

FOR LEASE WESTLAND MARKET MALL

70 MCLEOD AVENUE, SPRUCE GROVE, AB



SECOND FLOOR
MEDICAL, PROFESSIONAL, DAYCARE SPACE
BUILDING UNDER RENOVATION

Casey McClelland
Senior Managing Director
Casey.McClelland@MarcusMillichap.com

Mike Hoffert
Director
Mike.Hoffert@MarcusMillichap.com

Kevin Glass
Director
Kevin.Glass@MarcusMillichap.com

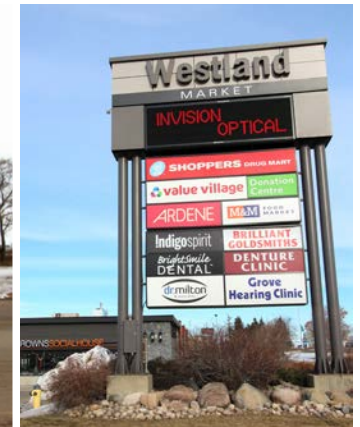
Marcus & Millichap

OVERVIEW / WESTLAND MARKET MALL

70 MCLEOD AVENUE, SPRUCE GROVE, AB

OPPORTUNITY

Don't miss this excellent opportunity to serve the Spruce Grove area, which boasts great residential density and high average household incomes. Westland Market Mall is an established retail shopping mall anchored by Shoppers Drug Mart and Staples. It is well-positioned with excellent visibility to Highway 16A and provides easy access to Highway 16.



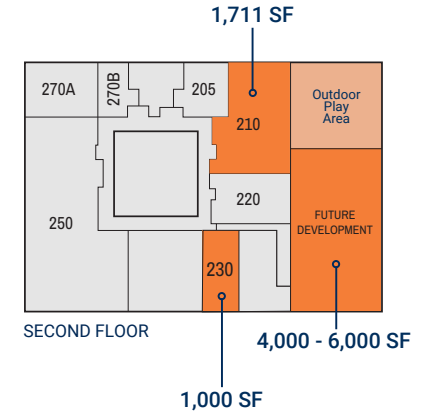
HIGHLIGHTS

- Daycare, Medical, and Professional tenants wanted
- 1,000 SF to 6,000 SF of second floor space
- Elevator access for second floor tenants
- Excellent exposure to over 27,160 vehicles per day along Highway 16A
- Join Canadian Tire, Safeway, Staples, Tim Hortons, Ardene, and more on site
- Join a healthy blend of main floor general retailers and second floor medical
- Operating costs \$13.15/SF

DETAILS + SITE MAP / WESTLAND MARKET MALL

70 MCLEOD AVENUE, SPRUCE GROVE, AB

FLOOR PLAN



MAIN FLOOR

101	Value Village	120	Shoppers Drug Mart
101A	Staples	126	Ann's Nails
101B	Bulk Barn	128	GoldBrick
102A	Coles	130	In Vision Optical
108	Vitality Health	133	M&M
110	Trident Key	132	Cellphone
113	Elegance Hair	136	Fit 4 Less
117	Dentist	502	Brown's Social House
118	Ardene	504	MobilFIX
		506	Sally Beauty

508	PetValu
K005	Walk N Brow
PD51	Shell
PD52	Tim Hortons
PD54	Ricky's All Day Grill

SECOND FLOOR

205	Denture Clinic
210	1,711 SF available
220	Grove Hearing

230	1,000 SF available
250	Westgate Family Practice
270A	W.G. Milton Prof.
270B	Exlby & Partners
280	4,000 - 6,000 SF New Construction Space 2026/2027 possession

IMPROVEMENTS / WESTLAND MARKET MALL

70 MCLEOD AVENUE, SPRUCE GROVE, AB



3D VIEW FROM SOUTH WEST

Preliminary Architectural Rendering

AREA + STATS / WESTLAND MARKET MALL

70 MCLEOD AVENUE, SPRUCE GROVE, AB



27,160
vehicles
per day



EXPOSURE
high traffic
Highway 16A



PARKING
ample on-site
surface stalls



TRANSIT
in close
proximity



\$120,558
household income average
within 3 km



25,913
population
within 3 km



MALL
high exposure
retail space



AREA HIGHLIGHTS

The vibrant and dynamic City of Spruce Grove is located just 11 km west of Edmonton with a total population of 35,766 (2018). With a range of housing options, excellent schools, plenty of sports and culture opportunities, medical facilities, and a diverse business community, Spruce Grove is truly the community of choice.*

* Source: sprucegrove.org/community/about-spruce-grove

Yellowhead Highway	9 minutes
Stony Plain	10 minutes
Acheson	13 minutes
Edmonton Boundary	16 minutes
Downtown Edmonton	37 minutes

WESTLAND MARKET MALL

PRESENTED BY

CASEY McCLELLAND

Senior Managing Director
(587) 756-1560
Casey.McClelland@MarcusMillichap.com

MIKE HOFFERT

Director
(587) 756-1550
Mike.Hoffert@MarcusMillichap.com

KEVIN GLASS

Director
(587) 756-1570
Kevin.Glass@MarcusMillichap.com

Marcus & Millichap

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