

**AVISON
YOUNG**

ChoiceProperties

Retail for Lease
Stony Plain Road & 186 Street
Edmonton, AB

Sunwapta Centre



**Get more
information**

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Excellent West Edmonton Location

 **Stony Plain Road & 186 Street
Edmonton, AB**

West Edmonton is a large residential district bisected by two major arterial roads. 170 Street, running north-south, provides convenient access to Whitemud Drive and West Edmonton Mall, while Stony Plain Road and 100 Avenue are the daily routes into and out of downtown for residents of West Edmonton neighbourhoods as well as Spruce Grove and Stony Plain. This corridor is home to the major retailers including grocery, home improvement and fashion tenants, as well as numerous hotels hosting a large number of business travelers.

Northwest Edmonton has an established industrial and business district with a strong daytime population.



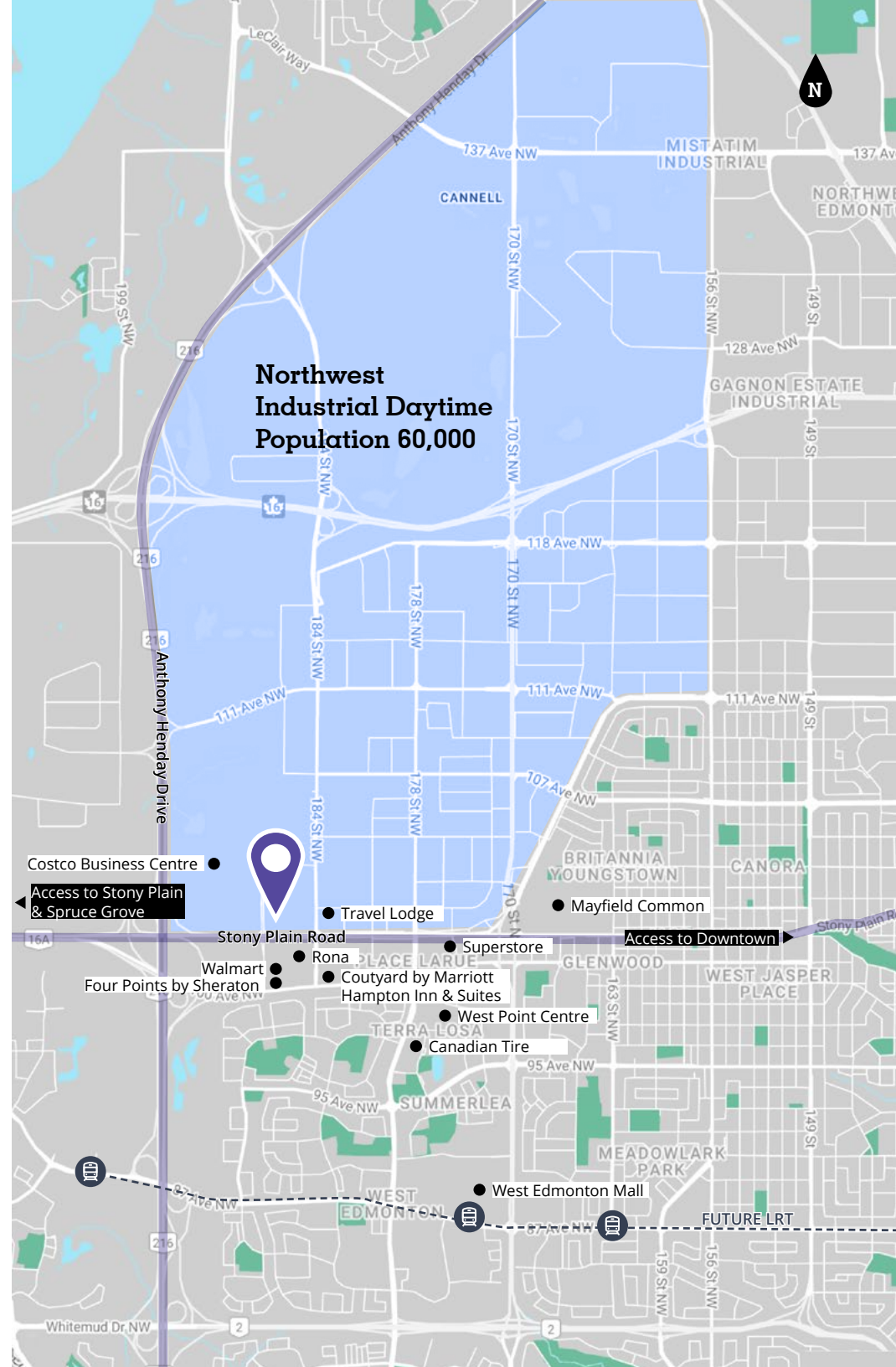
Population (within 10 min drive)

Residential population	184,186
Daytime population	196,448
Household income	\$119,048



Vehicles Per Day (2019)

Stony Plain Road	35,200
Anthony Henday	107,000



Sunwapta Centre



Stony Plain Road & 186 Street
Edmonton, AB

Sunwapta Shopping Centre is Edmonton's last shopping centre heading west on Stony Plain Road and offers easy access to Anthony Henday Drive, Edmonton's ring road, stretching the reach of this centre.

