

**AVISON  
YOUNG**

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

# West Granville Centre



**Get more  
information**

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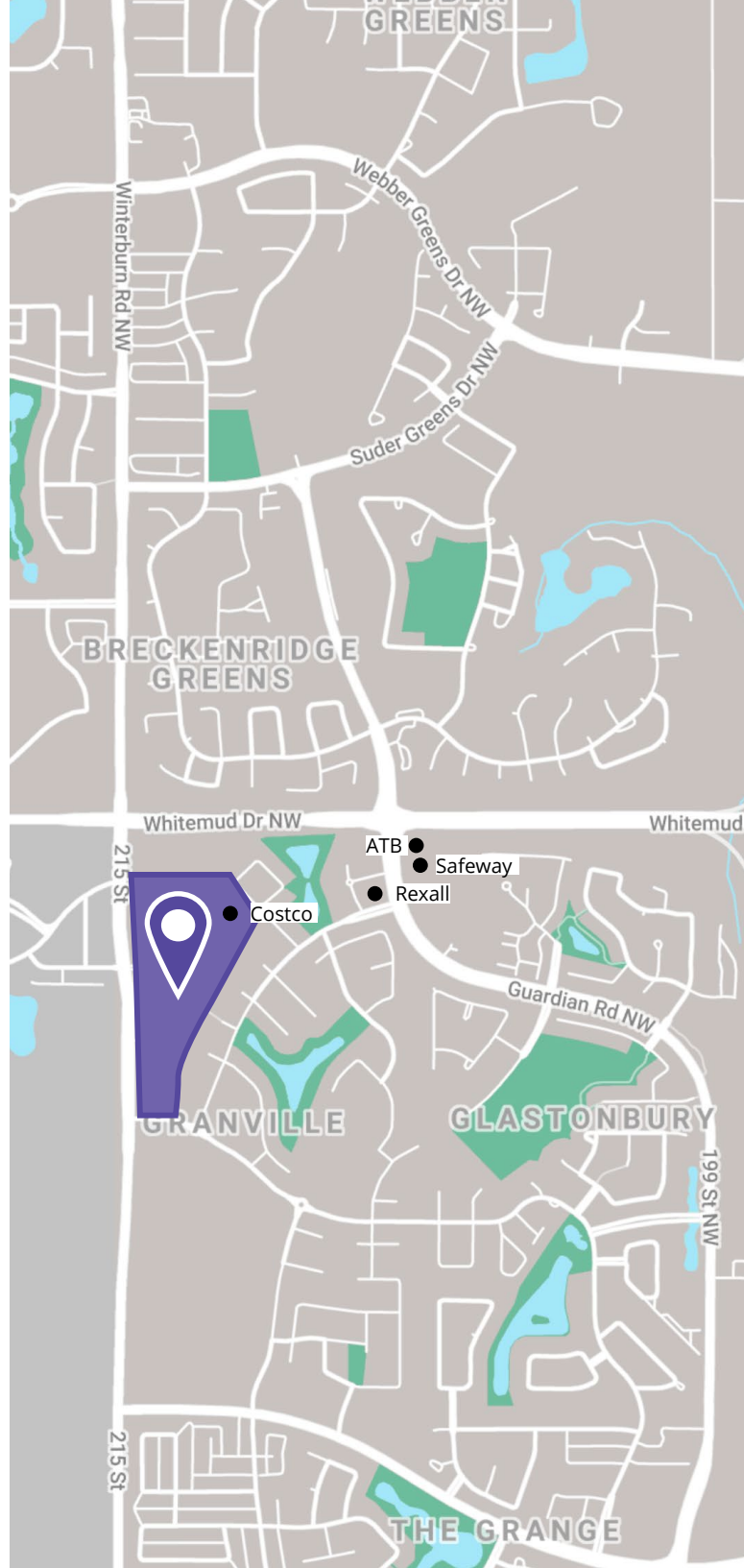
# West Granville Centre

