

# TIMBERLANDS

📍 499 Timberlands Drive  
Red Deer, Alberta

*Well-positioned Co-op  
Anchored Retail For Lease!*

**open**  
PROPERTY  
GROUP

# TIMBERLANDS

- Leased
- Available
- Future Development



CROSSING

STATION

MARKET

# CROSSING

## THE DETAILS

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

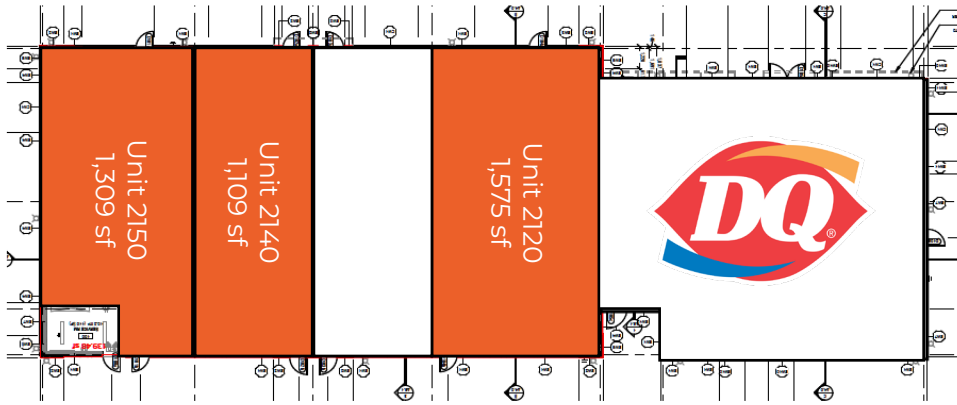
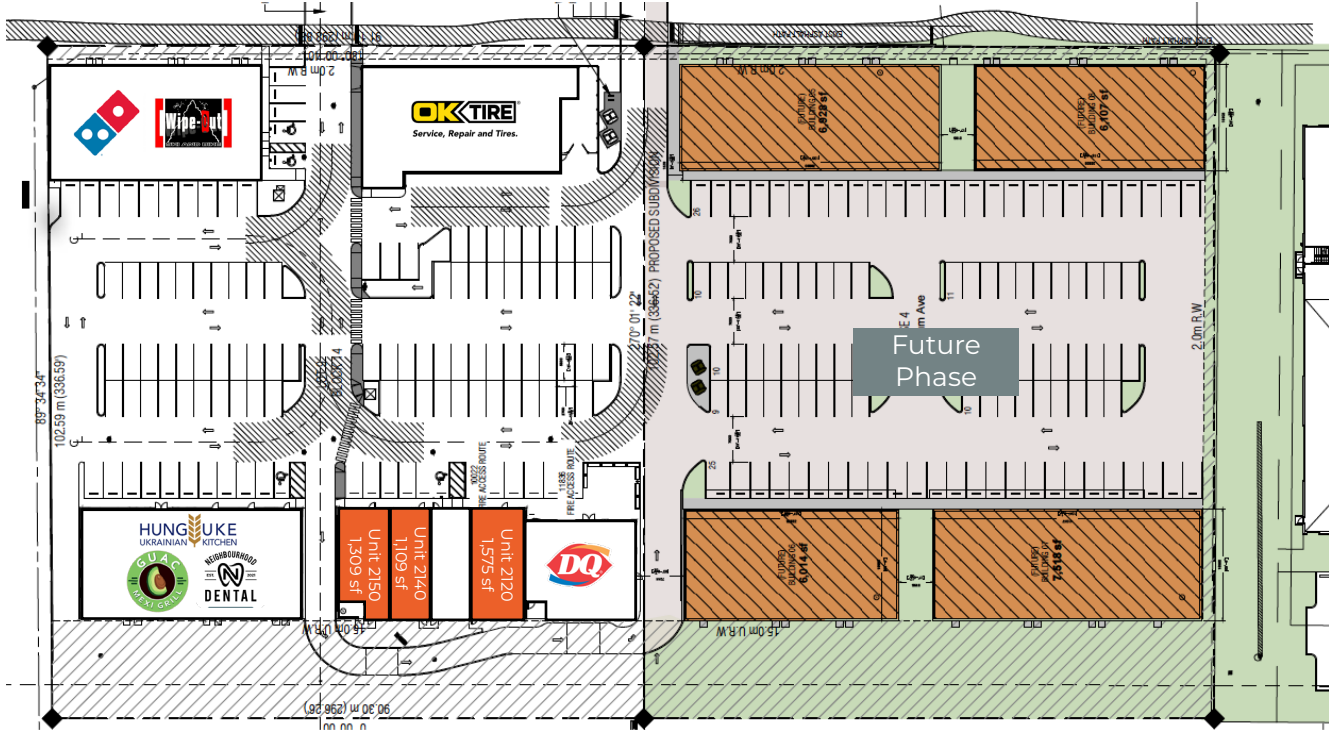
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## SNAPSHOT

