

**AVISON  
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**ChoiceProperties**



**Retail for Lease**  
Stony Plain Road & 186 Street  
Edmonton, AB

# Sunwapta Centre & Sunwapta West



**Get more  
information**

**Ben Snider**  
Senior Associate  
+1 780 915 8417  
ben.snider@avisonyoung.com

**Alison Hansen-Carlson**  
Senior Associate, Brokerage Services  
+1 780 702 0692  
alison.hansen-carlson@avisonyoung.com



# Sunwapta Centre & Sunwapta West

 **Stony Plain Road & 186 Street**  
Edmonton, AB

Sunwapta Centre & Sunwapta West occupy a strategic location as the last major shopping destination heading west on Stony Plain Road, with direct access to Anthony Henday Drive, Edmonton's ring road. This positioning connects the centres to Edmonton's northwest industrial node, a strong daytime population, and commuter traffic from Spruce Grove, Stony Plain, and Big Lake residential.

The surrounding West Edmonton district is anchored by major arterial roads, including 170 Street, Stony Plain Road, and 100 Avenue, which link the area to downtown, Whitemud Drive, and West Edmonton Mall. The corridor is a hub for national retailers, grocery, home improvement, and fashion tenants, complemented by numerous hotels that serve both residents and business travelers.



Located on transit route along Stony Plain Road with access to 170 Street and Downtown



17 mins to Downtown Edmonton  
17 mins to St. Albert  
25 mins to Spruce Grove  
30 mins to Stony Plain



Nearby retailers include Walmart, Costco, Golf Town, BMW, and Best Buy



Multiple options available for service and medical service providers



## Population (within 10 min drive)

|                        |           |
|------------------------|-----------|
| Residential population | 184,186   |
| Daytime population     | 196,448   |
| Household income       | \$119,048 |

