

PRIME RETAIL OPPORTUNITY IN SYLVAN LAKE, AB



# Beacon Hill Commercial

1 Beacon Hill Drive  
Sylvan Lake, AB

LAEBON GROUP  
EST. 1976

CBRE

# Demographics

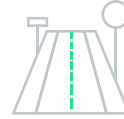


**17,688**  
Population Within 3 KM

**760,000**  
Summer Visitors



**\$109,307**  
Average Household Income  
Within 2 KM



**6,693**  
VPD along Memorial Trail

**10,533**  
VPD along 50th Street

**17,353**  
VPD along Highway 11

## Prime retail opportunity in the heart of Sylvan Lake, Alberta

- Sylvan Lake is a vibrant community with a high quality of living that respects the environment, provides economic opportunities and values efficient, inclusive and transparent government.
- Sylvan Lake is known for its small town charm, friendly locals and laid back nature combined with activities all year round that bring in over 700,000 visitors each year
- 15 minute drive west of Red Deer and 1.5 hours from either Calgary or Edmonton with easy access off of the QE2 Highway, Highway 11 (17,353 VPD) and Memorial Trail (6,693 VPD)
- The development includes 2 retail buildings in the growing community of Beacon Hill on the south side of Sylvan Lake
- Construction is underway with an estimated December 2025 occupancy
- Approximately 60 parking stalls and 4 handicap parking stalls

### Space Available

**Phase 1 East Building:**  
**1,000 -6,800 sq. ft.**

BASIC RENT - Market

OP COSTS & TAXES - TBD

SIGNAGE - Fascia & Pylon

AVAILABLE - Immediately

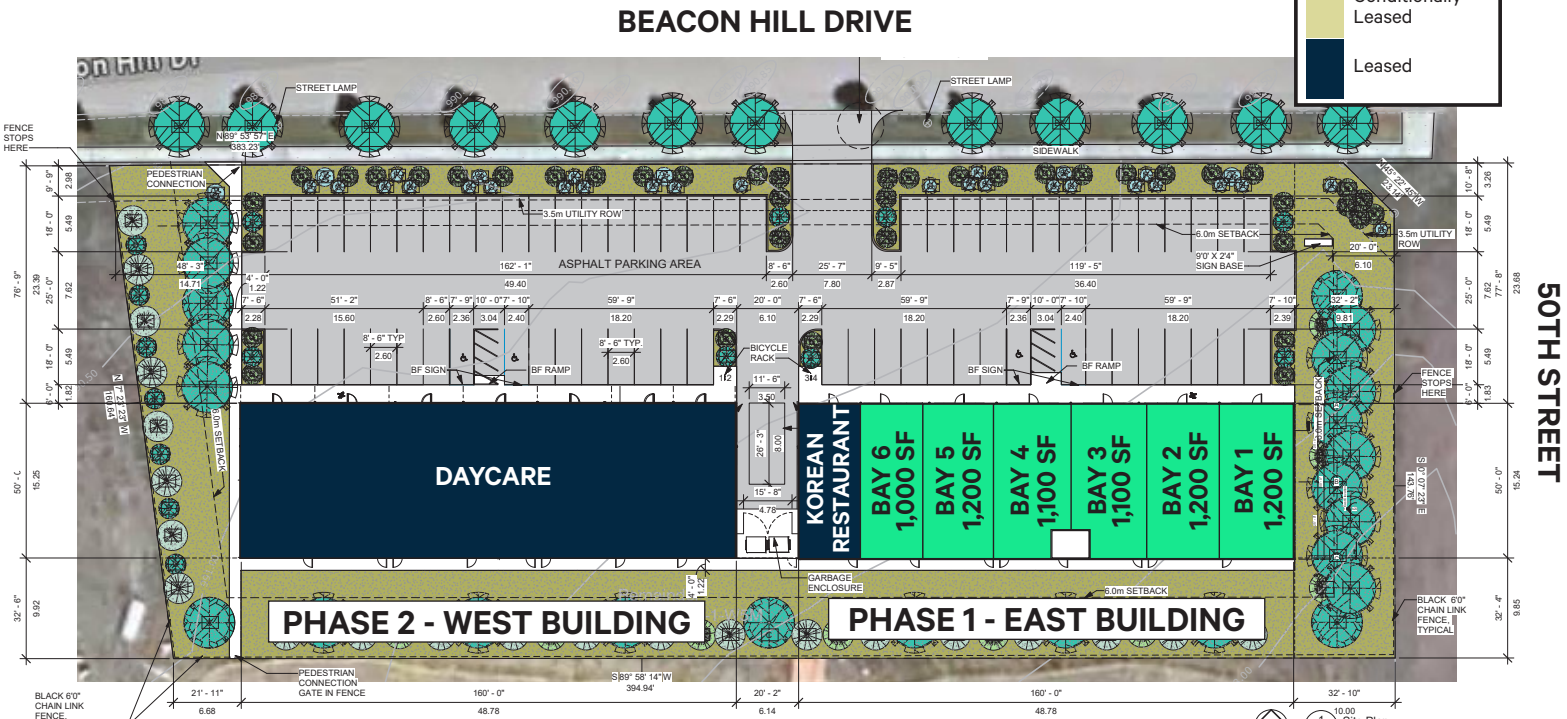
ZONING - CNS  
(Neighbourhood Shopping Centre)

