



Anchor Opportunity Available

- Various retail bays available for lease up to 24,264 sf
- Join Walmart, Canadian Tire, Rona, PetSmart, Planet Fitness and other major national retailers in Leduc's premiere power centre
- Excellent site access and outstanding exposure to the QEII Hwy
- Leduc Common also draws from Nisku Business Park, Wetaskiwin, Drayton Valley and Camrose as part of a large secondary market
- Kids Valley Daycare & Osmow's now open!



39,966 population of Leduc (2025)



59,120 vpd along Highway QEII (2024)



\$139,506 average household income of Leduc (2025)



37,942 daytime population (within 5km)

*Demographics: Sitewise, 2025 estimate within 5km, Government of Alberta.
Traffic source: Government of Alberta*

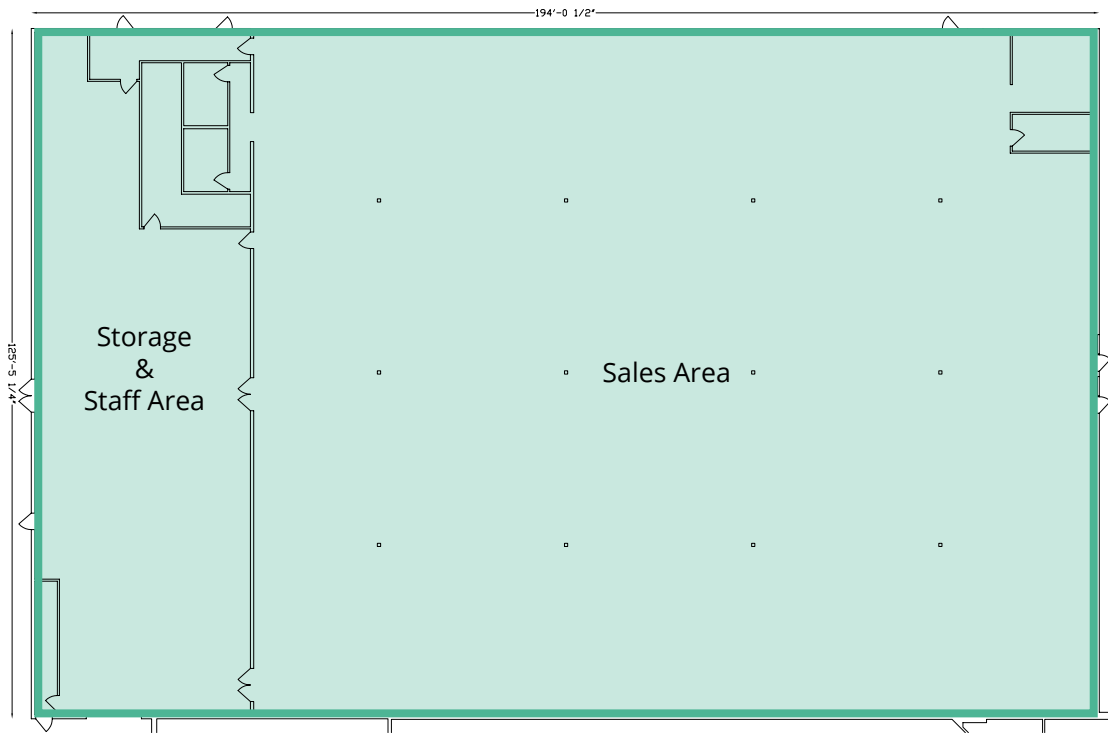
**Get more
information**

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Site Plan



Floor Plans



24,264 sf

Lease Rates
Market

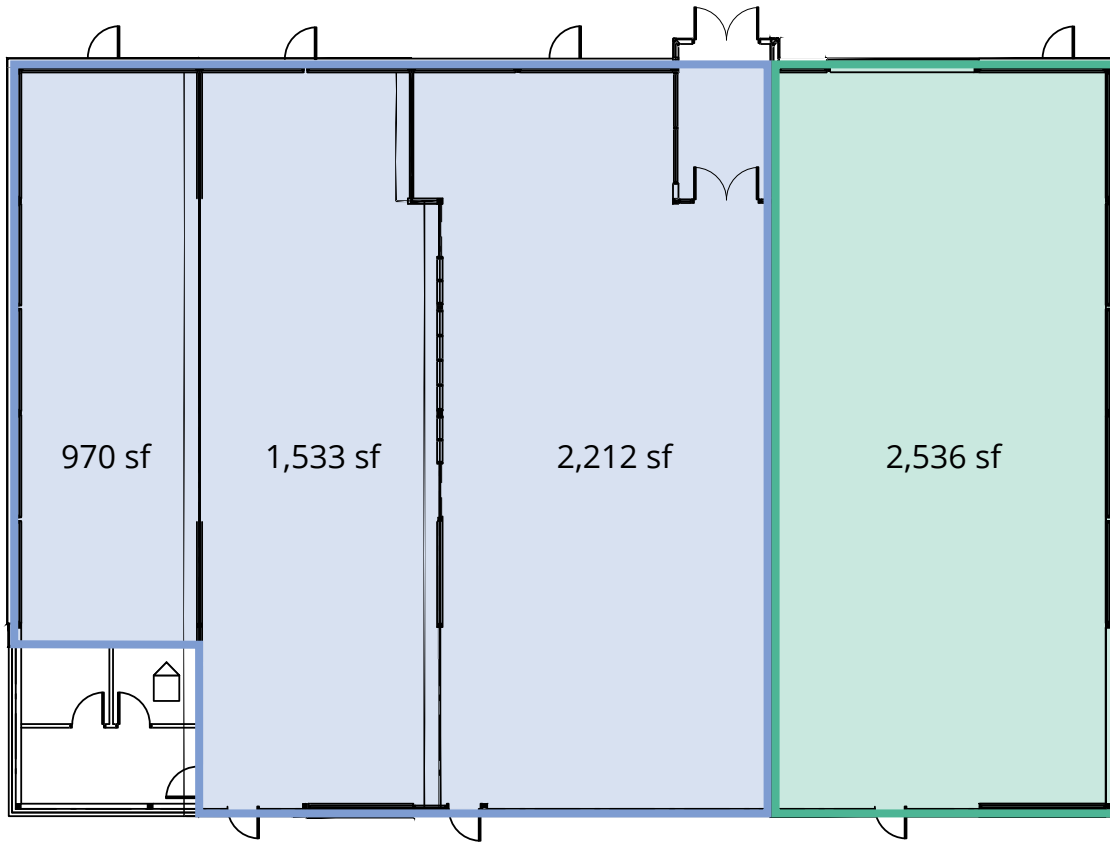
Additional Rent
Operating Costs: \$1.88
Property Taxes: \$2.90
Total: \$4.78
(2026)



Available



Floor Plans



6,984 sf

Lease Rates
Market

Additional Rent
Operating Costs: \$3.70
Property Taxes: \$7.44
Total: \$11.14
(2026)

Available

In Discussions





Area Overview

Leduc Common is an exceptionally well-positioned retail development, anchored by Walmart, Canadian Tire, and Rona. A handful of other major retailers including Sport Chek, Winners, and Michael's have recently added to the draw of this major power centre.

The centre is located in the heart of a rapidly growing Leduc market. The most recent Municipal Census (updated May 2023), highlights Leduc's population of 36,060 people. This is an increase of over 9.2% over in the last 4 years (2019 - 2023).

The trade area for this shopping centre is vast, and includes the daytime population of Nisku Business Park, which is home to approximately 1,457 businesses (within 5km). We estimate the secondary trade area for Leduc Common at 10,231 (2023 est.).

Leduc offers a significantly lower property tax rate than Edmonton, as well as a higher median income, leading to a strong workforce comprised of predominantly a blue-collar community, with a strong work-force. Unemployment as of 2023 currently sits at 5.9%, which is low compared to the Edmonton unemployment rate of 6.1% (2023).

The Edmonton International Airport (YEG), located 6 km to the north is a major employer, and many people within Leduc and neighboring communities rely heavily on the existing and future services on-site.

Many recent & future construction projects in the YEG lands (Premium Outlet Collection Mall, Century Mile Race Track & Casino, Aurora Sky, among others), add to the workforce required from the Leduc labour market.



94,443 primary trade area population



9.2% growth over the past 4 years (2019 - 2023)



Shopping destination for Leduc



**Edmonton International Airport: 9 mins
Leduc Central Business Centre: 4 mins**



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