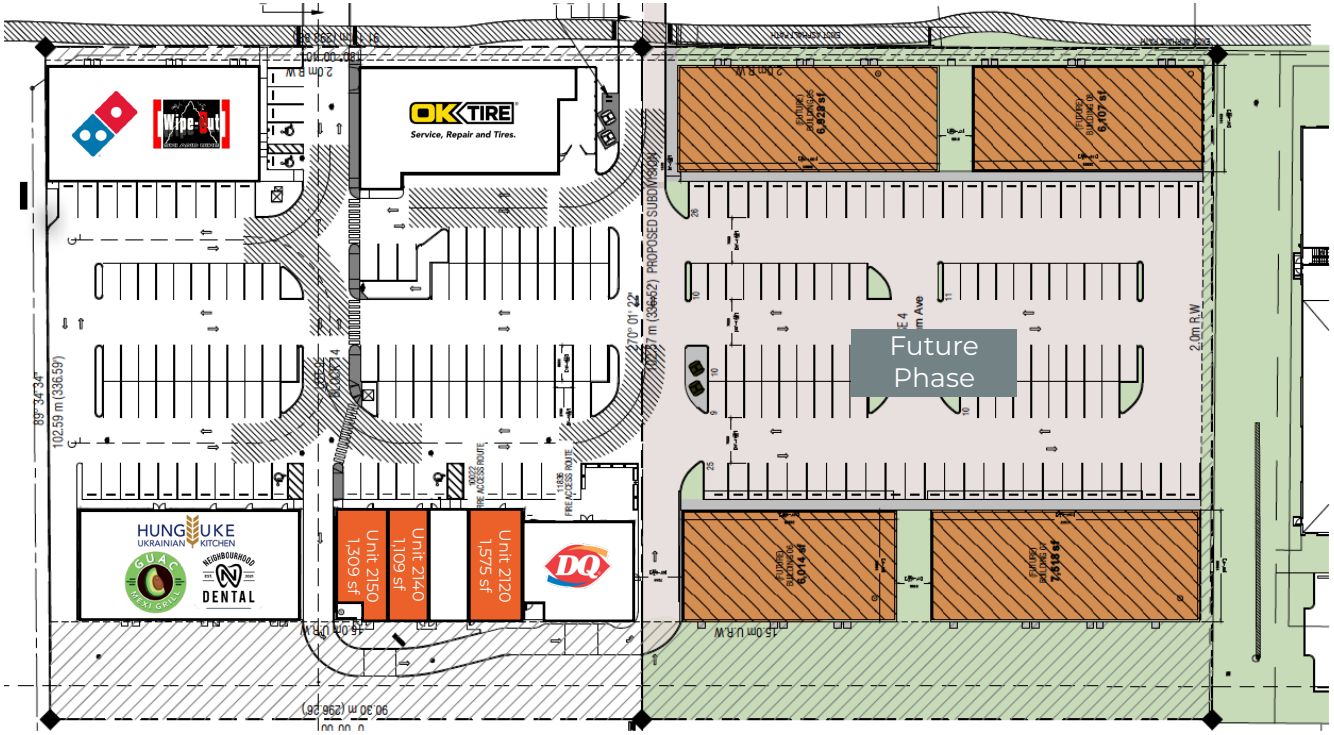
THE DETAILS

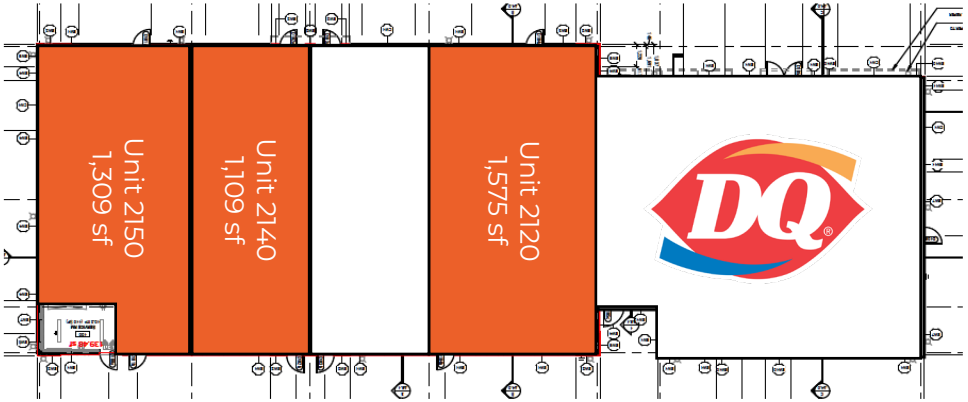
Address	90 Thornburn Ave
Area	Variable
Rate	Market
Additional Rent	$13.00 (2026)
Term	10 Years
Availability	Immediate

SNAPSHOT

- Well-positioned retail centre anchored by OK Tire, Dairy Queen, and a variety of established local businesses.
- High visibility along 30th Avenue with traffic counts of approximately 38,000 vehicles per day.
- Ideally located to serve the growing communities of Clearview Ridge, Clearview Meadows, Rosedale Estates, and Rosedale Meadows.

