

SABLE REALTY



FOR LEASE

Prime Retail Leasing Opportunity in Southeast Edmonton – Anchored by Esso & Tim Hortons

ROYAL CENTRE FULTON CREEK

SE Intersection of 34 St and 56 Ave, Edmonton

NOAH ISSA
Vice President
Investment Sales & Leasing
780-236-5723
noah@sablerealty.ca

MAHMOUD SALEM
Associate
Investment Sales & Leasing
780-807-6597
msalem@sablerealty.ca

ALI SHABEN
President, Broker/Owner
Investment Sales & Leasing
780-446-8622
ali@sablerealty.ca



FOR LEASE
34,000+ SF of Brand New Commercial Construction

Sable Realty is proud to present Royal Centre Fulton Creek, an exceptional new retail development by Royal Developments at 34 Street & 56 Avenue in South Edmonton. This high-exposure project will deliver over 34,000 SF of premium commercial space, anchored by strong national tenants. Building A is secured by Esso and Tim Hortons, and Building C is leased to a major daycare operator, while Building B offers 25,047 SF of flexible retail units (±938–2,000 SF) available for lease with tenant turnover anticipated in Q3 2027. Situated within the 1.8M SF Fulton Creek Business Park, the property captures more than 24,000 vehicles daily, enjoys seamless access to Whitemud Drive and Anthony Henday, and is surrounded by a rapidly expanding residential population. With demographics boasting 116,779 residents and an average household income of \$115,577 within 5 km, Royal Centre Fulton Creek represents a rare opportunity for retailers, service providers, and food operators to secure a presence in one of South Edmonton's fastest-growing trade areas.

PROPERTY DETAILS

Property Name	Royal Centre Fulton Creek	Basic Rent	Market
Municipal Address	5311 34 Street NW	Additional Rent	\$18 PSF (2026 Estimate)
Legal Description	Plan 2521928 Block 1 Lot 3	Possession	Q3 2027
Utilities	Separately Metered	Zoning	Business Employment (BE)

1 MINS
TO WHITEMUD
DRIVE

24,000
VEHICLES
PER DAY



BUILDING B

FOR LEASE
 Royal Centre Fulton
 Creek, Edmonton AB

ALI SHABEN
 780-446-8622
 ali@sablerealty.ca

NOAH ISSA
 780-236-5723
 noah@sablerealty.ca

MAHMOUD SALEM
 780-807-6597
 msalem@sablerealty.ca

SABLE REALTY





FOR LEASE

Royal Centre Fulton
Creek, Edmonton AB

ALI SHABEN

780-446-8622
ali@sablerealty.ca

NOAH ISSA

780-236-5723
noah@sablerealty.ca

MAHMOUD SALEM

780-807-6597
msalem@sablerealty.ca

SABLE REALTY





DEMOGRAPHICS WITHIN 5KM

116,779
POPULATION
(2024)

