

FOR LEASE

THE SHOPS OF GRANVILLE

3004 Granville Drive
NW, Edmonton, AB

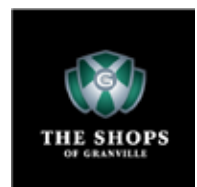


PROPERTY FEATURES

- Situated at the major intersection serving Lewis Estates & The Grange neighborhoods with a traffic flow in excess of 22,700 vehicles per day on Whitemud Drive and 19,000 vehicles per day on Guardian Road
- In close proximity to the Anthony Henday Drive ring road
- Immediate trade area population, Lewis Estates and The Grange (including Granville), is projected to grow to 66,666 when fully built out
- Close proximity to River Cree Casino (Marriott Hotel - 255 rooms, gaming, hockey rinks)
- A unique development with a mix of retail and high density multifamily
- Retail draws in the immediate area include, Costco, Rexall, Safeway, TD Bank, Scotiabank, ATB and Tim Hortons
- Eye catching craftsman architecture
- Water feature location opportunities

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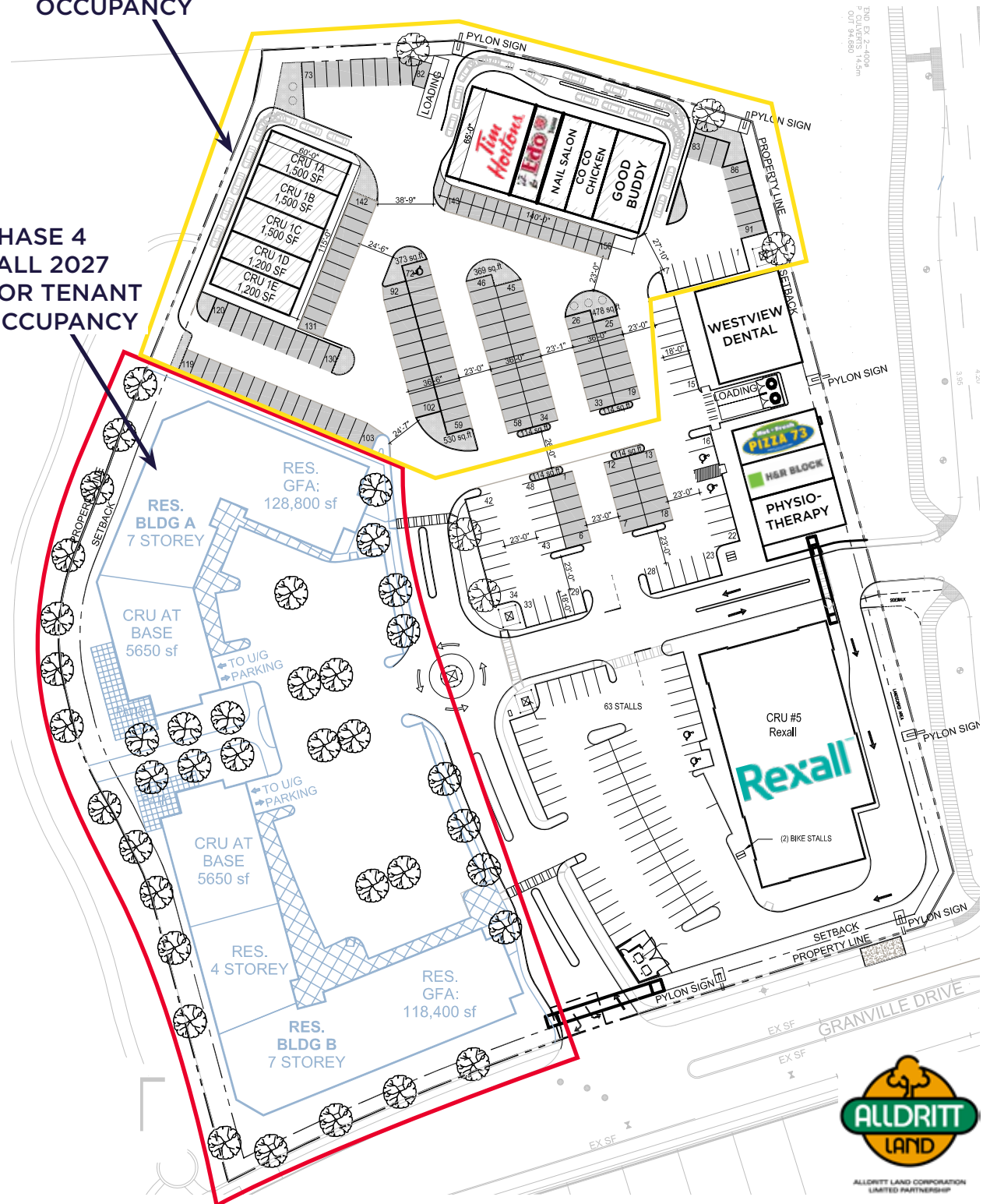


