

**AVISON
YOUNG**

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

West Granville Centre



**Get more
information**

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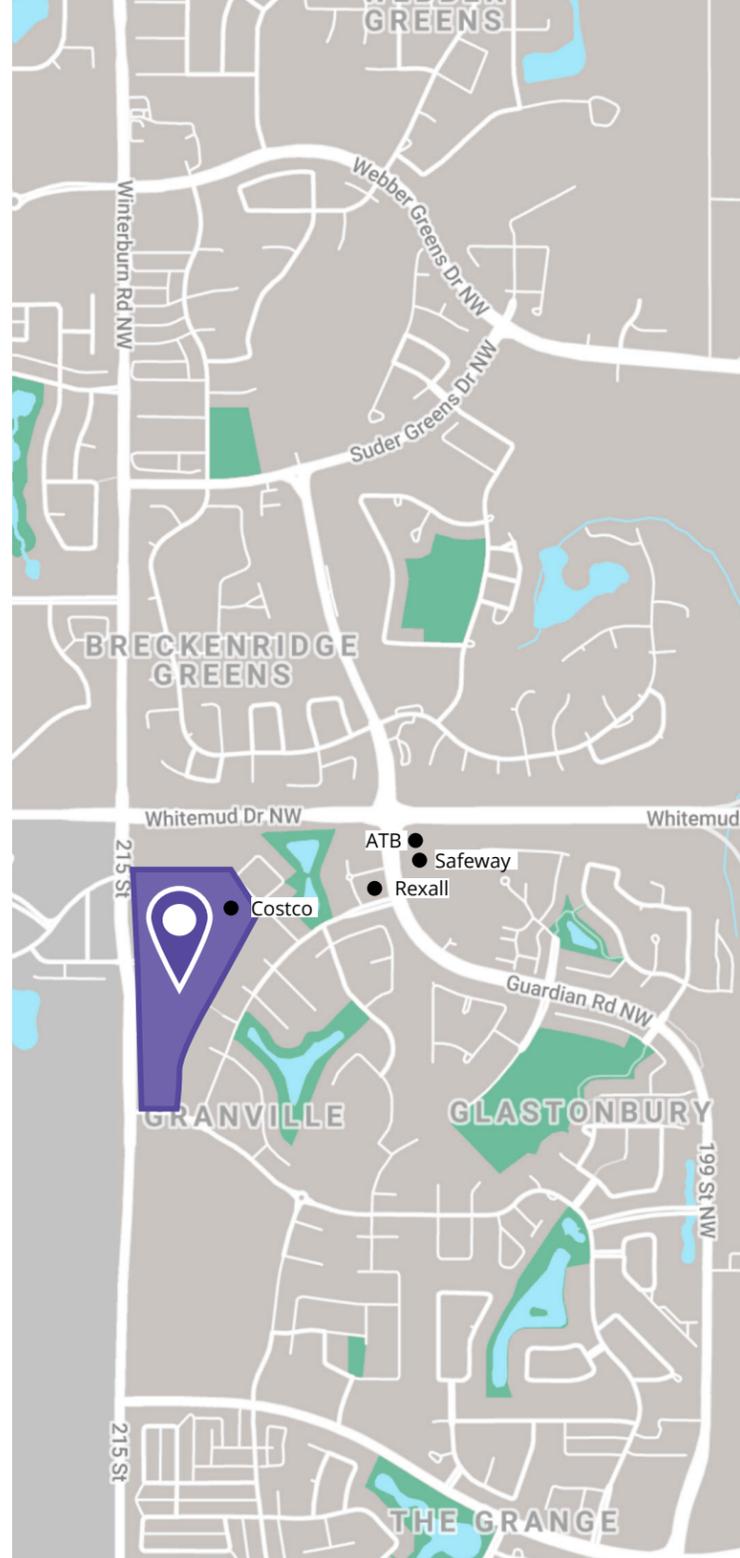
West Granville Centre

SE Corner of Whitemud Drive & Winterburn Road, Edmonton

Available	CRU 6 available May 2026 CRU 7 available immediately CRU 11 available Q3 2026
Area Available	Various CRU, Pad, and Drive-Thru Opportunities
Lease Rate	Negotiable
Operating Costs	CAM \$6.50 psf Taxes \$11.00 psf Total \$17.50 psf (2026)
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 23,600 vehicles per day along Winterburn Road.



