

BUILT TO SUIT OPPORTUNITY

**FOR LEASE**

20 THOMLISON AVENUE, RED DEER



**TIMBERLANDS STATION**

PRESENTED BY

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# THE PROPERTY

20 THOMLISON AVENUE

## Timberlands Station

Brand new Class A retail and office development in an expanding part of East Red Deer. Located in the new Timber Ridge residential subdivision just north of the existing Rosedale residential subdivision, this development is anchored by tenants including Tim Horton's, Pizza Hut, Fas Gas, Wendy's, a Daycare, and a Medical Clinic opening in 2026. Join these tenants in this new development with various sizes available starting as low as 1,350 SF with ample parking capacity. This location has high visibility from Highway 11, with great signage opportunities.



C5 - Zoning



89,204 SF



8 Buildings



Market Rates



403.986.7777 | [WWW.REDDEERCOMMERCIAL.COM](http://WWW.REDDEERCOMMERCIAL.COM)

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**REMAX**  
COMMERCIAL  
PROPERTIES

# AREA DEVELOPMENT/ DETAILS



## EAST RED DEER

The Timber Ridge area is nearing the completion of its Phase 3 residential development, with two additional residential phases planned for the future. An approved middle school is also slated for construction next to Timberlands Station. Additionally, the Timber Pointe apartment complex has begun construction and is expected to be completed soon.

