

**AVISON
YOUNG**

ChoiceProperties



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

Sunwapta Centre & Sunwapta West



**Get more
information**

Ben Snider
Associate Vice President
+1 780 915 8417
ben.snider@avisonyoung.com

Alison Hansen-Carlson
Senior Associate, Brokerage Services
+1 780 702 0692
alison.hansen-carlson@avisonyoung.com

Emma Anderson
Associate, Brokerage Services
+1 587 416 3022
emma.anderson@avisonyoung.com

Sunwapta Centre & Sunwapta West

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

Sunwapta Centre & Sunwapta West occupy a strategic location as the last major shopping destination heading west on Stony Plain Road, with direct access to Anthony Henday Drive, Edmonton's ring road. This positioning connects the centres to Edmonton's northwest industrial node, a strong daytime population, and commuter traffic from Spruce Grove, Stony Plain, and Big Lake residential.

The surrounding West Edmonton district is anchored by major arterial roads, including 170 Street, Stony Plain Road, and 100 Avenue, which link the area to downtown, Whitemud Drive, and West Edmonton Mall. The corridor is a hub for national retailers, grocery, home improvement, and fashion tenants, complemented by numerous hotels that serve both residents and business travelers.



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



Population (within 10 min drive)

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



Vehicles Per Day (2023)

Stony Plain Road	36,072
Anthony Henday	109,404



Sunwapta Centre

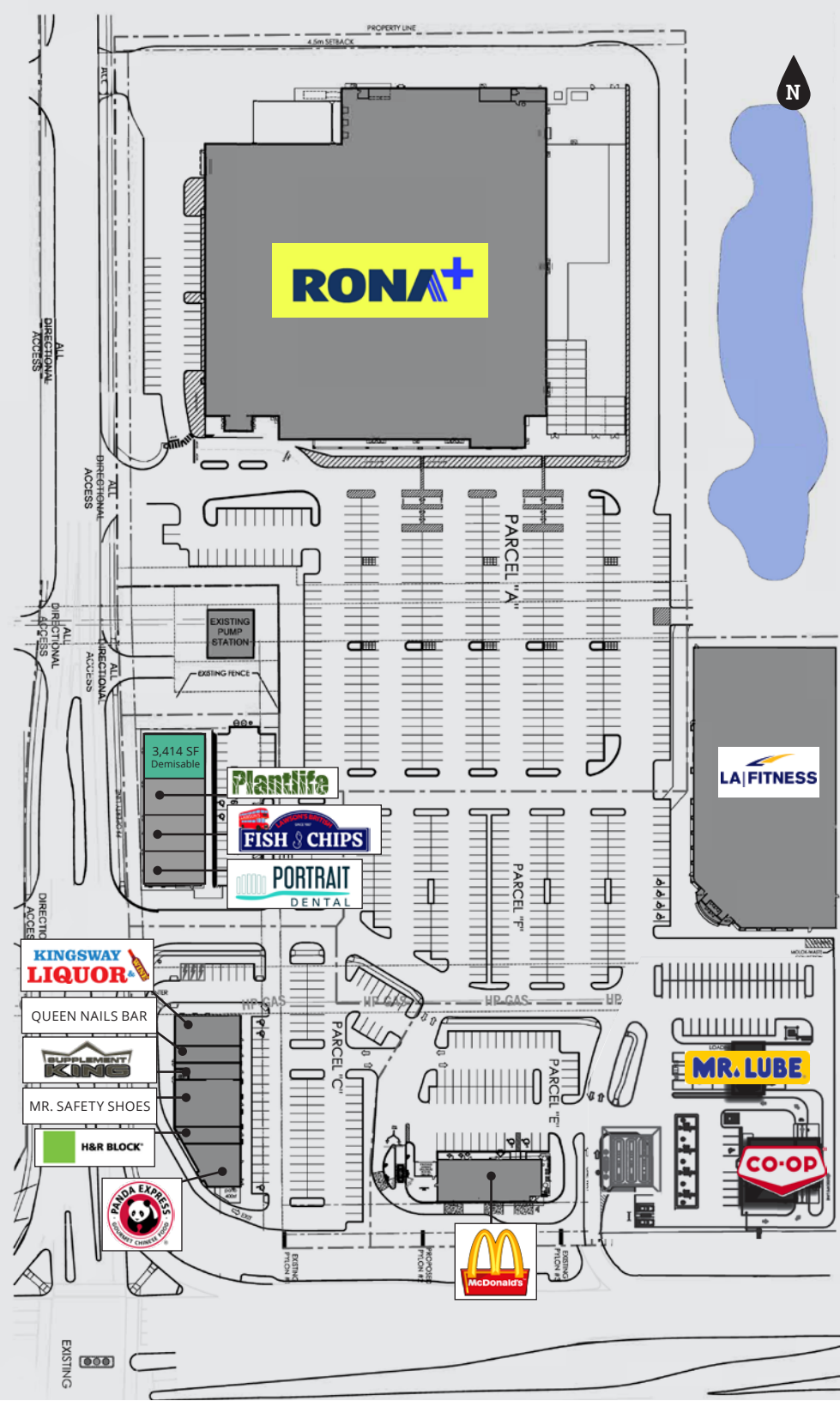
Opportunities

3,414 sf Demisable (Shell)

