

FOR LEASE

# SHOPPES OF SECORD

9915 WINTERBURN ROAD NW EDMONTON, AB

DRIVE-THRU ▷ FLEXIBLE UNIT SIZES



Mike Hoffert  
Director  
Mike.Hoffert@MarcusMillichap.com

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

Kevin Glass  
Director  
Kevin.Glass@MarcusMillichap.com

Marcus & Millichap

# OVERVIEW + STATS / SHOPPES OF SECORD

9915 WINTERBURN ROAD NW EDMONTON, AB

## ABOUT SHOPPES OF SECORD

New Commercial retail development located in the fast growing neighbourhood of Lewis Estates in West Edmonton. Various sizes of retail units available with close proximity to both residential and commercial businesses. Reap the benefits of great access and exposure along Winterburn Road, which experiences over 19,000 vehicles per day and is close to Stony Plain Road, an essential commuter connector to Central Edmonton.

## HIGHLIGHTS

- ▶ Brand new commercial retail units starting at 1,190 SF available for lease with flexible demising options available
- ▶ Positioned along Winterburn Road and directly south of Stony Plain Road, two well-known commuter trails in West Edmonton
- ▶ Adjacent to newly developed Winterburn Square which has national retailers Tim Hortons and Shell servicing the growing population
- ▶ Pylon signage available