**CUSHMAN & WAKEFIELD
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SITE PLAN

PHASE 3 B
FALL 2027
FOR TENANT
OCCUPANCY

PHASE 4
FALL 2027
FOR TENANT
OCCUPANCY



ALDRITT LAND CORPORATION
LIMITED PARTNERSHIP

EXTERIOR PHOTOS

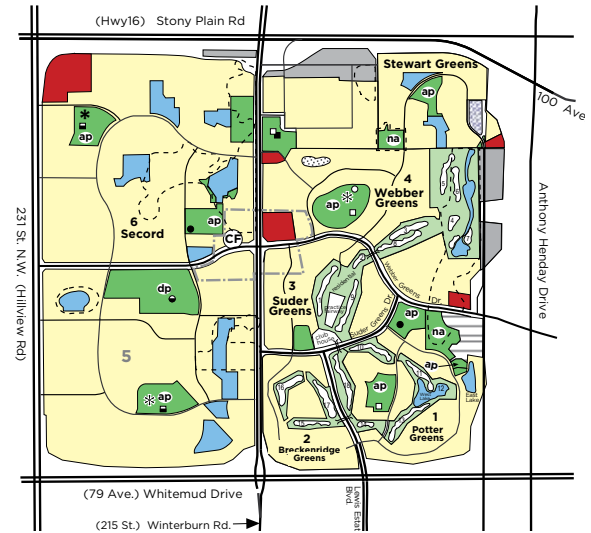
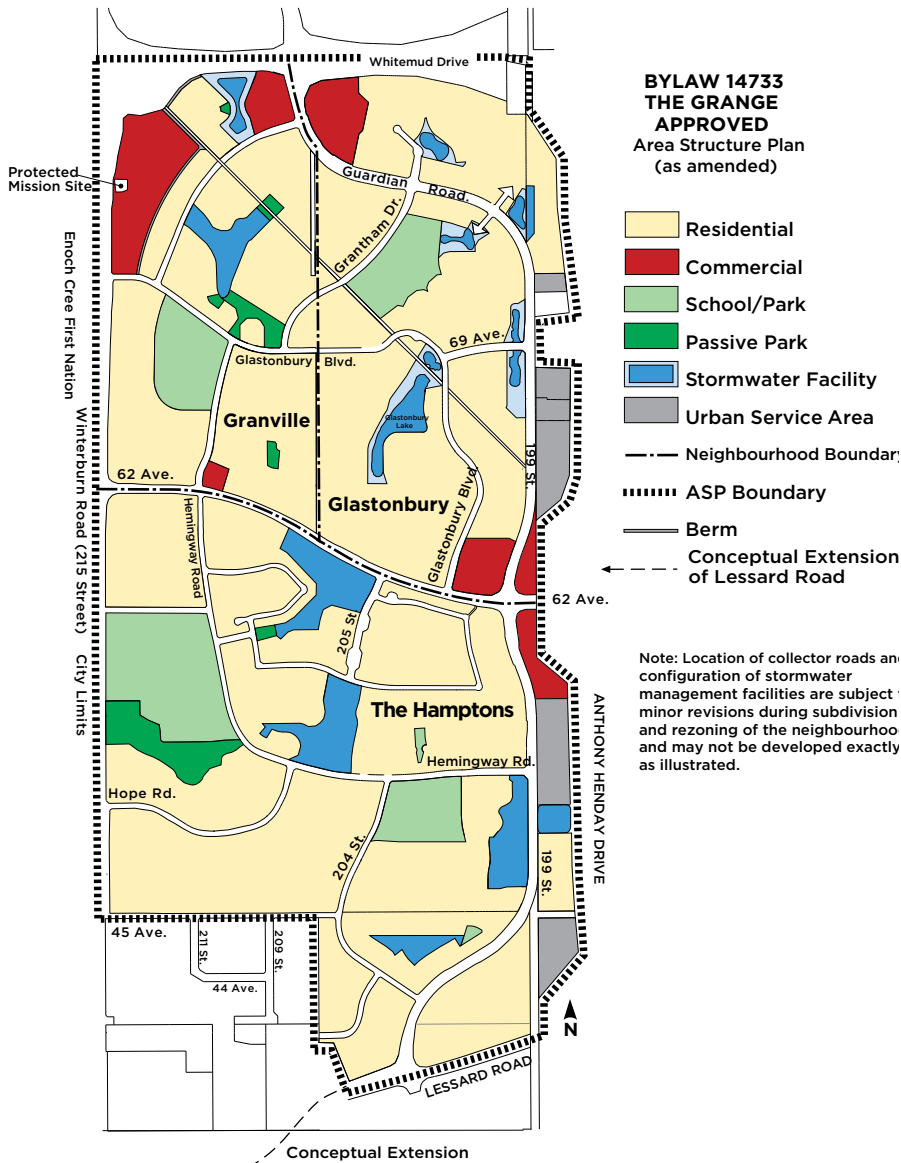


SPACE AVAILABLE

- From 1,200 - 15,000 SF available
- Drive-thru opportunities on this site
- Potential Uses: Baker, Butcher, Dental Specialties, Sit Down and Fast Food Restaurants, Medical Specialties, Hair Salon, Pet Food, Travel, Grocery, Professional Services, Optometrist, Gift Shop and Fashion Wear
- Rent: Market



AREA STRUCTURE PLANS



DEMOGRAPHICS

- Southeast corner of Whitemud Drive & Guardian Road, Edmonton, AB
- Area Structure Plans - Granville & The Grange
- Population - 5 km Radius = 116,881



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