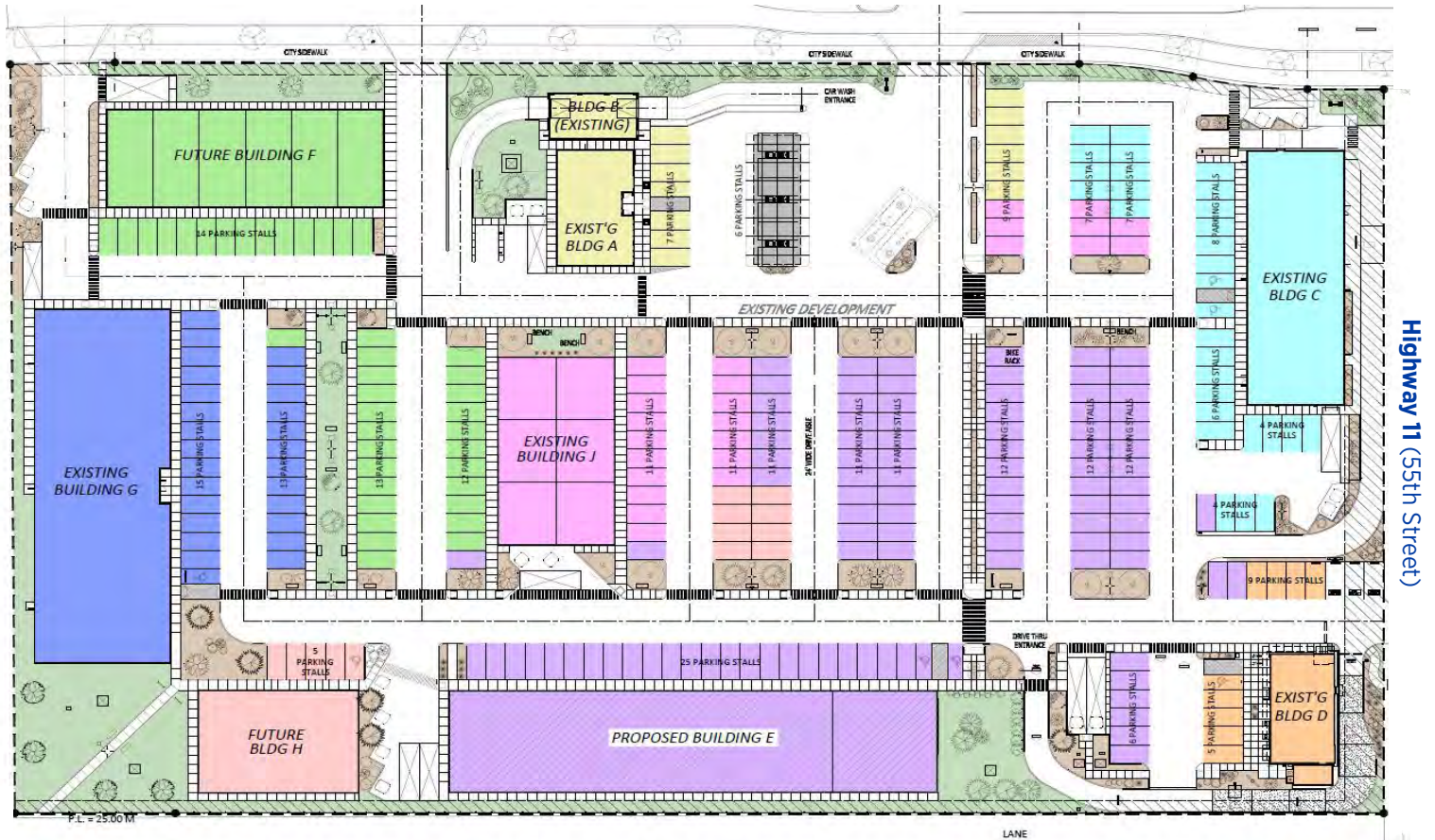
## PROPERTY DETAILS

|                         |                                                                                 |
|-------------------------|---------------------------------------------------------------------------------|
| MUNICIPAL:              | 20 Thomlison Avenue, Red Deer                                                   |
| LEGAL LAND DESCRIPTION: | Plan 1623342 Block 12 Lot 3                                                     |
| TOTAL SIZE:             | Total Site Area = <b>±282,970 SF</b><br>Total Leasable Area = <b>±89,204 SF</b> |
| ZONING:                 | C5 - General Commercial District                                                |
| PARKING:                | 292 ± Parking Stalls Available                                                  |
| LEASE PRICE:            | <b>Market Rates</b>                                                             |
| NNN:                    | <b>\$11.00 Per SF (2025)</b>                                                    |



# SITE PLAN

## Thomlison Avenue



Developed building with units available now starting as low as 1,350 SF.

 Fully Leased. Anchor tenants include: Tim Horton's, Fas Gas, Pizza Hut and Wendy's.

■ Proposed buildings / Not yet built. Pre-leasing available with TI negotiations.

| Building | Size Available                                | Status                |
|----------|-----------------------------------------------|-----------------------|
| A        | Fully Leased                                  |                       |
| B        | Fully Leased                                  |                       |
| C        | Fully Leased                                  |                       |
| D        | Fully Leased                                  |                       |
| E        | 1,400 - 7,881 SF                              | Currently Pre-Leasing |
| F        | 7,597 SF                                      | Future Pre-Leasing    |
| G        | 1,350 SF (Main Floor)<br>2,900 SF (2nd Floor) | Available Now         |
| H        | 4,553 SF                                      | Future Pre-Leasing    |
| J        | Fully Leased                                  |                       |

# FLOOR PLANS



Building A & B - Fully Leased



Building C - Fully Leased



# FLOOR PLANS

## Building D - Fully Leased



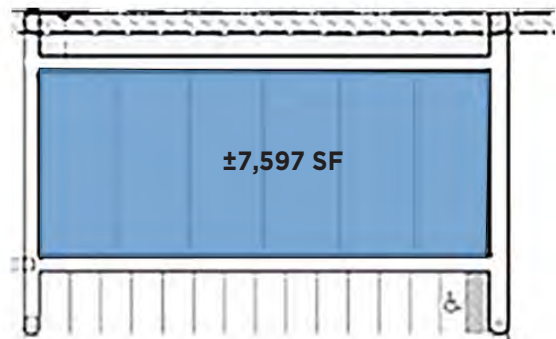
## Building E

- » Under construction & available for pre-leasing.
- » Multiple sizes available starting at 1,400 SF.
- » Immediate parking for 25 cars with additional parking for staff and clients.



