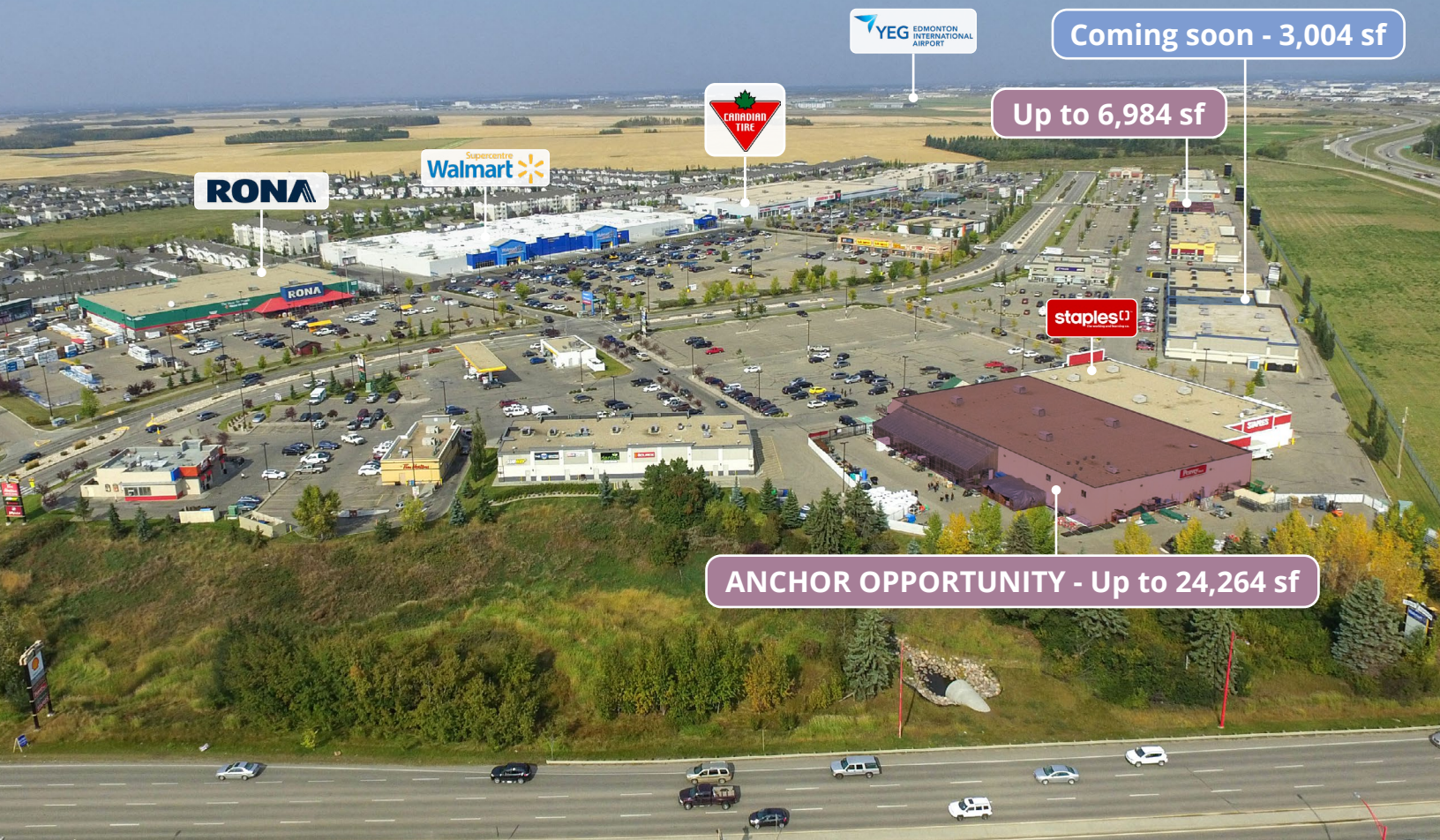


FOR LEASE | JOIN LEDUC'S PREMIERE POWER CENTRE

Leduc Common

50 Avenue & Discovery Way
Leduc, Alberta



ANCHOR OPPORTUNITY AVAILABLE

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**AVISON
YOUNG**

FOR LEASE

Leduc Common

50 Avenue & Discovery Way
Leduc, Alberta

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 added to the draw of this major power centre. The centre is located in the heart of a rapidly growing Leduc market.