Retail For Lease



SE Corner of Whitemud Drive & Winterburn Road
Edmonton, AB



Property Highlights

- Phase I is now complete and fully leased; pre-leasing on the Phase II is underway (CRU 10 - 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

53,008
Population

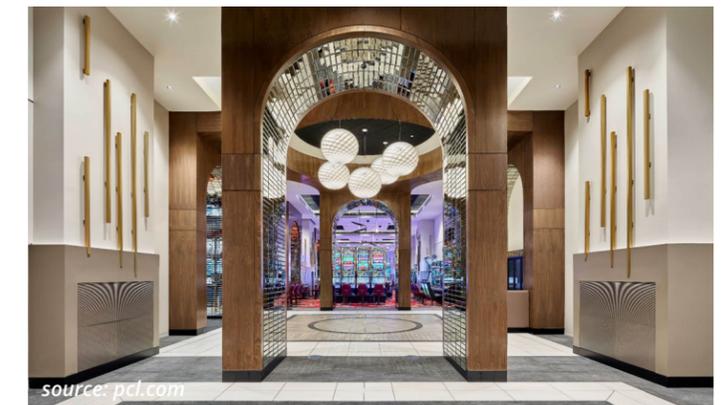
\$139,668
Household Average Income

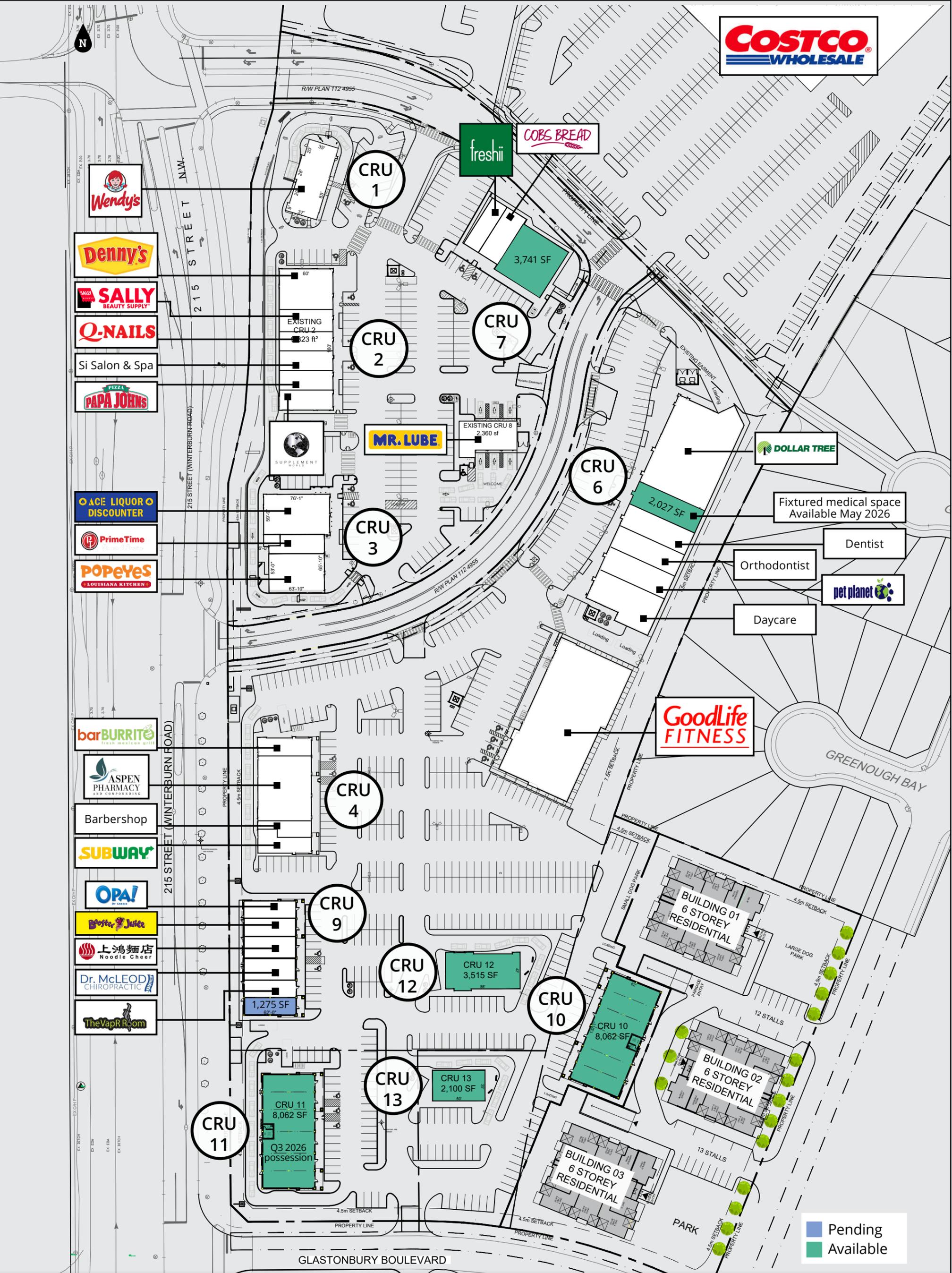
16,740
VPD along Winterburn Road

32,844
Daytime Population
Sitewise Demographics within 3km, 2024 estimate

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

In 2026, RC Golf & Games will be opening a two-storey venue that will include 40 interactive driving bays, rooftop patios, private suites for events, and a pro shop. In addition, a new hotel with conference space and other amenities will be added to the River Cree Resort and Casino





■ Pending
■ Available

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