TERM - 5 - 10 years

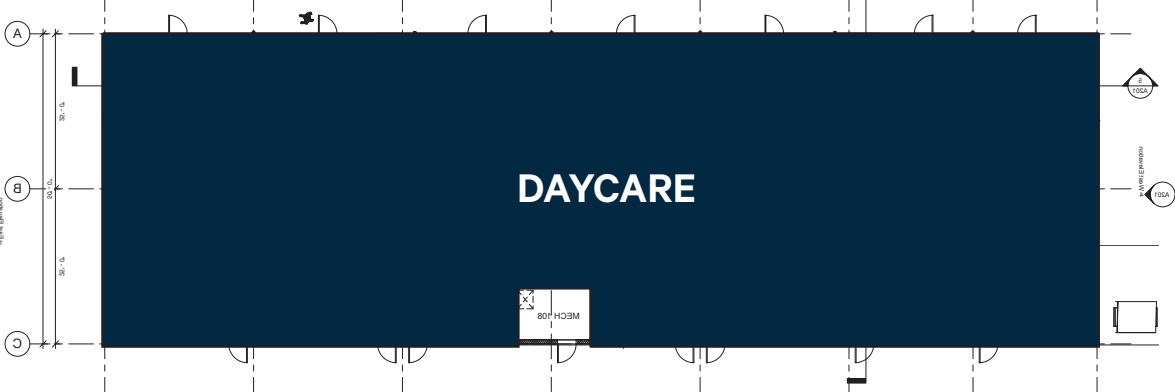


# Leasing Plan

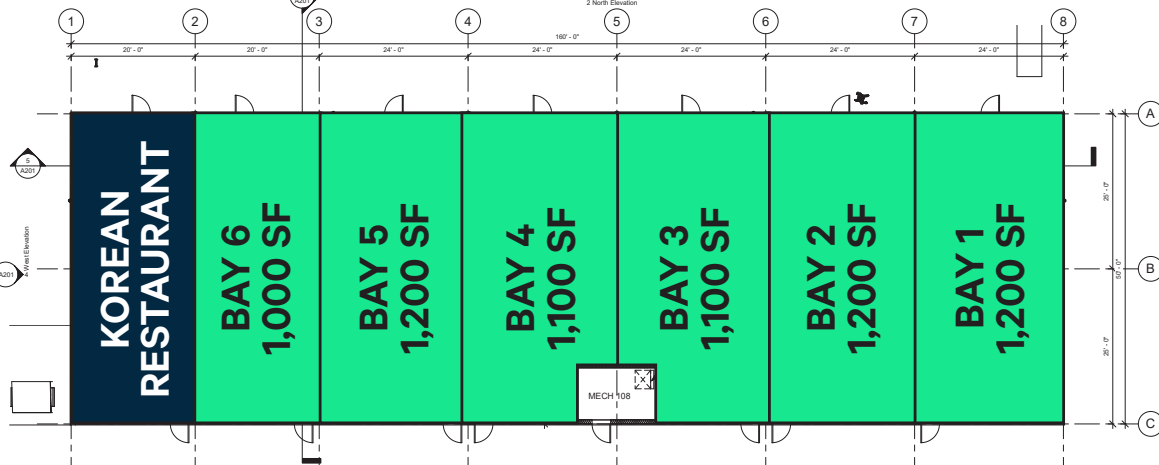
	Available
	Under Offer
	Conditionally Leased
	Leased