Various retail bays available for lease
up to 24,264 sf



Freestanding building with available bays, ideal for various users including medical tenants

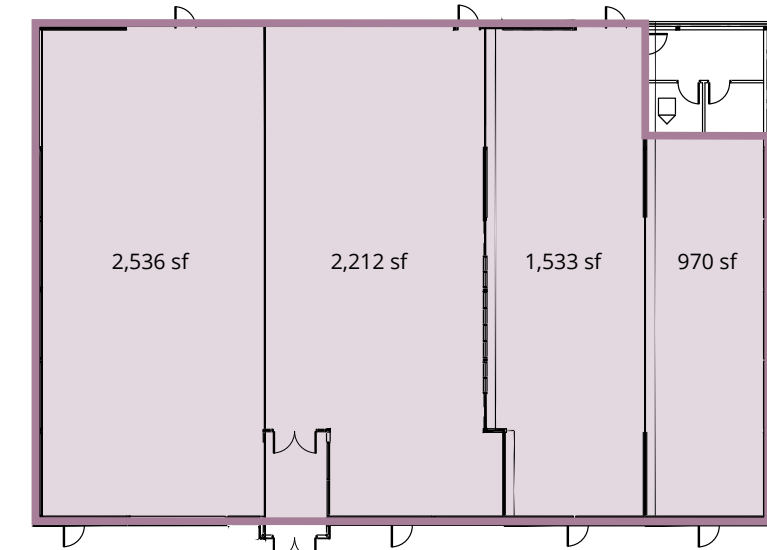


Join Walmart, Canadian Tire, Rona, PetSmart, Planet Fitness, and other major national retailers

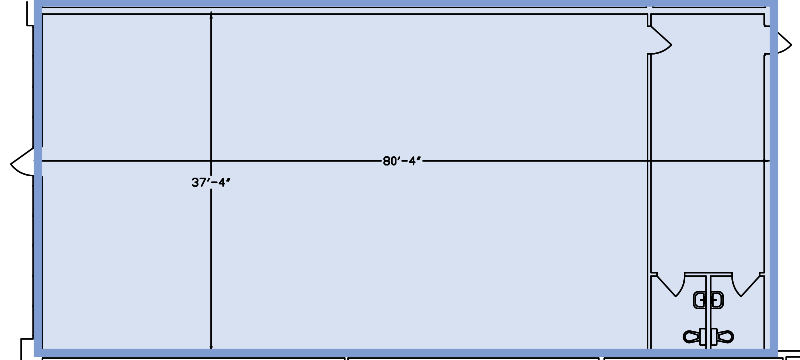


Leduc Common draws from Nisku Business Park, Wetaskiwin, Drayton Valley, and Camrose as part of a **large secondary market**

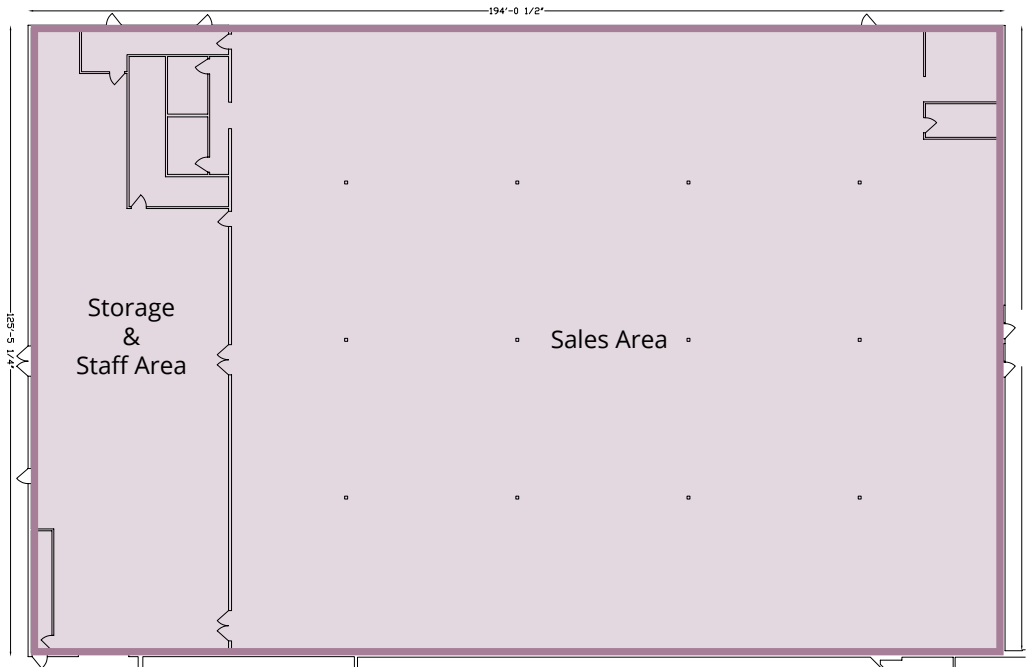




6,984 sf
Lease Rates Market
Additional Rent (2026)
Operating Costs: \$3.70
Property Taxes: \$7.44
Total: \$11.14



3,004 sf
Lease Rates Market
Additional Rent (2026)
Operating Costs: \$4.45
Property Taxes: \$4.10
Total: \$8.55



24,264 sf
Lease Rates Market
Additional Rent (2026)
Operating Costs: \$1.88
Property Taxes: \$2.90
Total: \$4.78

Location overview

Leduc, Alberta

The centre is located in the heart of a rapidly growing Leduc market. Leduc's 2025 population is an estimated 39,264 people. The population experienced a significant increase of 14.8% in the last 5 years (2020 - 2025).