## Building F

- » Proposed building available for pre-leasing.
- » 7,597 SF of space planned to include drive in bays.
- » Perfect for a mechanic or auto service shop.
- » Immediate parking for 11 cars with additional parking for staff and clients.



## Building H

- » Proposed building available for pre-leasing.
- » 4,553 SF space with a roof top patio (1,904 SF)
- » Perfect for a restaurant or service retail.

1st Floor



Rooftop Patio



## Building J - Fully Leased



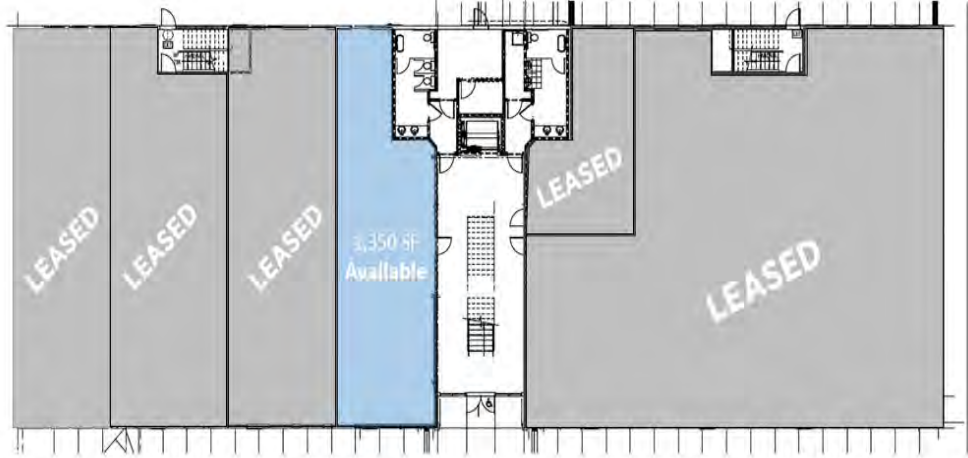
# FLOOR PLANS

## Building G (2 Storey)

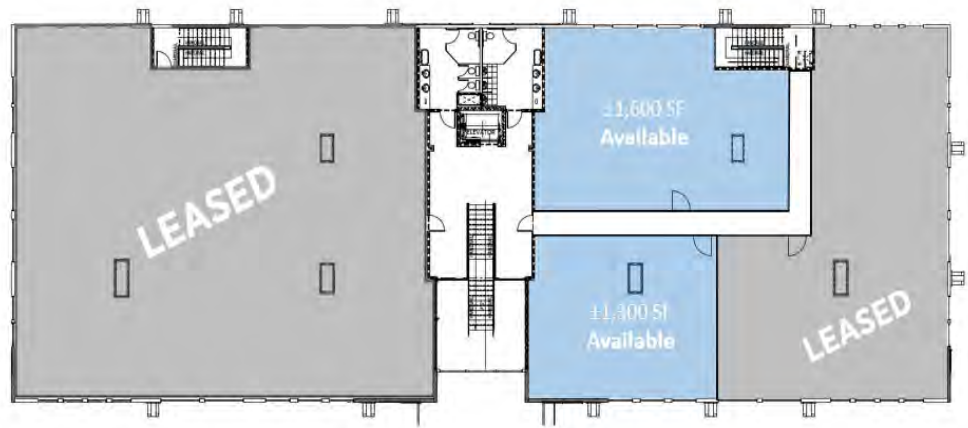
- » Existing multi-tenant building.
- » 3 units remaining:
  - 1,350 SF main floor shell space.
  - 1,600 SF & 1,300 SF on 2nd floor.
- » Perfect for a small office or retail space.
- » Assigned parking is available with additional parking available for staff and clients.