SITE PLAN





- Leased
- Available
- Under Offer
- Future Development

MARKET

THE DETAILS

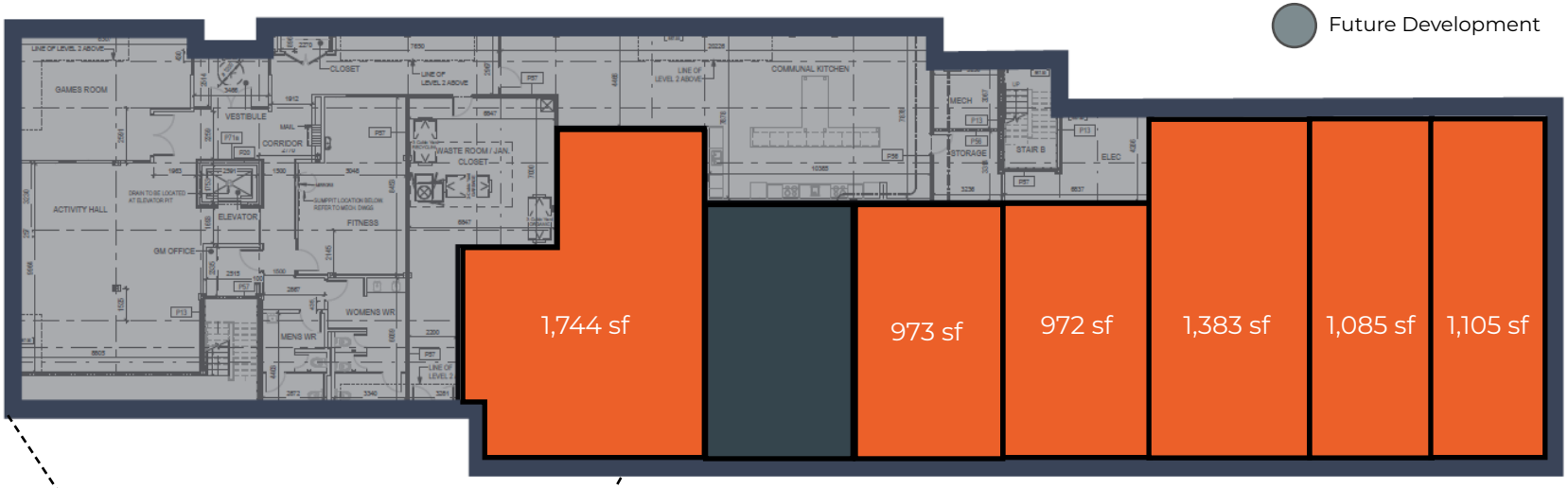
Area	7,262 sf
Rate	Market
Additional Rent	TBD
Term	10 Years
Availability	Immediate

SNAPSHOT

- Anchored by Co-op Food Store, generating strong daily traffic to the centre
- Strong mix of national and local service-oriented tenants driving consistent visits
- Excellent access and visibility along Gaetz Avenue and major Red Deer commuter routes
- Convenient neighbourhood shopping destination serving Timberlands and surrounding north Red Deer communities

SITE PLAN

- Leased
- Available
- Under Offer
- Future Development



PERKS

BMO
Tim Hortons
CANADIAN PIZZA UNLIMITED
cpu
BROWNS SOCIALHOUSE
restaurant . bar . socialize
A&W
TD
THE CHOPPED LEAF
servus credit union
petvalu
CALGARY CO-OP
HEAL
DQ
COBS BREAD
edo japan
OK TIRE
Service. Repair and Tires.
BulkBarn
GUAC
CLEARVIEW RIDGE
30 Ave
11
2A
Riverside Dr
Gaetz Ave
WASKASOO
TIMBER RIDGE
TIMBERSTONE PARK
David Thompson Hwy
CLEARVIEW MEADOWS
ROSEDALE MEADOWS
MICHENER HILL
ROSEDALE ESTATES
50 St
DOWNTOWN RED DEER

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OPEN TO WHAT'S NEXT.

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