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 14,416 (2025 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.

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, Bevo Sky Farms, among others), add to the workforce required from the Leduc labour market.

Leduc Common
is the primary
shopping destination
for Leduc

DEMOGRAPHICS



39,966

Population (2025)



37,942

Daytime population (2025)



94,443

Primary trade area population



14.8%

Population growth (2020 - 2025)



\$139,506

Average household income (2025)



62,130

VPD along Highway QEII (2025)

Source: City of Leduc, Sitewise, Government of Alberta

DRIVE TIMES

4 mins

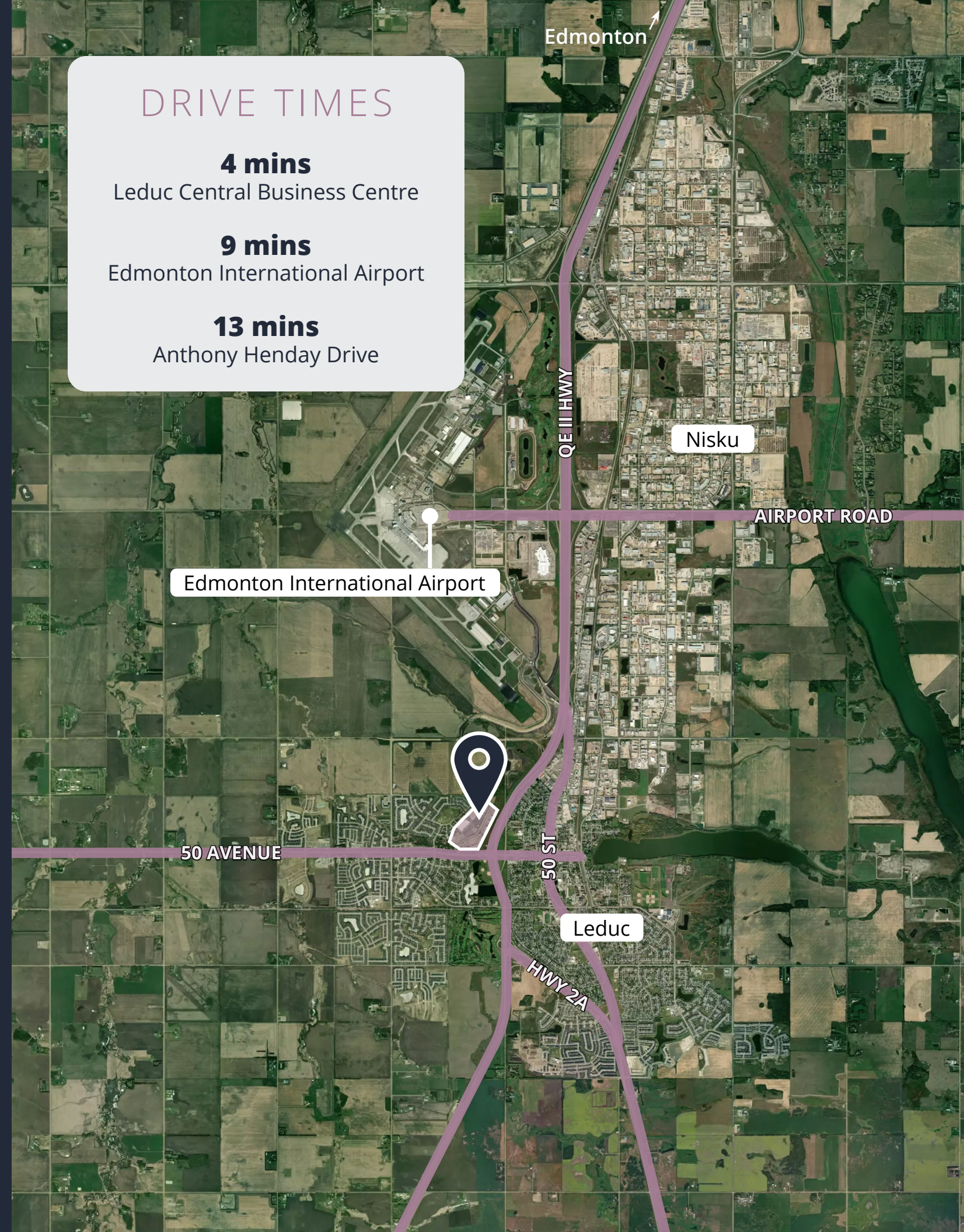
Leduc Central Business Centre

9 mins

Edmonton International Airport

13 mins

Anthony Henday Drive



Get in touch.

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