This prime position provides connectivity to the northwest industrial node and daily commuter traffic headed west to Spruce Grove, Stony Plain and Big Lake residential.



Located on transit route along Stony Plain Road with access to 170 Street and Downtown



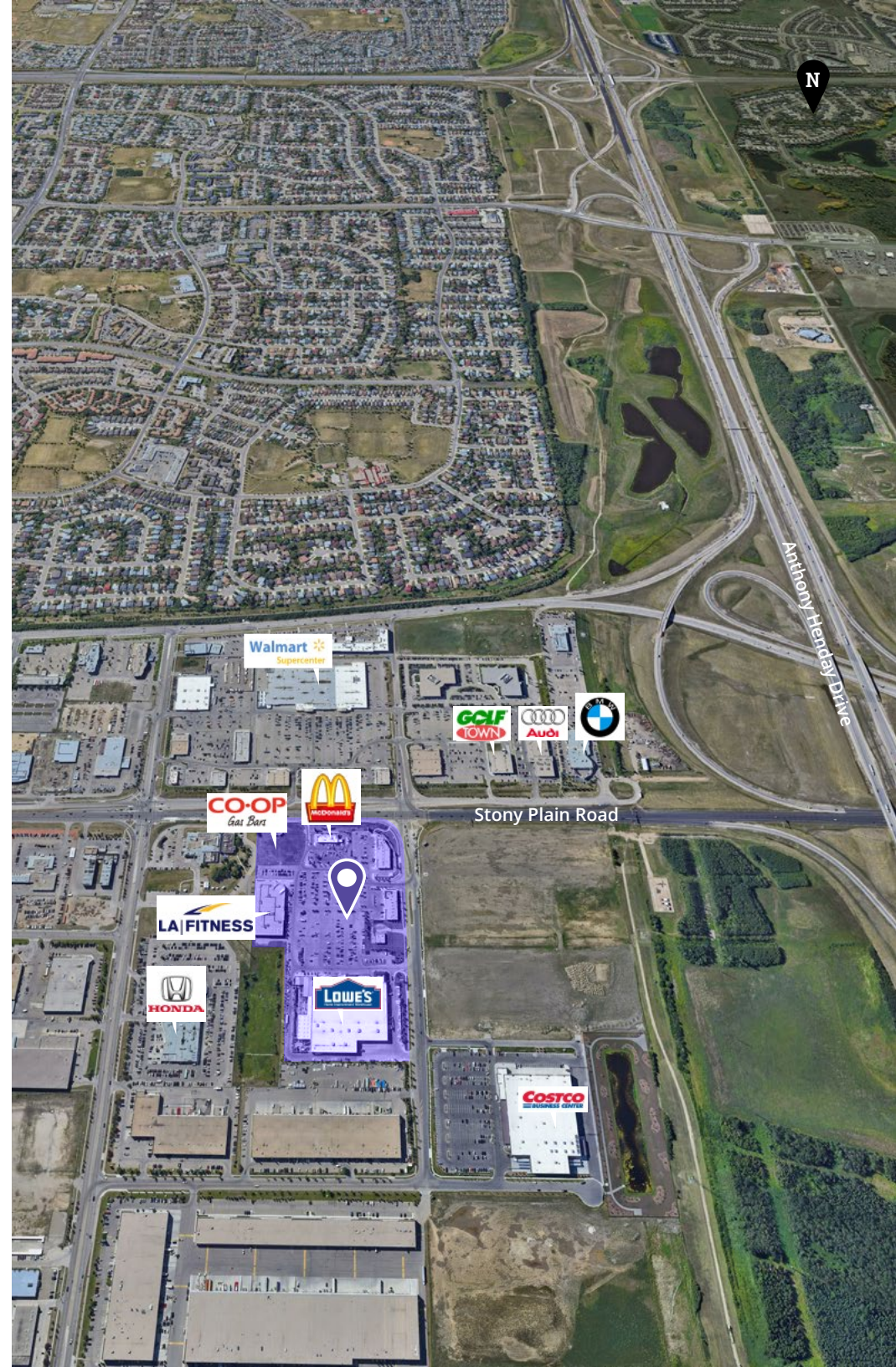
17 mins to Downtown Edmonton
17 mins to St. Albert
25 mins to Spruce Grove
30 mins to Stony Plain



