

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

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.



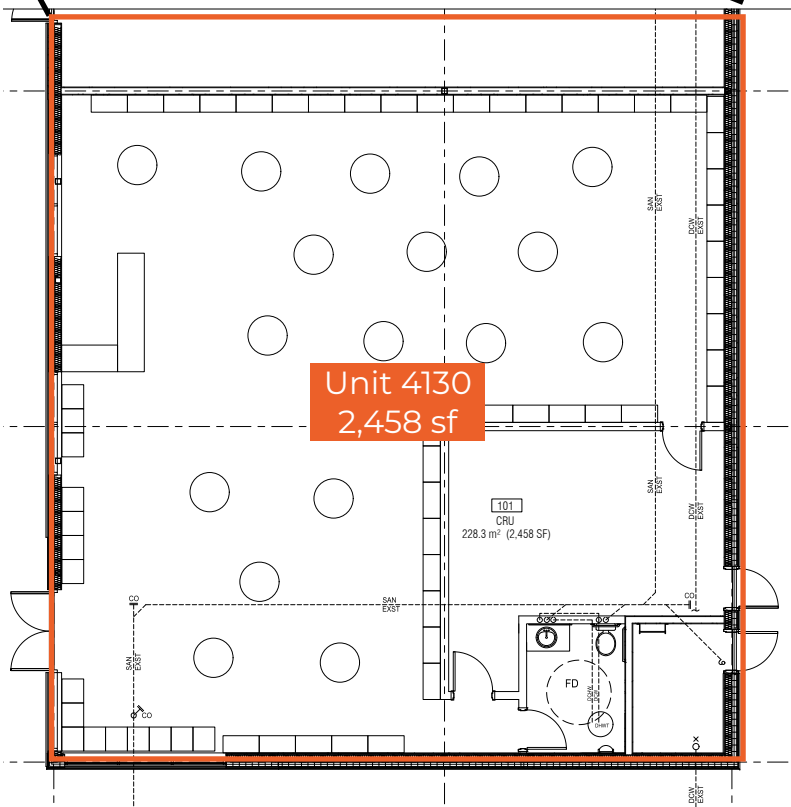
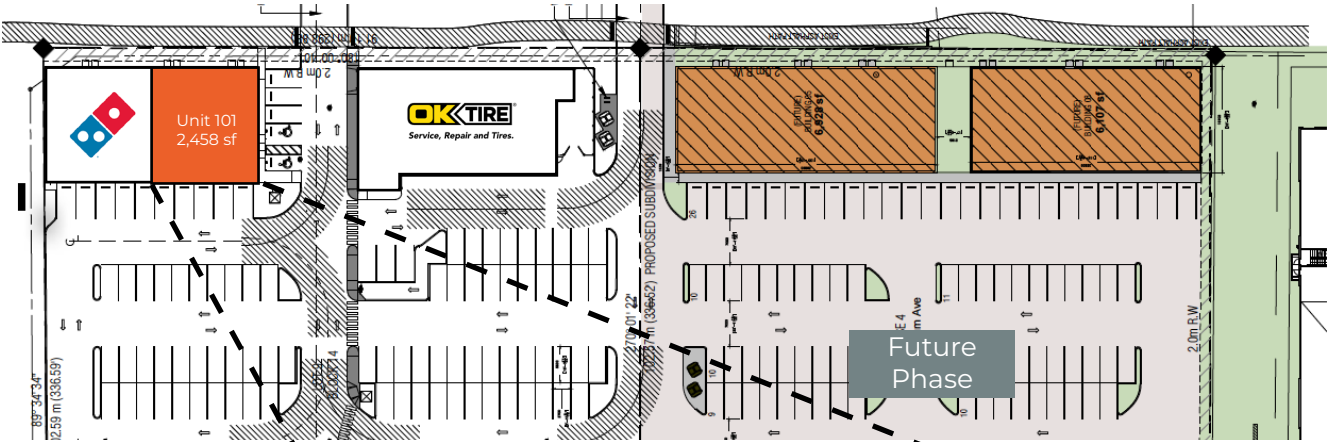


SITE PLAN





SITE PLAN



- Leased
- Available
- Under Offer
- Future Development

THE DETAILS

Area	1,744 sf
Rate	Market
Additional Rent	TBD
Term	10 Years
Availability	Immediate

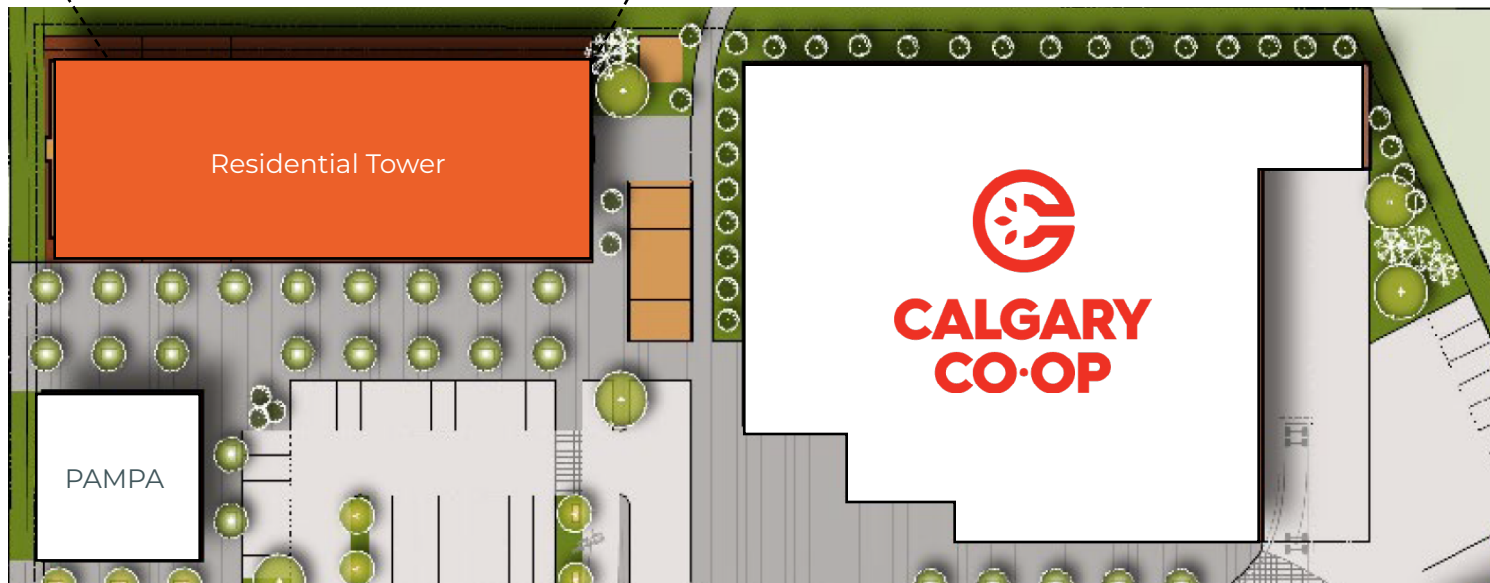
SNAPSHOT

- 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

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VISUALS



PERKS



OPEN TO WHAT'S NEXT.

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