- 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

## THE DETAILS

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

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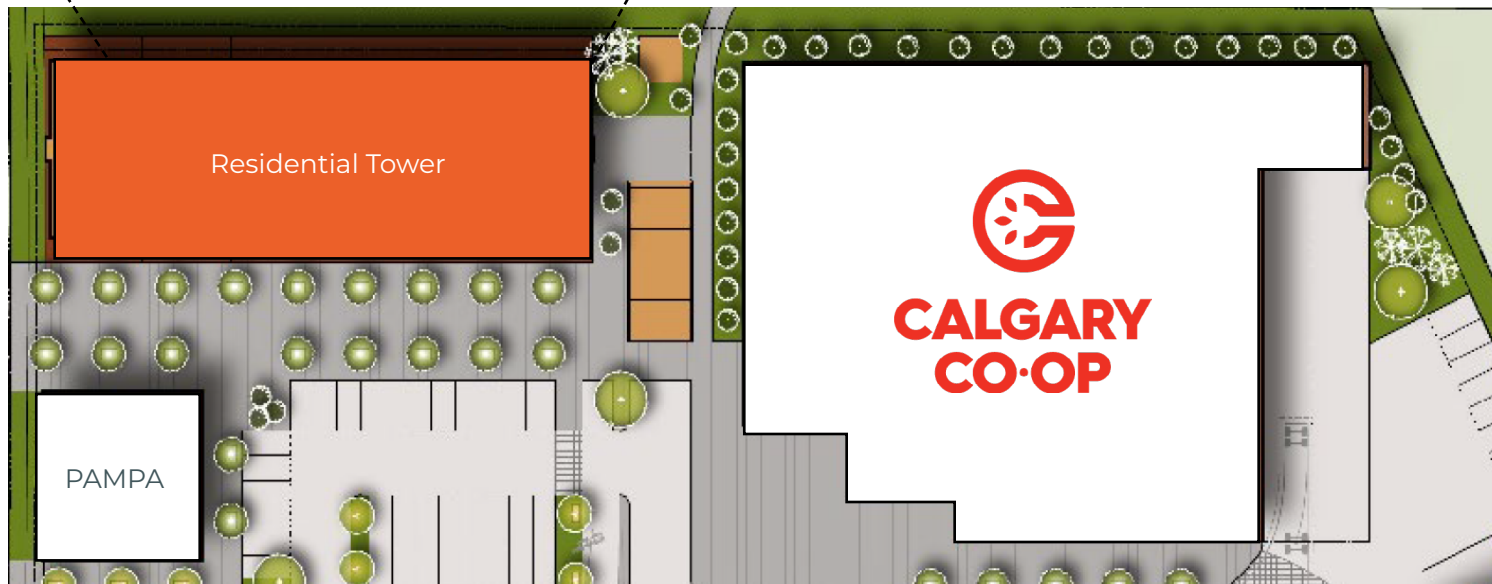
## SNAPSHOT

- 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

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# VISUALS



# PERKS



# OPEN TO WHAT'S NEXT.

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