## Phase 2 West Building



## Phase 1 East Building



Property Photo

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Phase 1 East Building Photo

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Phase 2 West Building Photo

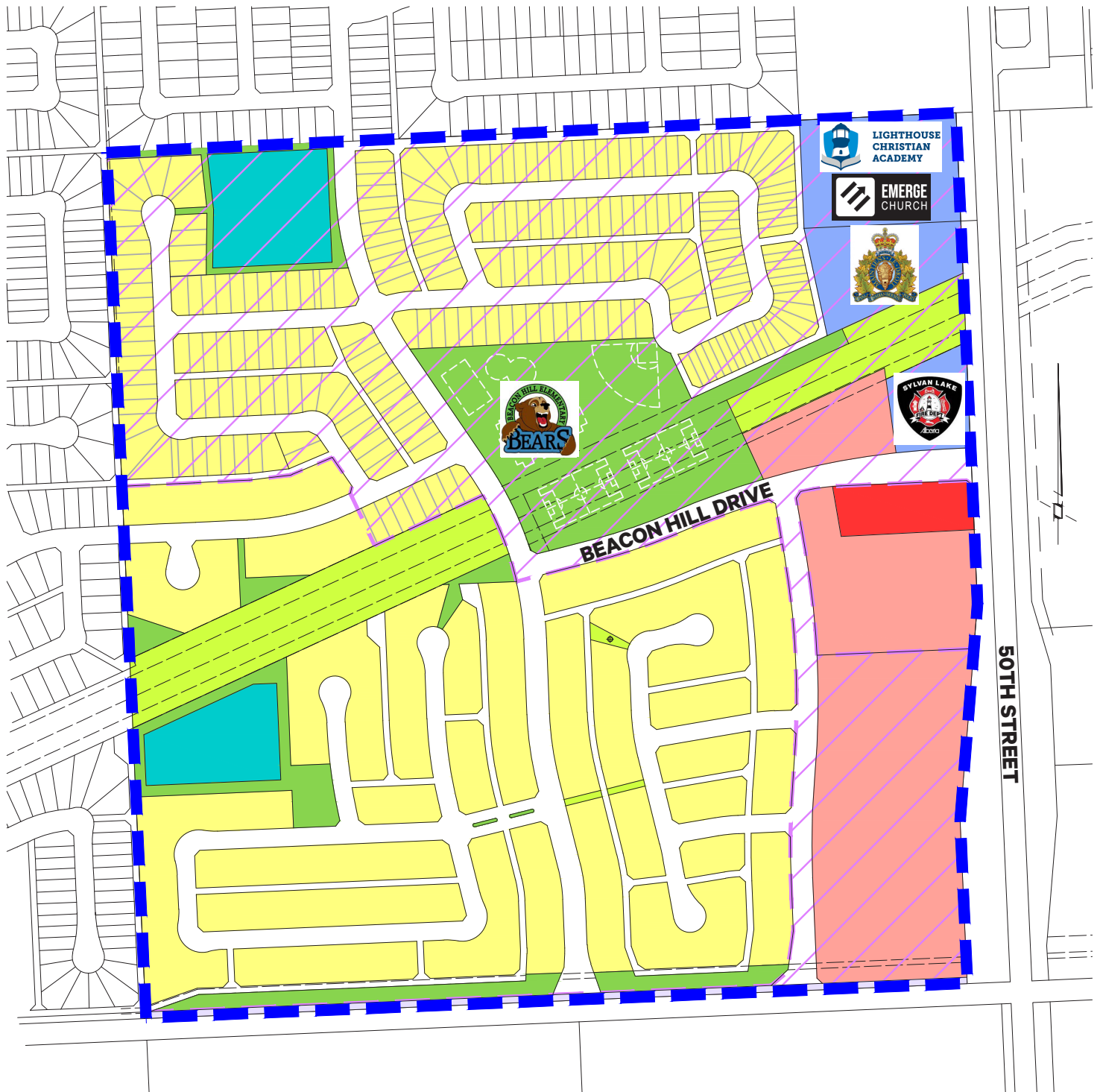
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# Property Photos











