

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 NameRoyal Centre Fulton CreekBasic RentMarketMunicipal Address5311 34 Street NWAdditional Rent\$16 PSF (2026 Estimate)Legal DescriptionPlan 2521928 Block 1 Lot 3PossessionQ4 2026UtilitiesSeparately MeteredZoningBusiness Employment (BE)

1 MINS
TO WHITEMUD
DRIVE

24,000 VEHICLES PER DAY















WHITEMUD DRIVE **ROYAL CENTRE FULTON CREEK** TRANS CANADA HIGHWAY (YELLOWHEAD 17 ST NW 50 ST NW HIGHWAY 216 (ANTHONY HENDAY 34 ST NW **75 ST NW** SHERWOOD PARK FREEWAY 0 CANADIAN NATIONAL RAILWAY HIGHWAY 14 (WHITEMUD DR

DEMOGRAPHICS WITHIN 5KM

116,779

POPULATION (2024)

136,397

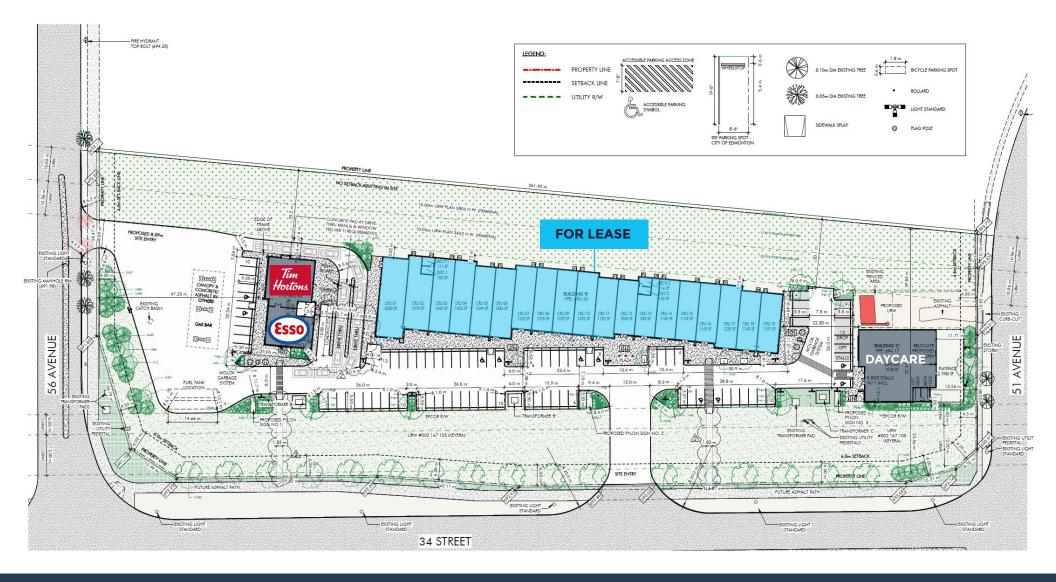
DAYTIME POPULATION

\$115,577

AVERAGE HOUSEHOLD INCOME

24,000 VEHICLES PER DAY

SITE PLAN



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GET MORE INFORMATION

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ABOUT SABLE REALTY

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