## SALIENT DETAILS

**Municipal Address:** 9915 Winterburn Road NW, Edmonton, AB

**Legal Description:** Plan 5496HW, Lot 17

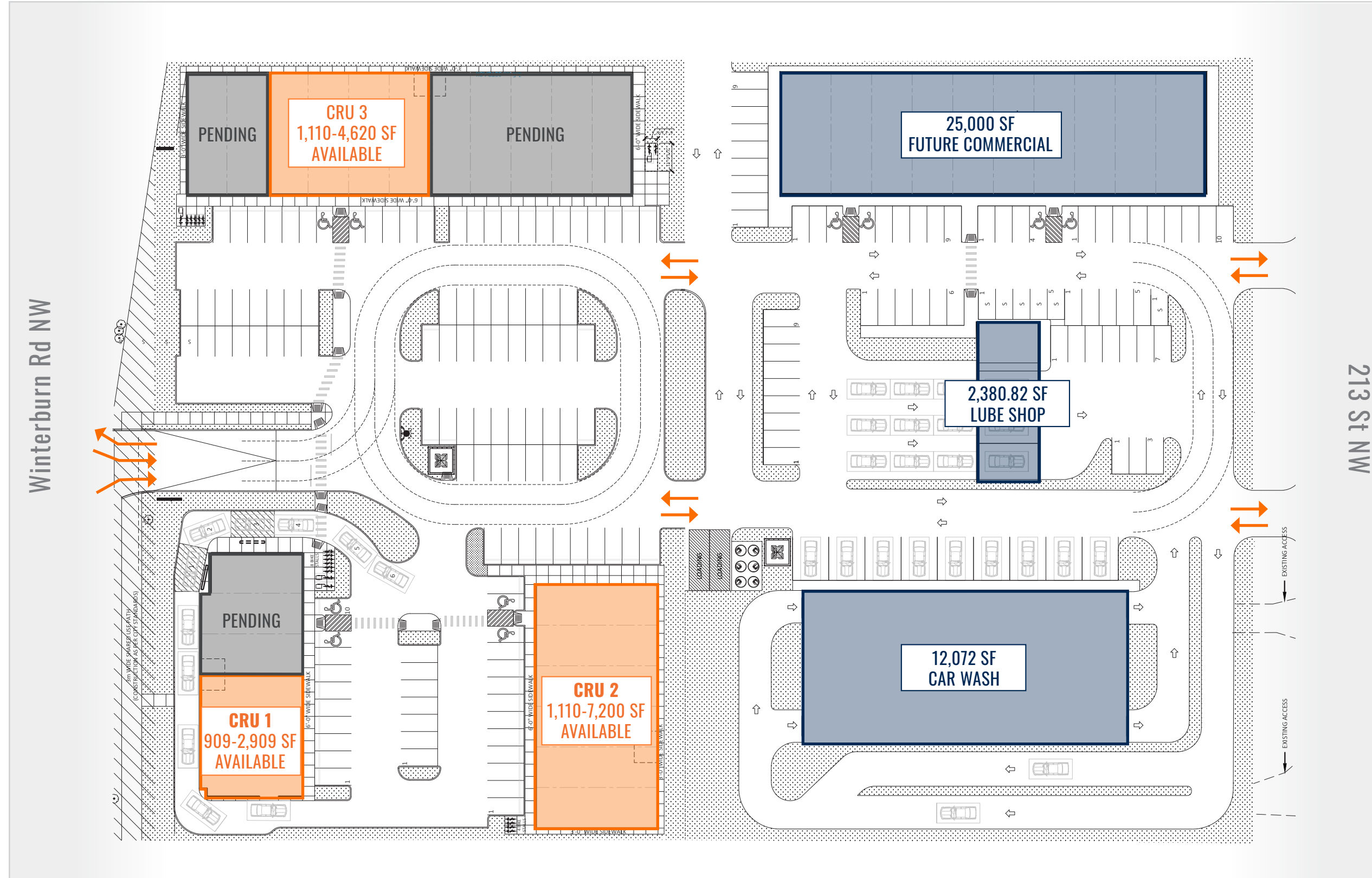
**Neighbourhood:** Lewis Farms

**Zoning:** DC (21459) – Direct Development Control

**Building Area:** Multiple unit sizes

# SITE PLAN / SHOPPES OF SECORD

9915 WINTERBURN ROAD NW EDMONTON, AB



## LEGEND

Commercial Area



**Phase 1**

### CRU 1

Bay 4: 909 SF  
 Bay 5: 1,000 SF  
 Bay 6: 1,000 SF

### CRU 2

Bay 1: 1,200 SF  
 Bay 2: 1,110 SF  
 Bay 3: 1,110 SF  
 Bay 4: 1,200 SF  
 Bay 5: 1,200 SF

### CRU 3

Bay 3: 1,200 SF  
 Bay 4: 1,200 SF  
 Bay 5: 1,110 SF  
 Bay 6: 1,110 SF  
 Bay 6: 1,200 SF



**Phase 2**

# DETAILS + STATS / SHOPPES OF SECORD

9915 WINTERBURN ROAD NW EDMONTON, AB



**SECORD**  
21,884  
POPULATION  
\$136,557  
AVG. HOUSEHOLD INCOME

FUTURE LEWIS FARMS  
MULTIFAMILY DEVELOPMENT

FUTURE LEWIS FARMS  
RETAIL DEVELOPMENT

# AREA + DEMOGRAPHICS / SHOPPES OF SECORD

9915 WINTERBURN ROAD NW EDMONTON, AB

WWW.LEREVECOMMUNITY.CA



**21,465**  
VEHICLES PER DAY  
ALONG WINTERBURN RD

**40,843**  
VEHICLES PER DAY  
ALONG STONY PLAIN RD



**18.6%**  
PROJECTED  
GROWTH (2025-2028)



**3.3**  
AVERAGE PERSONS  
PER FAMILY



**37,697**  
POPULATION  
WITHIN 3 KM



**\$134,316**  
HOUSEHOLD INCOME AVERAGE  
WITHIN 3 KM



## DRIVE TIMES FROM SUBJECT PROPERTY

Stony Plain Road	3 minutes
Anthony Henday Drive	3 minutes
Highway 16A	5 minutes
West Edmonton Mall	11 minutes
Acheson	8 minutes



# Marcus & Millichap

Marcus & Millichap  
1820 Enbridge Centre

10175 - 101 Street  
Edmonton, AB T5J 0H3 +1 (587) 756 1600

**Mike Hoffert** / Director  
Mike.Hoffert@  
MarcusMillichap.com  
+1 (587) 756 1550

**Casey McClelland** / Senior Managing Director, Investments  
Casey.McClelland@  
MarcusMillichap.com  
+1 (587) 756 1560

**Kevin Glass** / Director  
Kevin.Glass@  
MarcusMillichap.com  
+1 (587) 756 1570

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