Operating costs (psf): \$15.92 (2025)

Basic rent: Negotiable

Available: Immediately



Sunwapta West

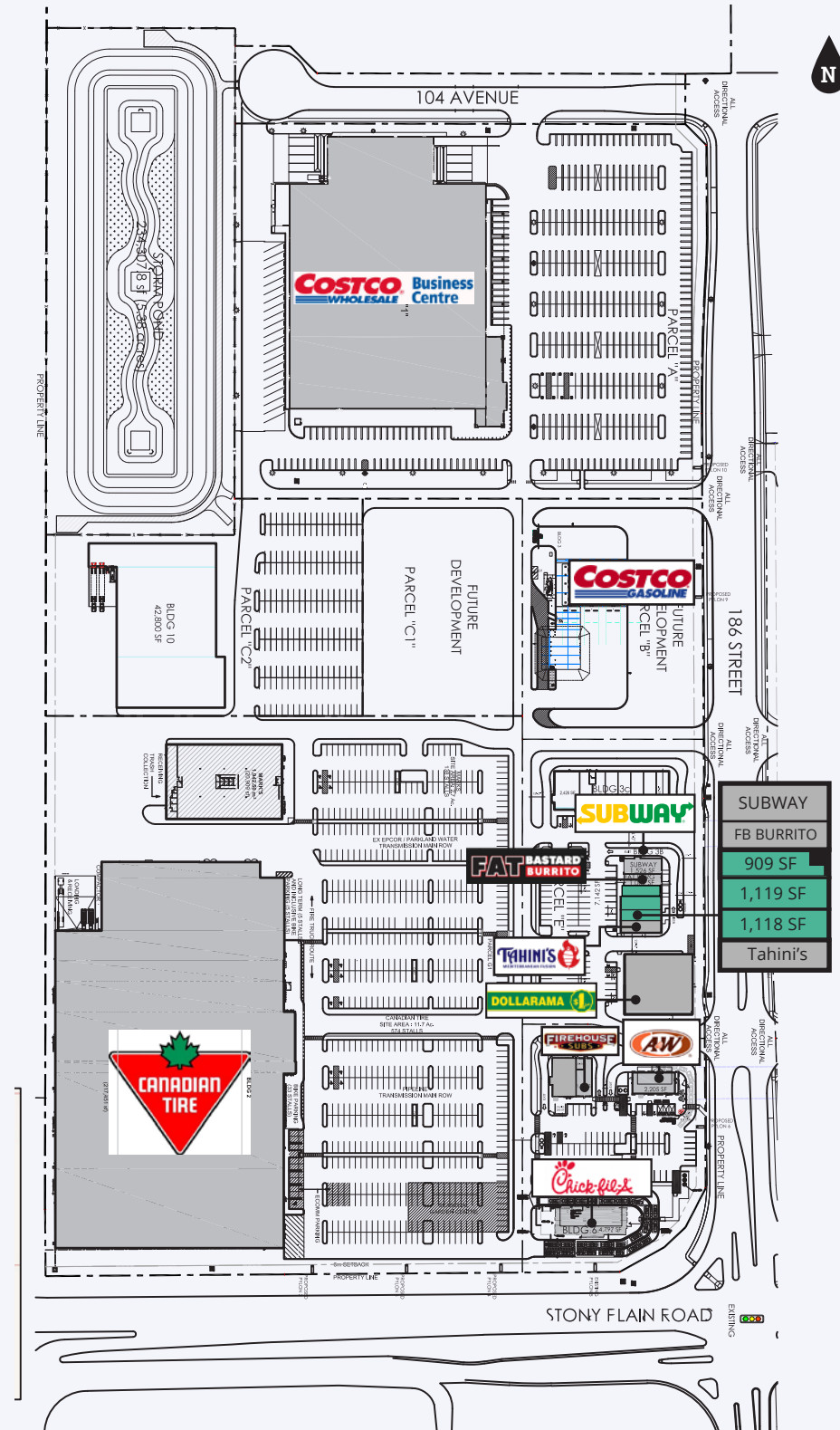
Available Pending Leased

Opportunities

909 SF - Available
 1,119 SF - Available
 1,118 SF - Available

**Contiguous
 3,146 SF**

Operating costs (psf): \$20.00 (2026)
 Basic rent: Negotiable
 Available: Immediately



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