

ROYAL CENTRE EDMONTON

Healthcare & Retail Spaces For Lease

SE CORNER OF WINTERBURN ROAD & EDMONTON BOULEVARD | EDMONTON, AB



- Two newly constructed stand-alone commercial retail units consisting of contiguous 3,500 square feet per building available for lease and ready for immediate fixturing.
- Ideal for medical clinic & pharmacy, optometry, chiropractor, physiotherapist, and other healthcare businesses.
- High exposure of over 4,600 vehicles per day on Winterburn Road with easy access to Anthony Henday Drive. Royal Centre Edgemont is located along Winterburn Road in the affluent and fast-growing area of southwest Edmonton
- The Landlord has secured exclusivity rights for a medical clinic, pharmacy and a physiotherapy in building #3 at Royal Centre Edgemont.
- Prominent pylon and building signage available.

Jewell Hansen, VP
Healthcare, Office/Retail Sales & Leasing
780 919 7672 | jewell@hcrgroup.ca



hcrgroup.ca

FOR LEASE | ROYAL CENTRE EDMONTON

PROPERTY DETAILS

MUNICIPAL ADDRESSES

Building 3:

5395 Edgemont Blvd NW | Edmonton, Alberta

5397 Edgemont Blvd NW | Edmonton, Alberta

Building 4:

5385 Edgemont Blvd NW | Edmonton, Alberta

5387 Edgemont Blvd NW | Edmonton, Alberta

5389 Edgemont Blvd NW | Edmonton, Alberta

LEGAL DESCRIPTION

Condominium Plan 2421892, Unit 22 - Unit 26

SPACE TYPE

Retail, Healthcare

SHOPPING CENTRE AREA

± 38,000 SF comprised of 4 buildings

SITE AREA

± 3.04 Acres

BUILDING SIZE

Building 3: ± 3,500 SF*

Building 4: ± 3,500 SF*

**can be demised*

ZONING

CN - Neighbourhood Commercial ⓘ

PARKING

Ample visitor and staff surface stalls

POSSESSION

Immediate/ Negotiable

YEAR BUILT

Q3 2024



PYLON SIGNAGE
AVAILABLE AT MARKET RATE



BASE RATE

Contact Listing Agent

ADDITIONAL RENT

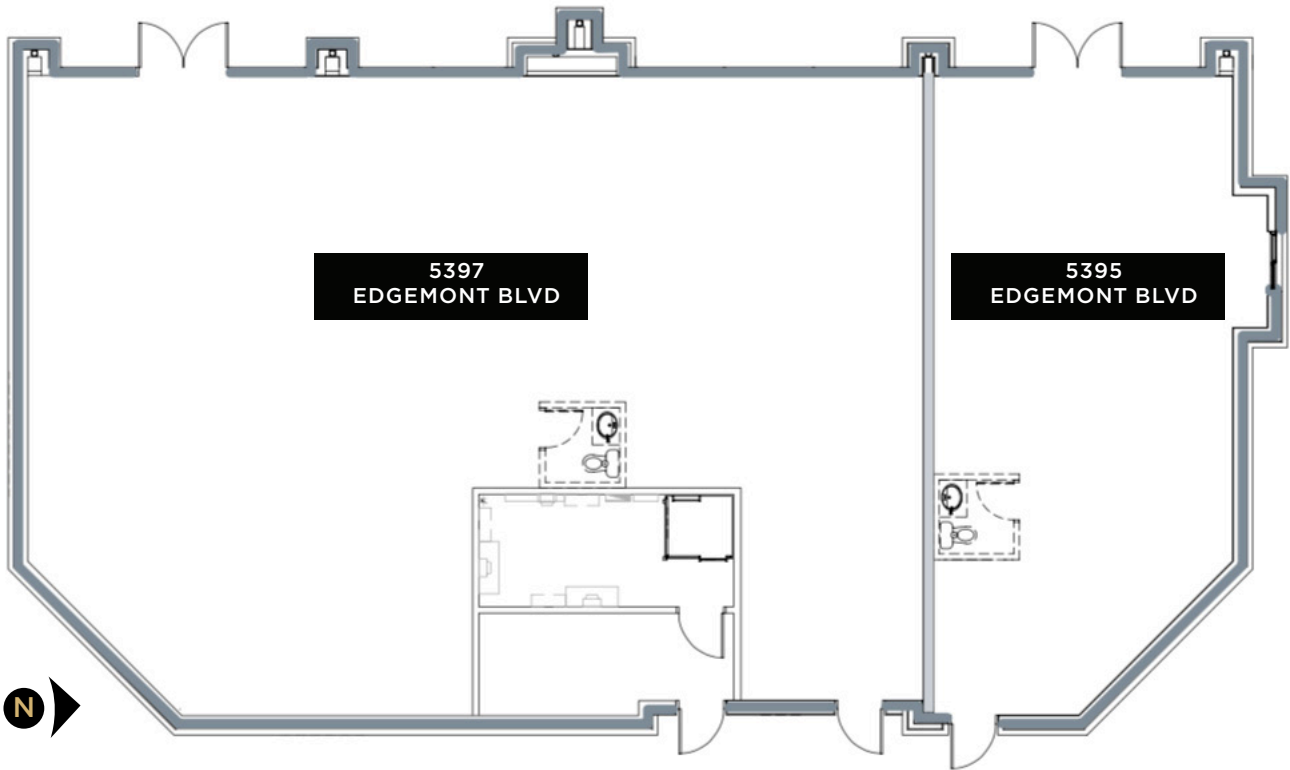
\$14.00 PSF (est. 2025)