Nearby retailers include Walmart, Costco, Golf Town, BMW, and Best Buy



Multiple options available for service and medical service providers



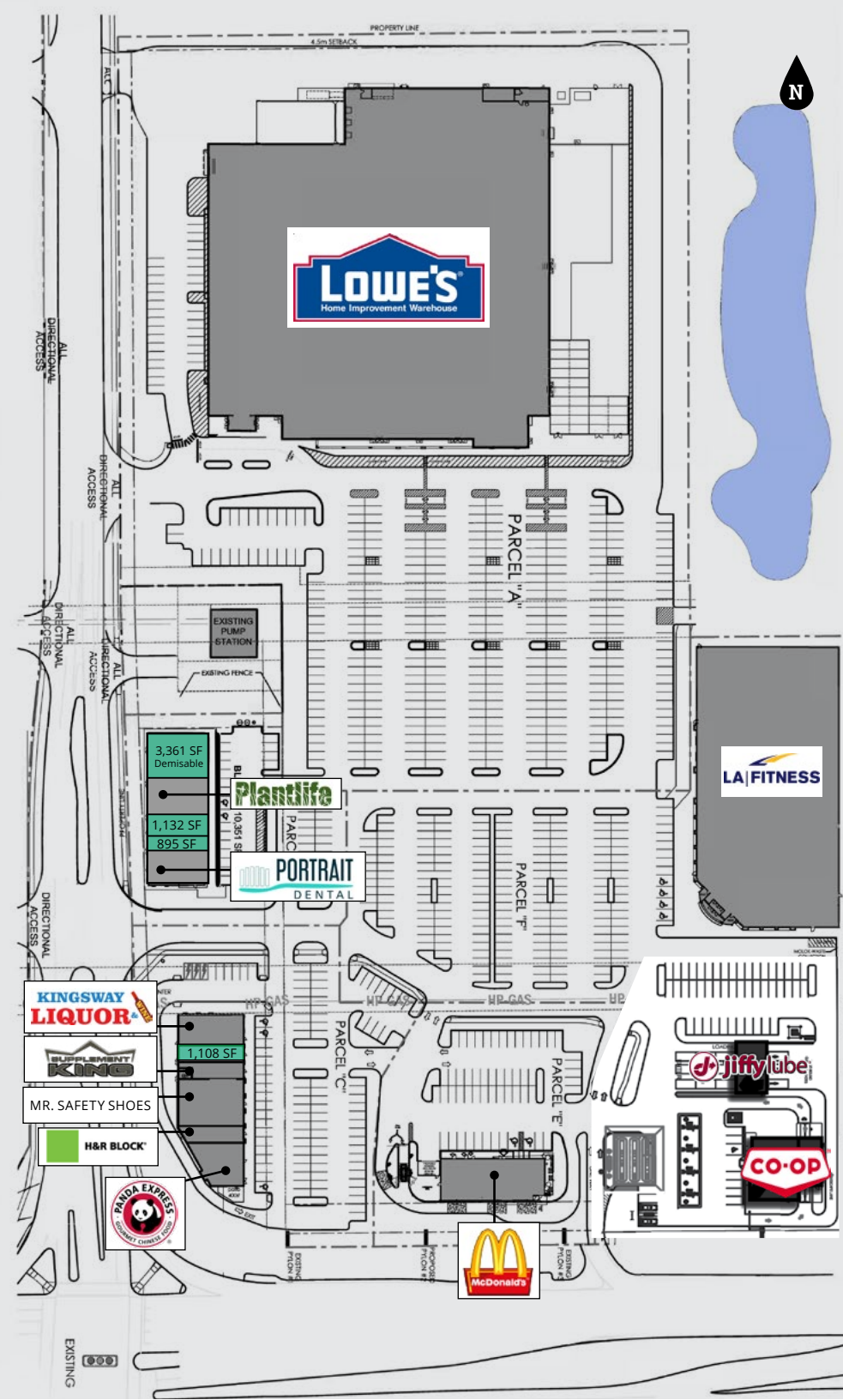
Site Plan

Opportunities

895 sf	Fixtured Restaurant
1,108 sf	Turnkey Nail Salon
1,132 sf	Fixtured Restaurant
3,361 sf	Demisable

Operating costs (psf): \$15.92 (2023)
Basic rent: Negotiable

**Jiffy Lube and
Co-op Gas
opening Q2 2023**



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