

**AVISON  
YOUNG**

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

# West Granville Centre



**Get more  
information**

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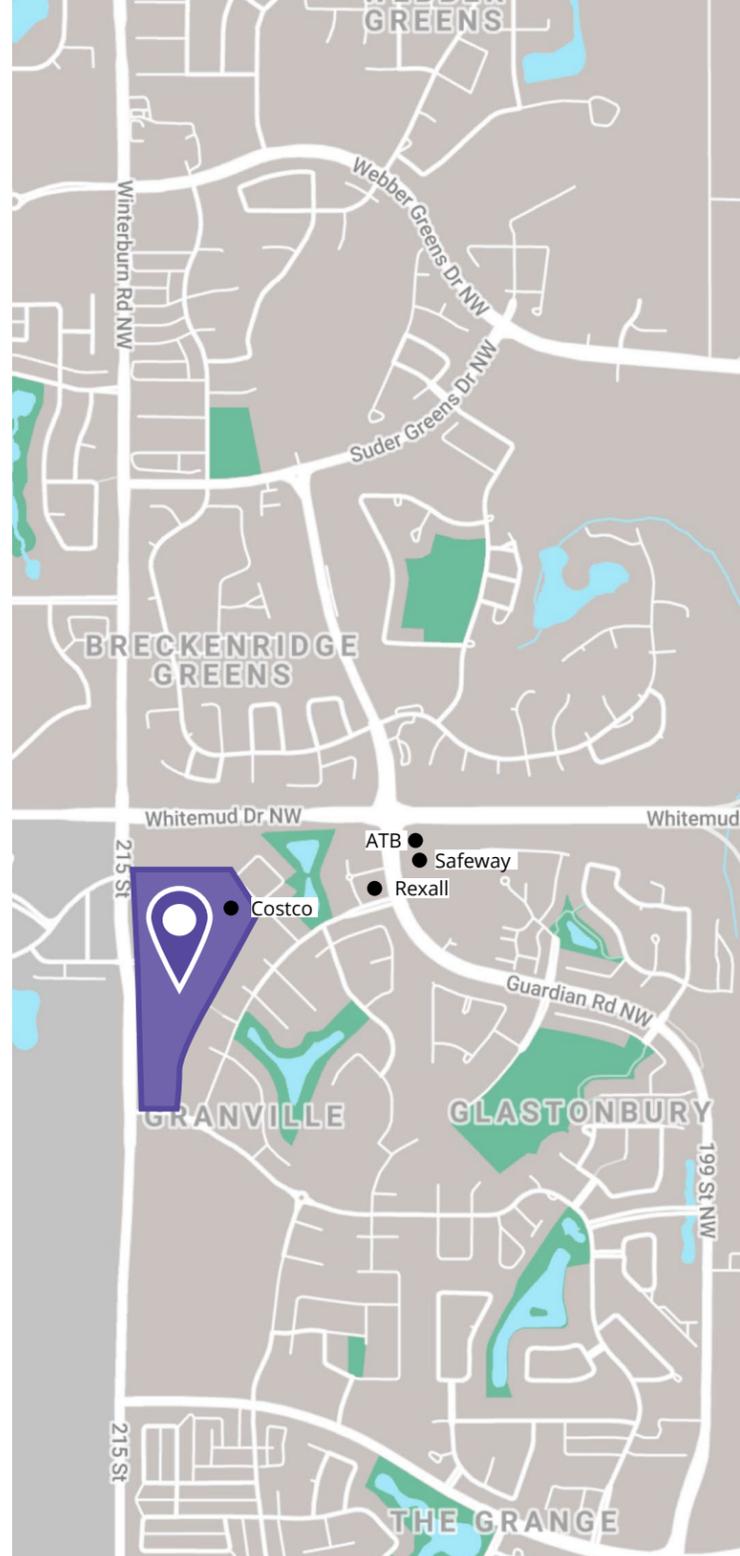
# West Granville Centre

SE Corner of Whitemud Drive & Winterburn Road, Edmonton

|                 |   |
|-----------------|---|
| Available       | CRU 6 available May 2026<br>CRU 7 available immediately<br>CRU 11 available Q3 2026 |
| Area Available  | Various CRU, Pad, and Drive-Thru Opportunities                                      |
| Lease Rate      | Negotiable  |
| Operating Costs | CAM \$6.50 psf<br>Taxes \$11.00 psf<br>Total \$17.50 psf (2026)                     |
| Zoning          | CB2 (General Business Zone)   |
| Parking         | Ample Parking   |
| Signage         | Prominent building fascia<br>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



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## 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

55,807  
Population

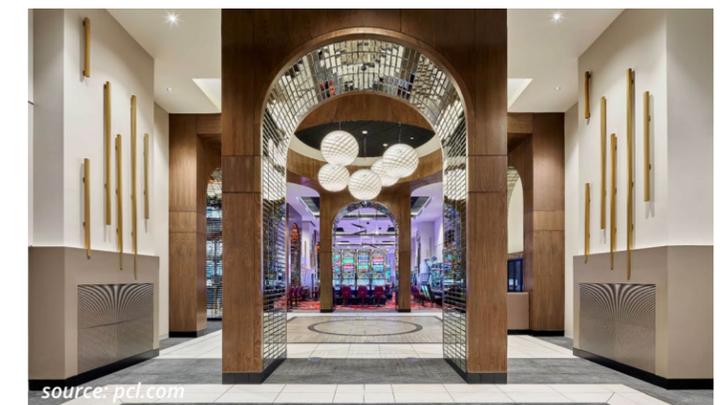
\$140,316  
Household Average Income

40,843  
VPD along Stony Plain Road

33,689  
Daytime Population  
*Sitewise Demographics within 3km, 2025 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**





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The logo for Avison Young, featuring the words "AVISON" and "YOUNG" stacked vertically in a bold, sans-serif font. The text is centered between two thick, horizontal black bars.