# Proposed Land Use Concept



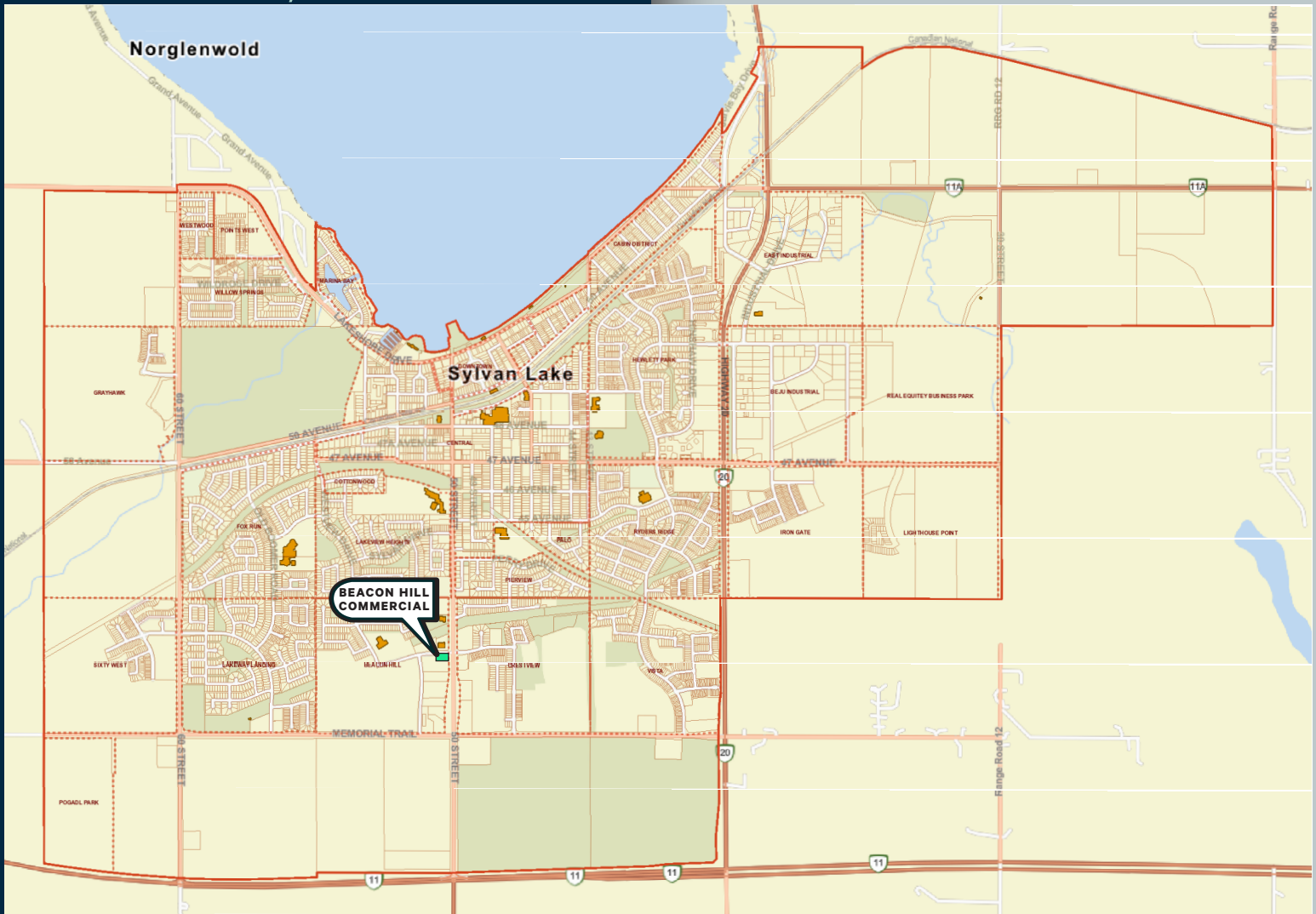
**FIGURE 5**

Proposed Land Use Concept

SL DEVELOPMENTS INC.  
BEACON HILL

- |   |                          |   |                                |
|---|--------------------------|---|--------------------------------|
|  | Outline Plan Boundary    |  | Municipal Reserve              |
|  | Low Density Residential  |  | Public Utility Lot             |
|  | High Density Residential |  | Stormwater Management Facility |
|  | Institutional            |  | Developed Area (2022)          |
|  | Local Commercial         |   |                                |

# Area & Nearby



For More Information Please Contact

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