

**AVISON
YOUNG**

Retail For Lease
SE Corner of Whitemud Drive
& Winterburn Road, Edmonton, AB

West Granville Centre



**Get more
information**

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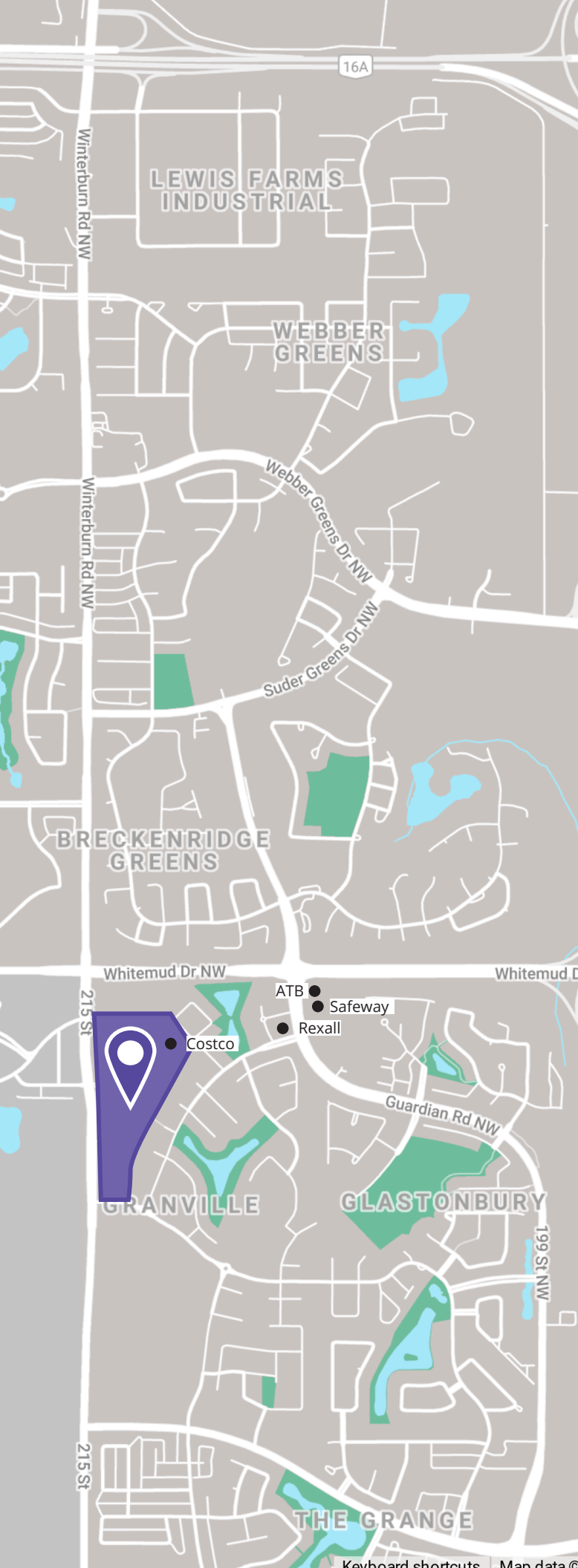
West Granville Centre

SE Corner of Whitemud Drive & Winterburn Road, Edmonton

Available	CRU 7 & 9 available immediately
Area Available	Various CRU, Pad, and Drive-Thru Opportunities
Lease Rate	Negotiable
Operating Costs	CAM \$4.50 psf Taxes \$10.80 psf Total \$15.30 psf (2024)
Zoning	CB2 (General Business Zone)
Parking	Ample Parking
Signage	Prominent building fascia Pylon signage available

Property Description

- Prominent 30 acre retail development anchored by Costco and GoodLife Fitness
- Join Dollar Tree, Pet Planet, Wendy's, Popeyes, Subway and other exciting retailers now open
- Tremendous access to Whitemud Drive which is a major east/west corridor, and the recently widened west-end arterial Winterburn Road (215 Street)
- High exposure retail shopping centre offers over 22,000 vehicles per day along Winterburn Road.



