



FOR LEASE

3,682 SF High End Commercial Space in Southwest Edmonton

ROYAL CENTRE CAMERON HEIGHTS

637 & 639 Cameron Heights Drive NW, Edmonton, AB

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For Lease: Upscale Retail Centre 1 Minute from Anthony Henday

Located just one minute off Anthony Henday Drive in the desirable southwest neighbourhood of Cameron Heights, Royal Centre Cameron Heights offers 3,682 SF of high-end commercial space within an established, upscale retail centre – available on an as-is basis. The property benefits from exceptional visibility, modern architectural finishes, and ample at-door parking, making it easily accessible for both customers and staff. Positioned alongside a strong tenant mix including Liquor 4 U, Monty's Pizza, Malina Bakery, a pharmacy, a barber shop, and a salon & spa, the space enjoys consistent daytime and evening traffic. The site-specific DC2 zoning supports a wide range of potential uses (excluding existing tenant categories), making this an excellent opportunity for restaurant, retail, or service-oriented businesses seeking a premium storefront in one of west Edmonton's most affluent communities.

PROPERTY DETAILS

| | |
|------------------------------|--|
| Municipal Description | 637 & 639 Cameron Heights Drive NW, Edmonton, AB |
| Legal Description | Plan 0024559, Lot A |
| Zoning | Site Specific Development Control Provision (DC2 (1076)) |
| Vacant Unit Size | 3,682 SF |
| Base Rent | Market |
| Additional Rent | \$18.00 PSF (2026 Estimate) |
| Possession | January 1, 2027 |



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DEMOGRAPHICS WITHIN 3KM

27,000

Population

9,500

Households

38

Median Age

\$189K

Average Household Income

\$140K

Median Household Income

80,000
VPD

Traffic Volume (Anthony Henday
Drive at Cameron Heights)



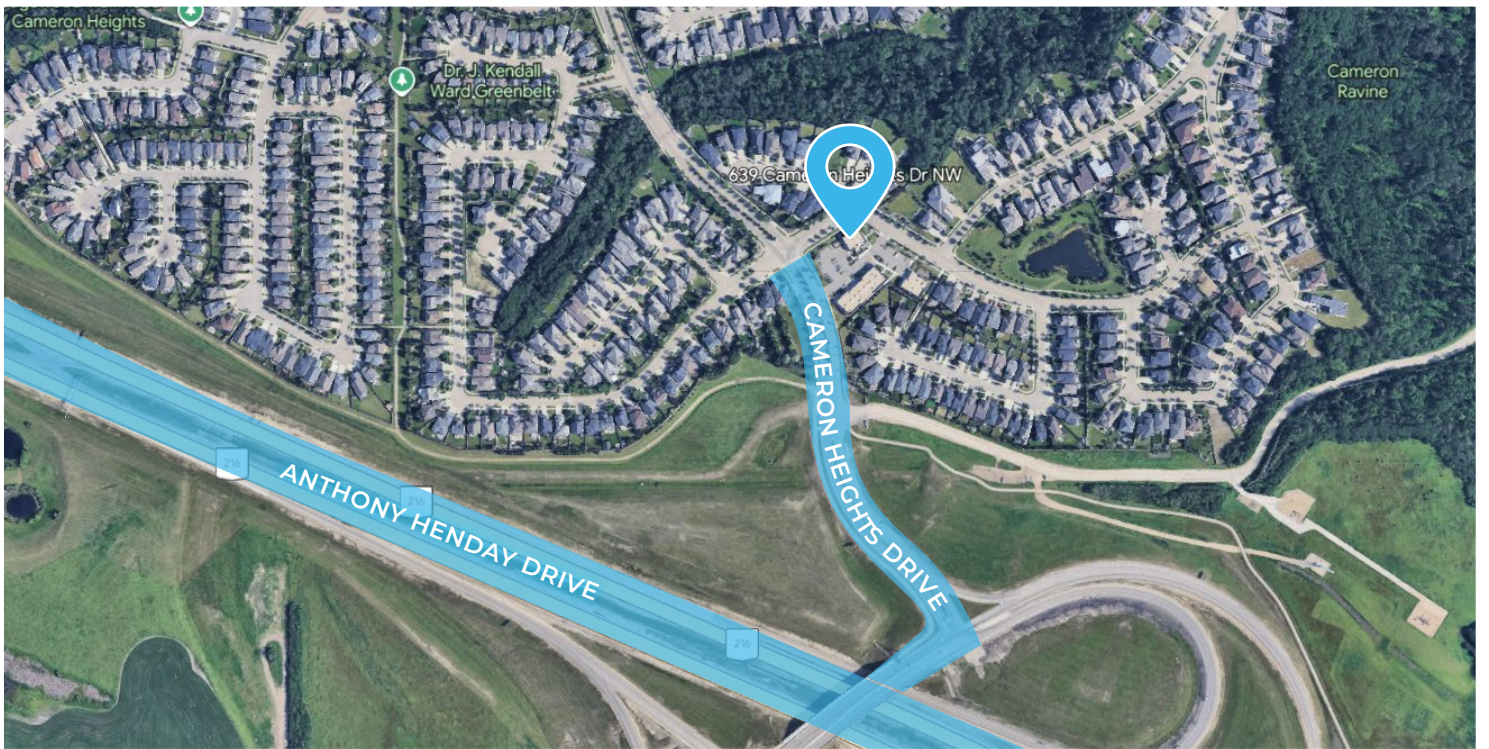
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