Power, water and gas are separately metered and the tenant's responsibility



BUILDING 3 | FLOOR PLAN

3,500 SF contiguous square feet (can be demised)



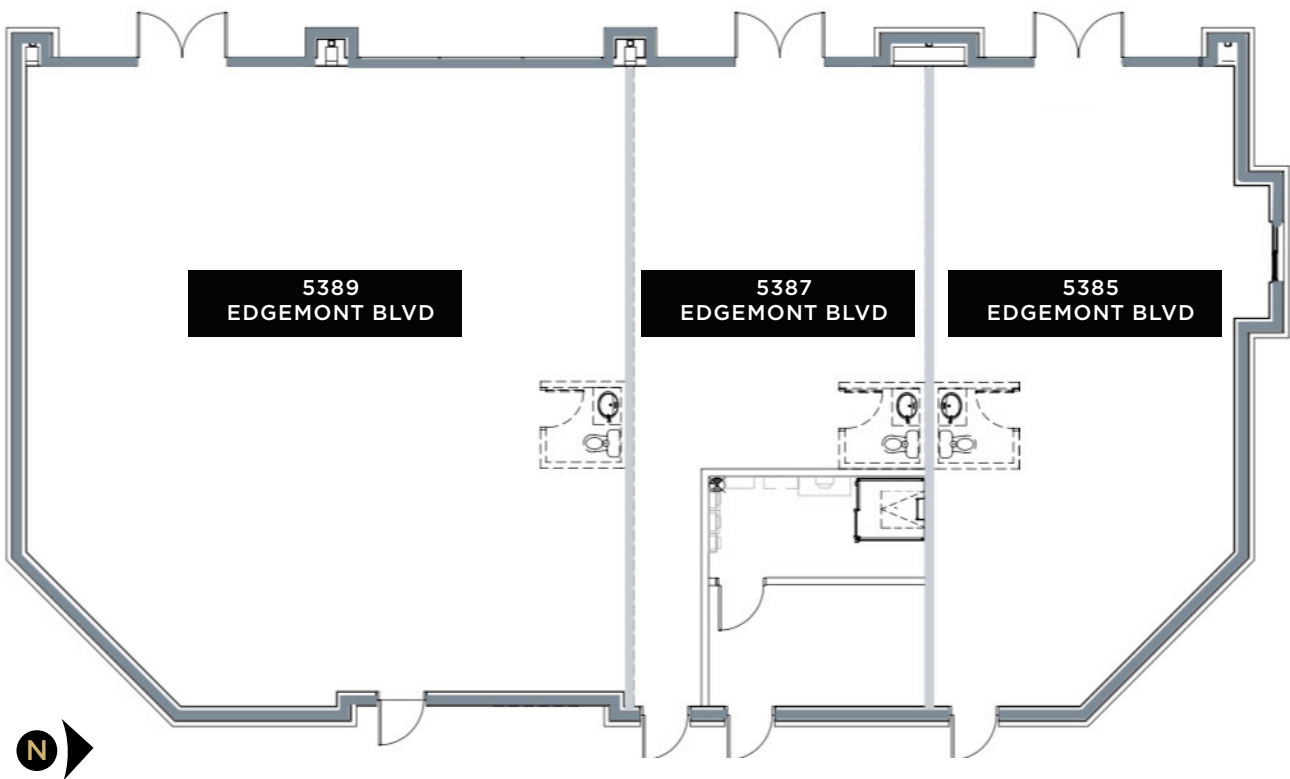
IDEAL
TENANTS




MEDICAL CLINIC
& PHARMACY

BUILDING 4 | FLOOR PLAN


3,500 SF contiguous square feet (can be demised)



IDEAL
TENANTS



OPTOMETRY



PHYSIOTHERAPY

FLOOR PLANS ARE PROVIDED FOR DISCUSSION PURPOSES ONLY AND IS SUBJECT TO VERIFICATION.