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Property Highlights

- Phase I is now complete and fully leased; pre-leasing on the Phase II is underway (CRU 9 - 13)
- Surrounding neighbourhoods are projected to grow to over 70,000 people upon full build-out
- Capitalize on the regional draw of this 148,000 sf Costco, the largest in the Edmonton area
- New Kim Hung K-9 School (900 students), and multiple new schools in the immediate area

Exposure to over 1,000,000 annual visitors to the adjacent River Cree Resort and Casino





103,142
Population



\$110,300
Household Annual Income



22,000
VPD along Winterburn Road

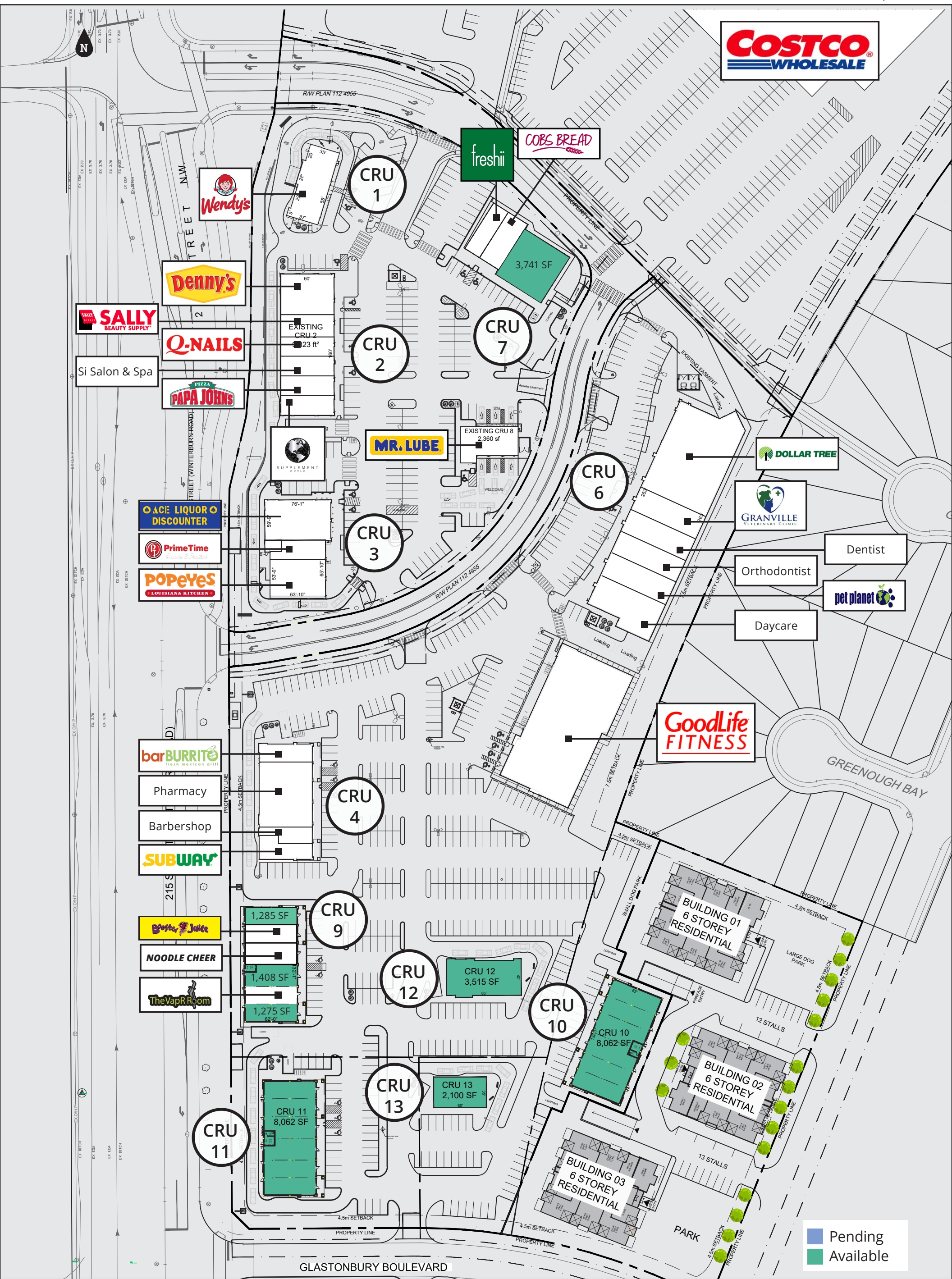


72,884
Daytime Population

*Sitewise Demographics within 3km
2021 estimate

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