Main Floor

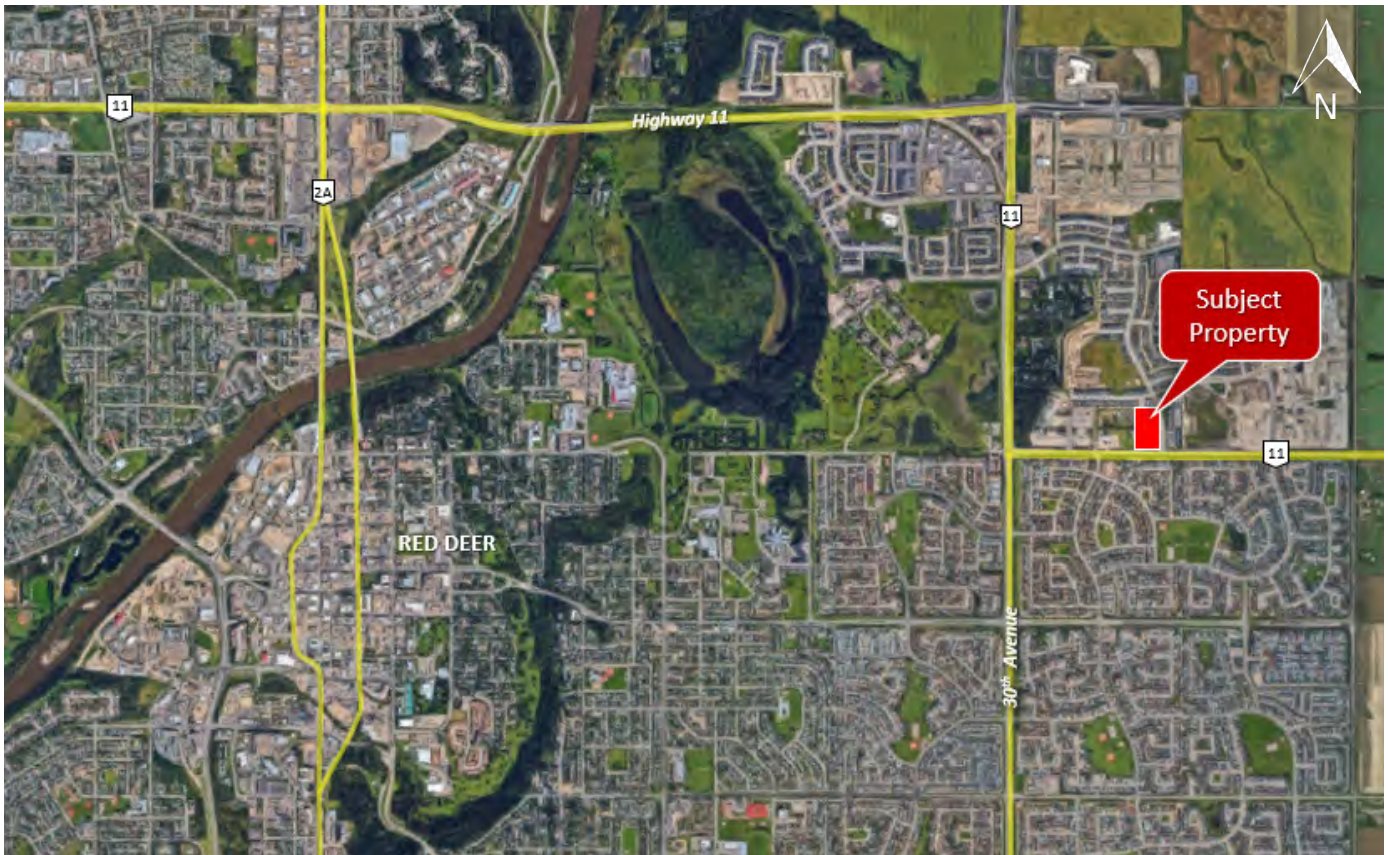


2nd Floor



CALGARY & RED DEER'S  
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RE/MAX COMMERCIAL BROKERAGE

LOCATION/MAP



YOUR RE/MAX COMMERCIAL TEAM

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