FOR LEASE | ROYAL CENTRE EDMONTON

BUILDING 3



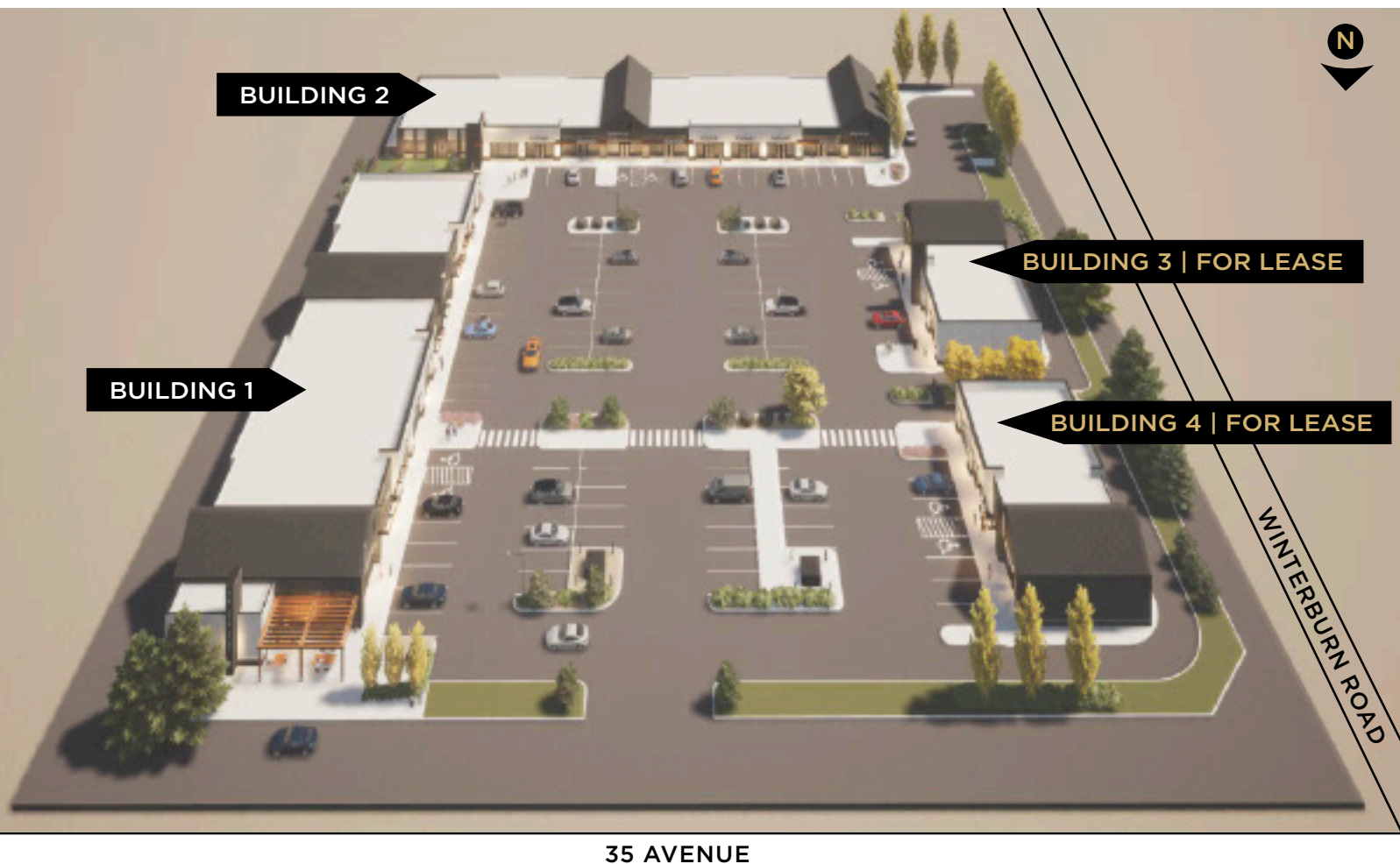
BUILDING 4



TARGET MEDICAL/HEALTHCARE USES

- Medical Clinic & Pharmacy
- Physiotherapy/ Occupational Therapy
- Optometry/Ophthalmology
- Chiropractor
- Holistic/ Naturopathic Wellness Clinic
- Women's Health Clinic / Ob/Gyn Clinic
- Medical & Dental Specialists
- Allergists/ Immunologist
- Pulmonology/ Sleep Apnea Clinic
- Dermatology
- Podiatry/Orthotics
- Psychology/ Psychiatrist
- Audiology
- Imaging & X-Ray
- Medical Laboratory
- Infusion Clinic
- Home Healthcare Supplies
- Other Healthcare Related Uses

FOR LEASE | ROYAL CENTRE EDMONT



EDGEMONT FLATS

ROYAL CENTRE
EDGEMONT

JOIN THESE BUSINESSES AT
ROYAL CENTRE EDMONT



CONNECT
LIQUOR

Edgemont Flats Apartment Complex is located adjacent to Royal Centre Edgemont. Consists of two low-rise 6 story apartment buildings totalling ± 334 units.

Nestled in the Edgemont neighbourhood, this vibrant community offers access to a range of amenities. From nearby grocery stores and fitness centers to restaurants and local shops, everything you need is within reach. Families will enjoy the convenience of excellent schools and childcare options, while parks and trails provide ample opportunities for outdoor fun and relaxation.

<https://lestoneedgemont.com>

FOR LEASE | ROYAL CENTRE EDMONTON

Built-in Child-Focused Businesses (Operational)

- Daycare with a licensed capacity of 120 children.
- Taekwondo studio with over 100 active students.
- Consistent foot traffic during weekdays, evenings, and weekends.

New School Nearby