136,397
DAYTIME
POPULATION

\$115,577
AVERAGE
HOUSEHOLD
INCOME

24,000
VEHICLES PER
DAY

FOR LEASE

Royal Centre Fulton
Creek, Edmonton AB

ALI SHABEN

780-446-8622
ali@sablerealty.ca

NOAH ISSA

780-236-5723
noah@sablerealty.ca

MAHMOUD SALEM

780-807-6597
msalem@sablerealty.ca

SABLE REALTY

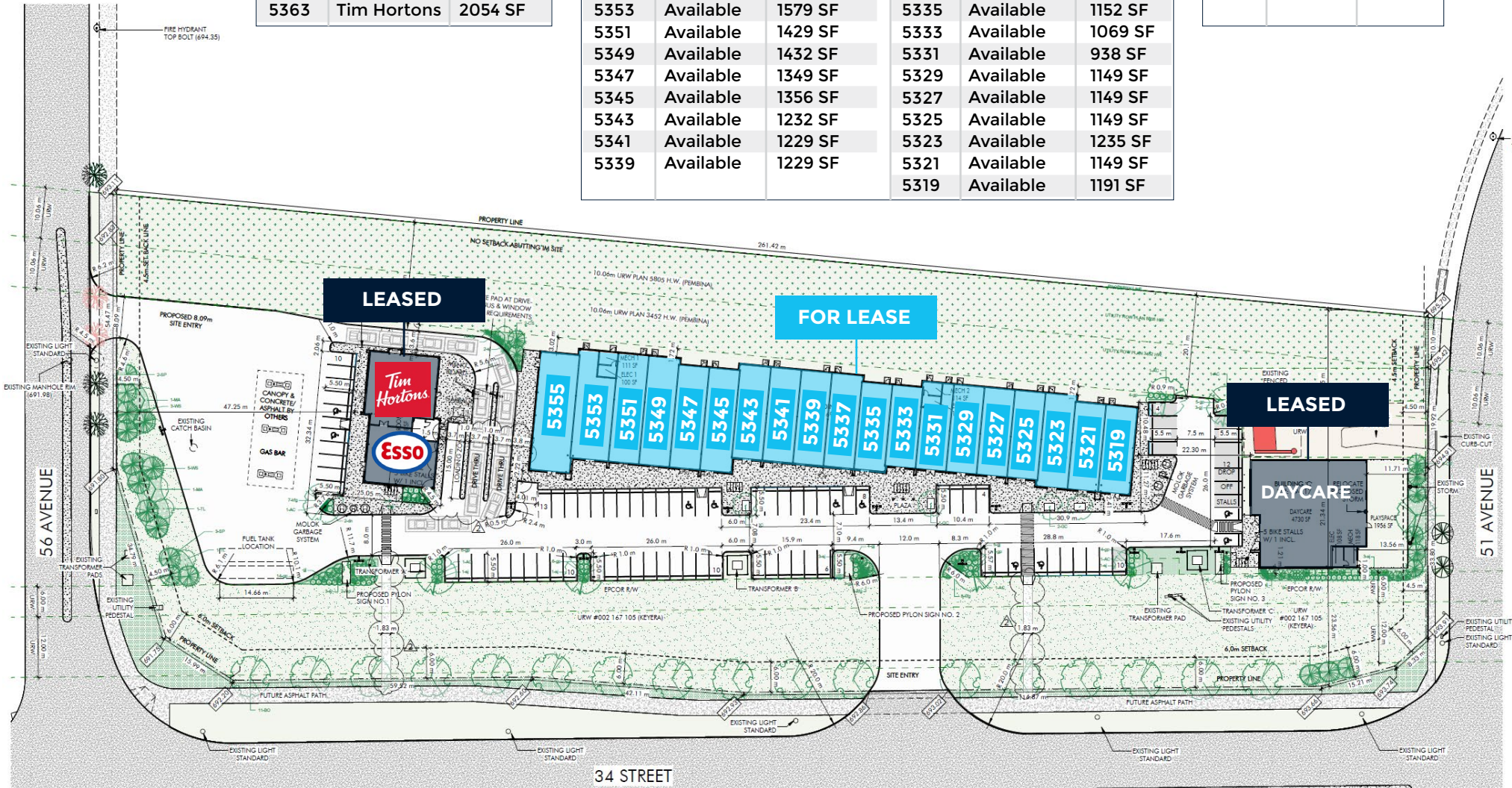
ROYAL
DEVELOPMENTS

SITE PLAN

BUILDING A		
Unit	Status	Size
5361	Esso	1589 SF
5363	Tim Hortons	2054 SF

BUILDING B					
Unit	Status	Size	Unit	Status	Size
5355	Available	2000 SF	5337	Available	1232 SF
5353	Available	1579 SF	5335	Available	1152 SF
5351	Available	1429 SF	5333	Available	1069 SF
5349	Available	1432 SF	5331	Available	938 SF
5347	Available	1349 SF	5329	Available	1149 SF
5345	Available	1356 SF	5327	Available	1149 SF
5343	Available	1232 SF	5325	Available	1149 SF
5341	Available	1229 SF	5323	Available	1235 SF
5339	Available	1229 SF	5321	Available	1149 SF
			5319	Available	1191 SF

BUILDING C		
Unit	Status	Size
5315	Daycare	4730 SF



This document has been prepared by Sable Realty for advertising and general information only. Sable Realty makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Sable Realty excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising therefrom.

FOR LEASE
Royal Centre Fulton
Creek, Edmonton AB

ALI SHABEN
780-446-8622
ali@sablerealty.ca

NOAH ISSA
780-236-5723
noah@sablerealty.ca

MAHMOUD SALEM
780-807-6597
msalem@sablerealty.ca

SABLE REALTY



GET MORE INFORMATION

NOAH ISSA

Vice President
Investment Sales & Leasing
780-236-5723
noah@sablerealty.ca

ALI SHABEN

President, Broker/Owner
Investment Sales & Leasing
780-446-8622
ali@sablerealty.ca

MAHMOUD SALEM

Associate
Investment Sales & Leasing
780-807-6597
msalem@sablerealty.ca

ABOUT SABLE REALTY

sablerealty.ca

10350 124 St Unit 102
Edmonton, AB T5N 3V9
(780) 429-4168