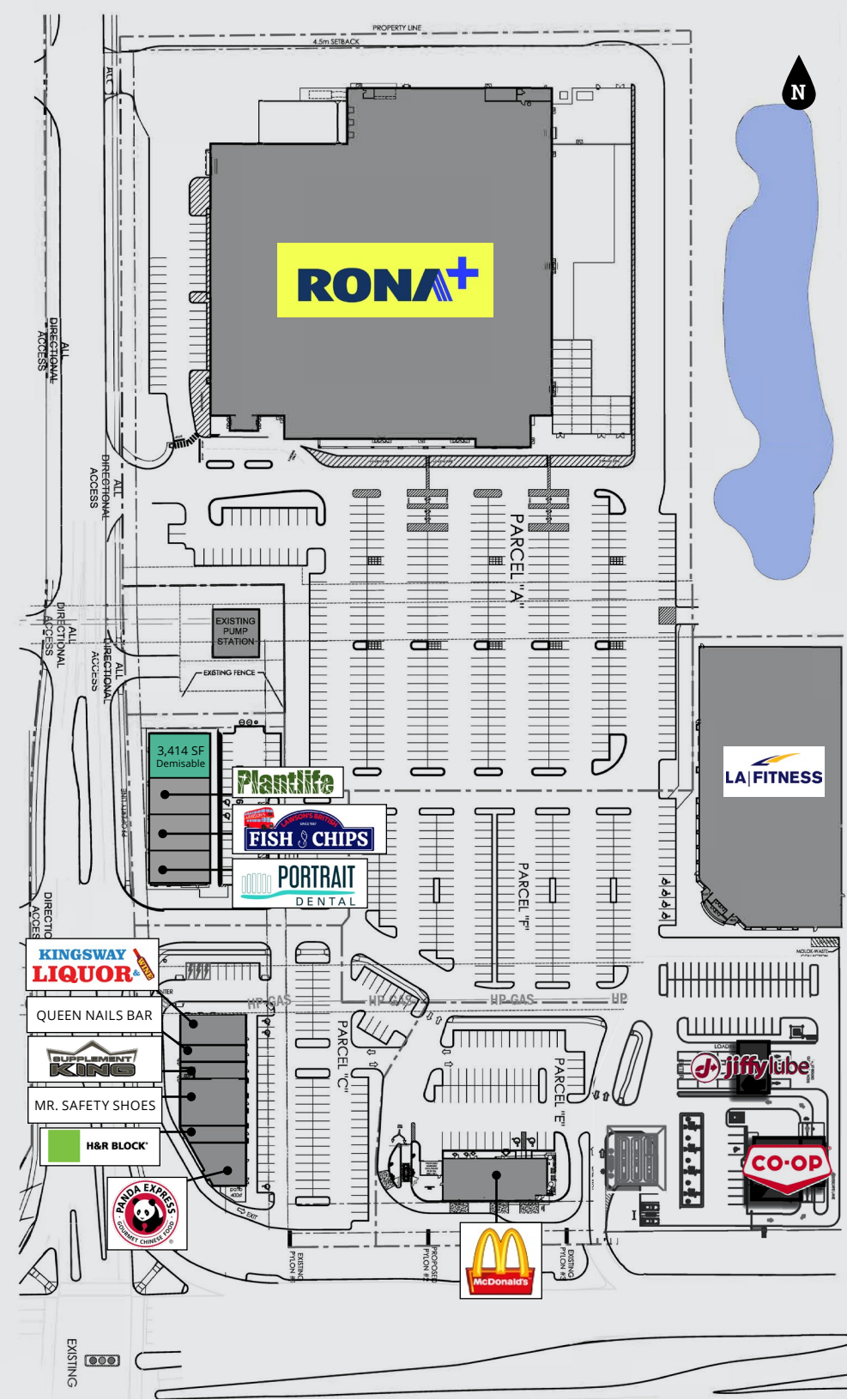


## Vehicles Per Day (2023)

|                  |         |
|------------------|---------|
| Stony Plain Road | 36,072  |
| Anthony Henday   | 109,404 |









# Sunwapta West

Available Pending Leased

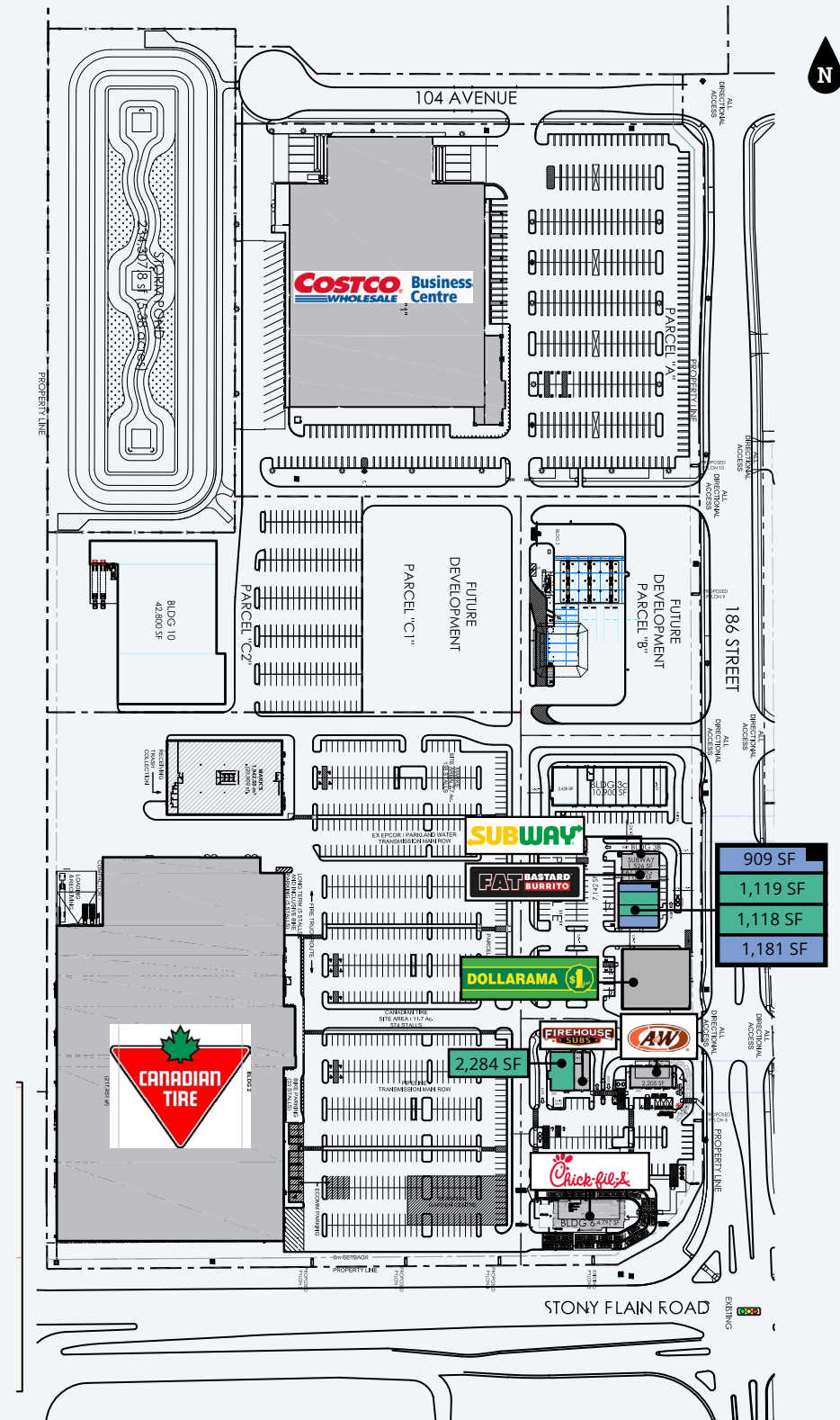
## Opportunities

- 909 SF - Pending
- 1,119 SF - Available
- 1,118 SF - Available
- 1,181 SF - Pending
- 2,284 SF - Drive-thru opportunity

Operating costs (psf): \$20.00 (2025)

Basic rent: Negotiable

Available: Immediately





## Retail for Lease

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Suite 2100, 10111 - 104 Avenue | Edmonton, AB | +1 780 428 7850



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