



RohitTM
COMMERCIAL | Bold Goes Further



FOR LEASE

Big Lake Crossing

**A prominent new development in North West Edmonton
535 Pintail Drive, Edmonton, Alberta**

- Brand new retail CRUs available from ±1,200 SF
- Freestanding retail opportunities with drive-thru potential
- Excellent exposure to Winterburn Road and regional traffic
- Direct access to Anthony Henday Drive and Yellowhead Trail
- Positioned to serve growing Northwest Edmonton communities
- Adjacent to major residential growth and employment areas
- High-visibility commercial node with exceptional pylon signage opportunities

Bruce Peters
Vice President
+1 780 969 3033
Bruce.peters@colliers.com

Paul Raimundo
Senior Vice President
+1 780 917 4171
Paul.raimundo@colliers.com

Tony Savchuk
Associate
+1 780 969 3039
Tony.savchuk@colliers.com



[CLICK HERE to verify if your use is permitted!](#)

Municipal Address

535 Pintail Drive NW,
Edmonton, Alberta

Legal Description

Plan 2620687, Block 1,
Lot 2-3

Zoning

CG - General
Commercial

Access

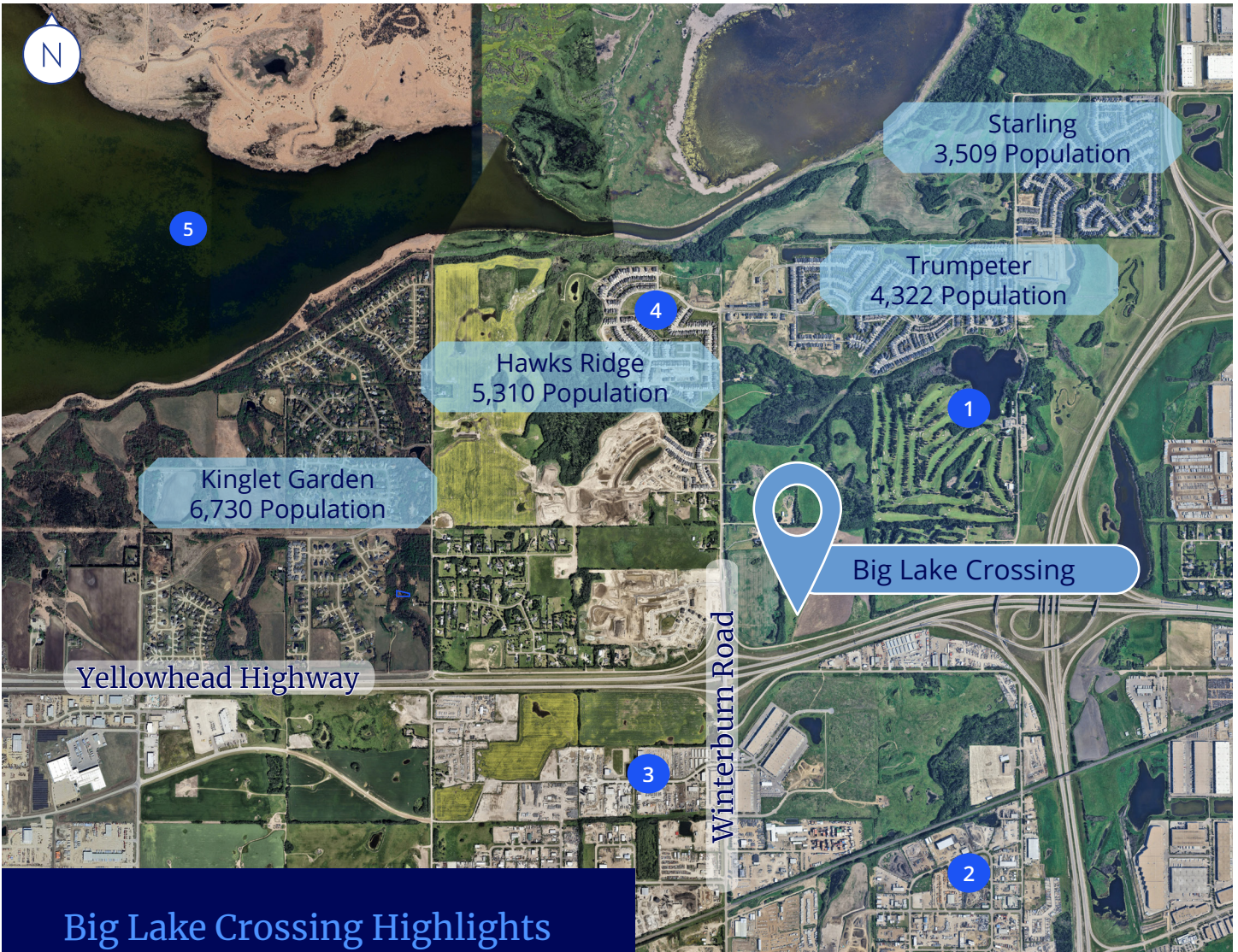
Winterburn Road &
Yellowhead Trail

Net Rent
Market

Operating Costs
\$19.00 EST

Estimated Occupancy
Winter 2027/28

Signage
Pylon and fascia



Big Lake Crossing Highlights

- Located within the rapidly growing Big Lake community in Northwest Edmonton
- Immediate access to Anthony Henday Drive and Yellowhead Trail, providing efficient connectivity across Edmonton and to St. Albert
- Surrounded by significant new residential development with current population of 16,000 growing to 30,000 by 2033
- Nearby schools, future school sites, parks, and community amenities supporting long-term neighbourhood growth
- Excellent accessibility to Northwest Edmonton industrial and employment nodes

Legend and Amenities

- 1 Glendale Golf and Country Club
- 2 Winterburn Industrial Area East
- 3 Winterburn Industrial Area West
- 4 Hawksridge Future School Site
- 5 Big Lake

Demographics Within 5KMS

Population	27,110
Daytime Population	62,657
Number of Households	13,622
Median Household Income	\$158,651

Big Lake Crossing



Bruce Peters

Vice President
+1 780 969 3033
Bruce.peters@colliers.com

Paul Raimundo

Senior Vice President
+1 780 917 4171
Paul.raimundo@colliers.com

Tony Savchuk

Associate
+1 780 969 3039
Tony.savchuk@colliers.com

Copyright © 2026 Colliers International. This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers international and/or its licensor(s). Copyright © 2024 Colliers Macaulay Nicolls Inc.

