



SABLE REALTY

ROYAL
DEVELOPMENTS

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

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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 Q4 2026. 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
Municipal Address	5311 34 Street NW
Legal Description	Plan 2521928 Block 1 Lot 3
Utilities	Separately Metered

Basic Rent	Market
Additional Rent	\$16 PSF (2026 Estimate)
Possession	Q4 2026
Zoning	Business Employment (BE)

1 MINS
TO WHITEMUD
DRIVE

24,000
VEHICLES
PER DAY

BUILDING B



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Creek, Edmonton AB

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DEMOGRAPHICS WITHIN 5KM

116,779
POPULATION
(2024)

136,397
DAYTIME
POPULATION

\$115,577
AVERAGE
HOUSEHOLD
INCOME

24,000
VEHICLES PER
DAY

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SITE PLAN



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GET MORE INFORMATION

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ABOUT SABLE REALTY

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