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



## 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

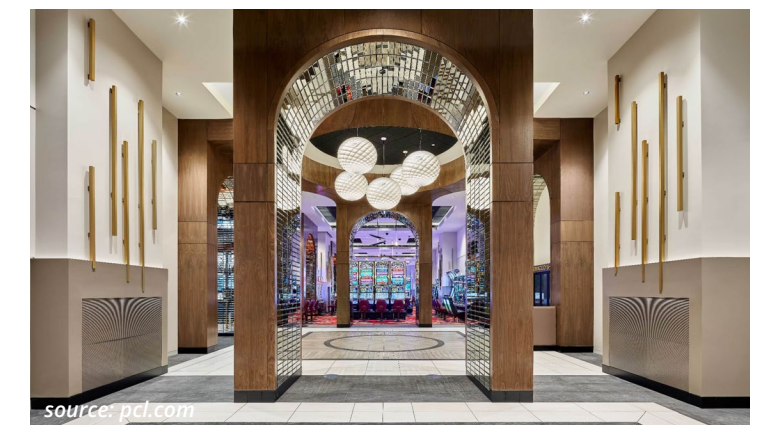
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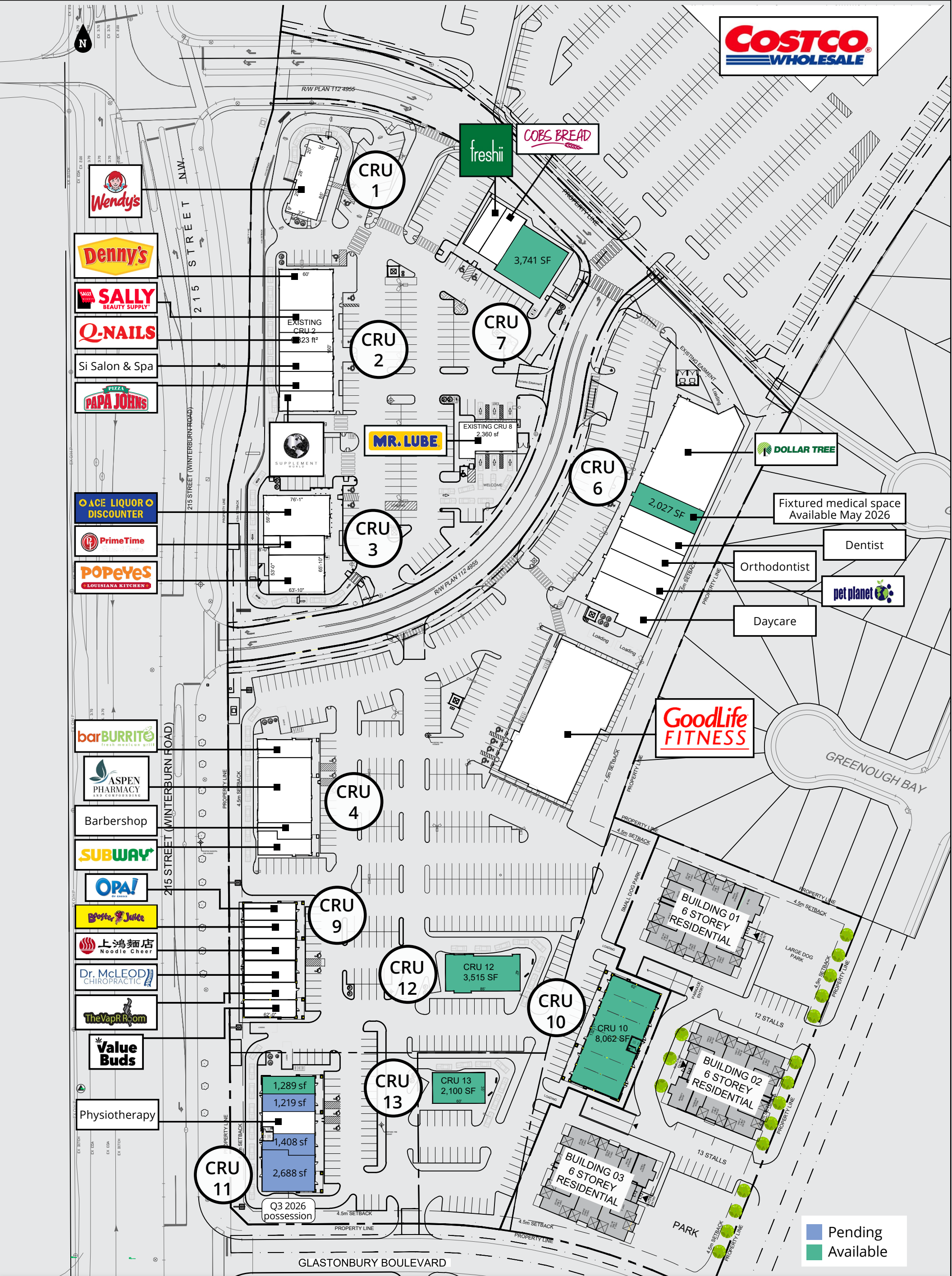


	<b>55,807</b> Population
	<b>\$140,316</b> Household Average Income
	<b>40,843</b> VPD along Stony Plain Road
	<b>33,689</b> Daytime Population <i>Sitewise Demographics within 3km, 2025 estimate</i>

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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