- Brand-new Edmonton School Division public school under construction.
- Capacity for 950 students (Grades K-9).
- Just a 5-minute walk from the plaza – strong synergy and future foot traffic.

High Growth Area

- Projected population of 87,000 by 2027 within a 5 km radius.
- Edgemont is experiencing rapid residential development and expansion.
- Strong long-term demand for family-oriented services and businesses.
- Edgemont Flats Apartment Complex – 2 six story apartment buildings containing ± 334 units located adjacent to Royal Centre Edgemont.

Business Potential

- Opportunity for cross-promotion with existing businesses.
- Positioned to become a central family hub in a growing community.
- Ideal for tenants seeking a ready-made customer base of families with young children.

A

B



DEMOGRAPHICS



NEIGHBOURHOOD
POPULATION
(5 KM | 2023)

49,144



5-YEAR GROWTH
FORECAST
(5 KM | 2023 - 2028)

3.7%



AVERAGE HOUSEHOLD
INCOME
(5 KM | 2023)

\$156,939



TRAFFIC COUNTS
WINTERBURN RD & 35 ST
(2022)

4,600

DRIVE TIMES



Anthony Henday Drive
Whitemud Drive
Highway 2
Edmonton Int'l Airport

5 Minutes
10 Minutes
15 Minutes
25 Minutes

NEARBY AMENITIES & ATTRACTIONS

- | | |
|-----------------------------|-----------------------|
| 1. Parkland Immanuel School | 6. Tim Hortons |
| 2. Cafe Aria | 7. Waves Coffee House |
| 3. Co-op Gas Station | 8. McDonald's |
| 4. F45 Fitness Training | 9. Save-On-Foods |
| 5. Esso Gas Station | 10. Starbucks |

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The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract. All measurements need to be independently verified by the Tenant.