



Colliers

Retail For Lease

28 Avenue & Lakewood Rd E NW, Edmonton

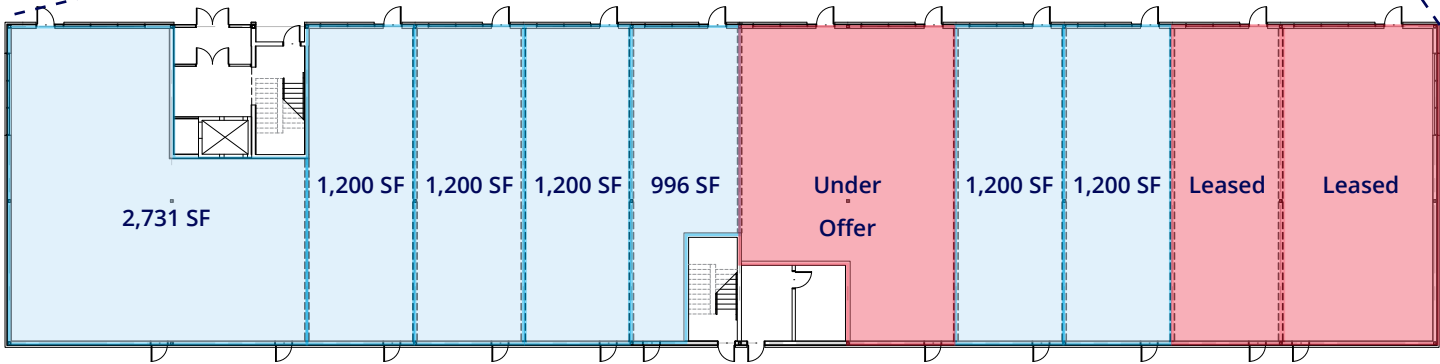
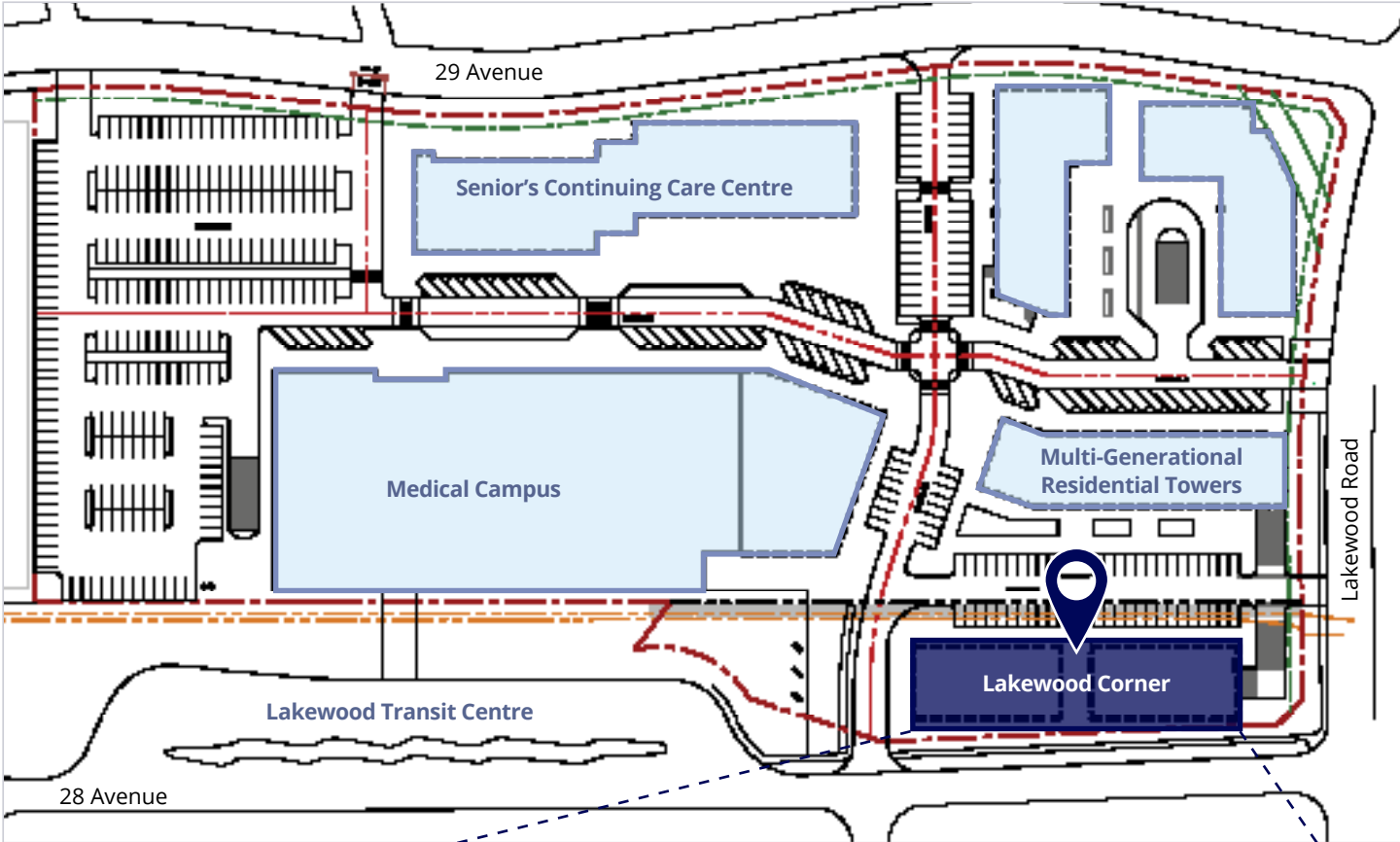
Lakewood District Commercial

Construction is now underway – brand new retail space available for lease at the prominent **Covenant Wellness Community** development.



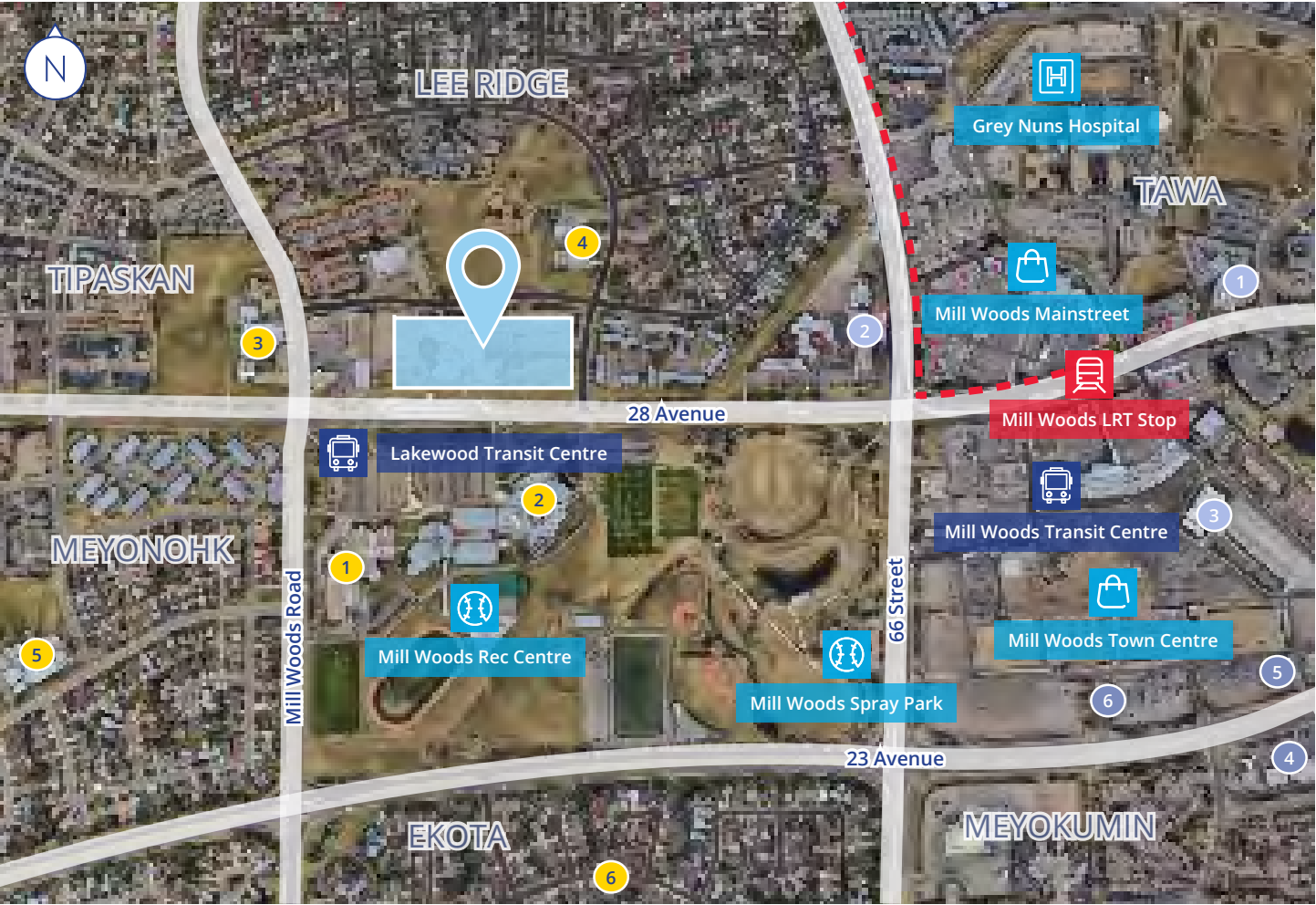
Accelerating success.

Development Site Plan



Main Floor Plan (996 - 15,870 SF)

		CLICK HERE to verify if your use is permitted!	
Municipal Address	Legal Description	Zoning	Access
28 Avenue & Lakewood Rd NW, Edmonton	Plan 2122437, Block 7, Lot 4A	DC2 – site specific development control	Entry and exit via 28 th Avenue
Net Rent	Operating Costs (estimate)	Estimated Occupancy	Signage
Market	\$17.00 per square foot	October 2026	Pylon and fascia



Lakewood District Commercial

- Brand new 24,000 square foot retail building in the heart of Southeast Edmonton
- Lakewood District Commercial's onsite amenities will service the medical campus, seniors continuing care buildings, and multi-generational residential towers as well as the greater community.
- The overall Covenant Wellness Community mixed-used development is anticipated to have over 1,000 visitors and 400 staff on-site per day
- Convenient access to public transit, including Lakewood Transit Centre, the Valley LRT Line, and Mill Woods Transit Centre
- Located within the heart of Edmonton's largest and most populated residential area
- Close proximity to restaurants, shopping, services, recreation centres, schools, and the Grey Nuns Hospital
- Exposure to over 9,000 vehicles per day on 28th Avenue

				Legend and Amenities	
5 km Radius	Population	Household Income	Households		
2023 estimated	180,122	\$120,571	62,209	1 Percy Page High School	1 Police Service
2028 projected	189,559	\$139,971	67,231	2 Holy Trinity High School	2 Fire Station
Growth %	5.2%	16.1%	8.1%	3 École Frère Antoine	3 Public Library
				4 Kameyosek School	4 Sobeys
				5 Meyonohk School	5 McDonalds
				6 Ekota School	6 Starbucks

Lakewood District Commercial



Lakewood District Commercial



Covenant Wellness Centre



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