

| GRANGE CENTRE |

2544 GUARDIAN ROAD | EDMONTON | AB

# RETAIL FOR LEASE



## 1,215 SF FIXTURED MEDICAL CLINIC

- Busy grocery anchored shopping centre
- Highly visible from Guardian Road just off Whitemud Drive
- Close access to Whitemud Drive and Anthony Henday Drive

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# RETAIL SPACE AVAILABLE

2544 GUARDIAN ROAD | EDMONTON | AB

Vacancy	1,215 SF fixtured medical clinic	Zoning	CSC (Shopping Centre Zoned)
Available	Immediately	Basic Rent	Negotiable
Municipal	2544 Guardian Road, Edmonton, AB	Op Costs	\$20.93 PSF (2024 est.)
Legal	Plan 0620602, Block 14, Lot 10,12	Parking	Ample surface parking
Access	Guardian Road		



HIGH PROFILE GROCERY  
ANCHORED SHOPPING CENTRE



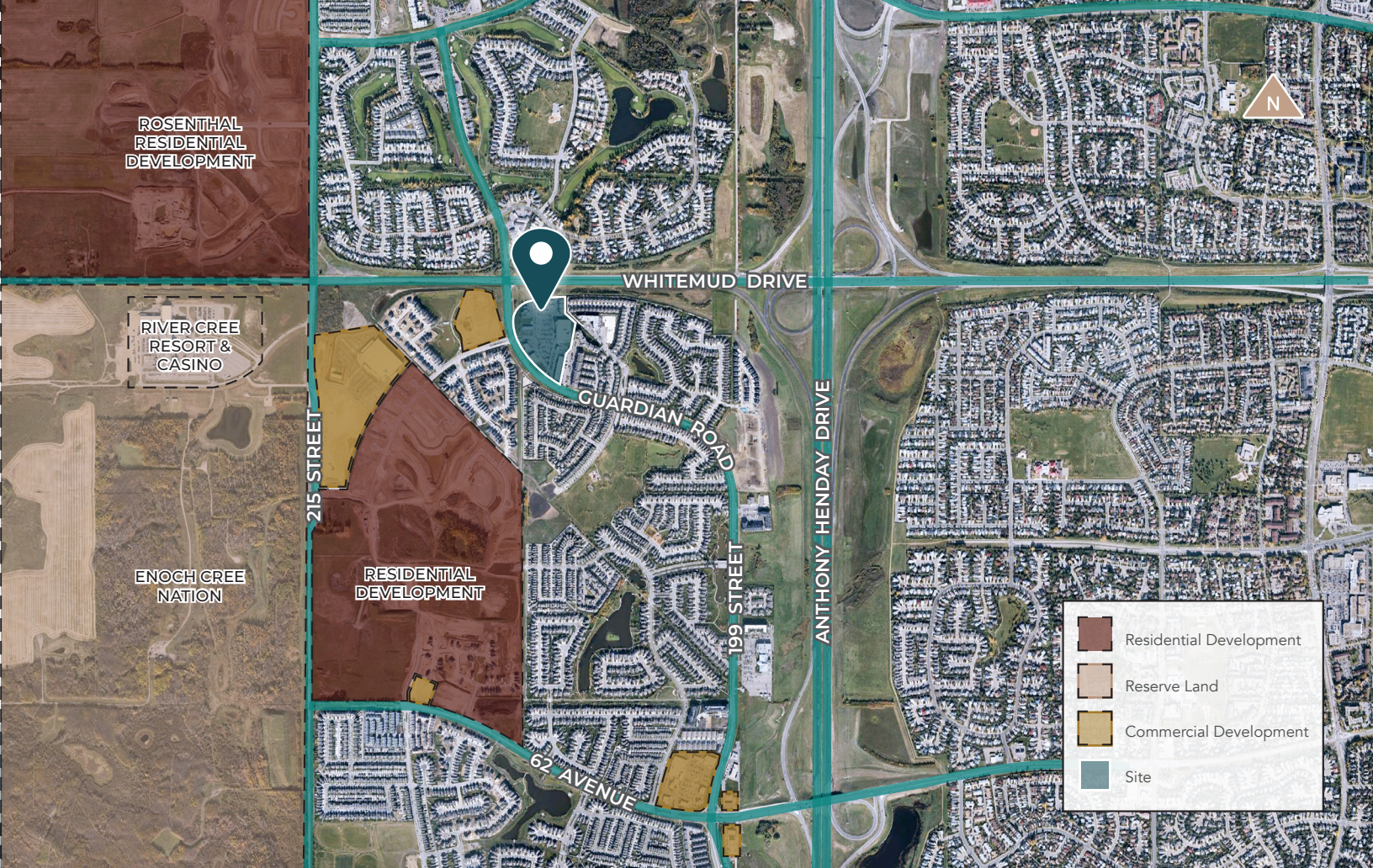
RARE OPPORTUNITY IN DESIRABLE  
WEST EDMONTON COMMUNITY



AMPLE  
SURFACE PARKING







## SURROUNDING AREA

**THE GRANGE CENTRE IS  
IN A RAPIDLY GROWING  
AREA OF EDMONTON.**

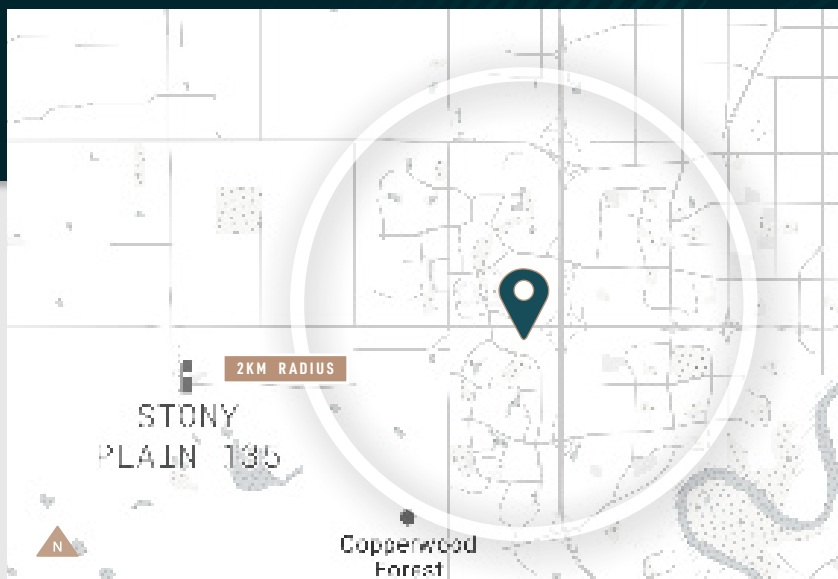
This section of the city, west of the Anthony Henday, is continuing to expand as surrounding neighborhoods densify and new developments come on-line. The already high, yet increasing volume of affluent residents in this area result in a favorable location for businesses.

The Grange Centre is situated in a great location just off of Whitemud Drive, a major arterial that connects the east and west areas of Edmonton. The Centre's proximity to the Anthony Henday is also advantageous, as both highways allow for a greatly accessible location and draw in large amounts of consumer traffic to the area.



# IDEALLY SITUATED

2544 GUARDIAN ROAD | EDMONTON | AB



29,000 VPD ON GUARDIAN ROAD NW

## [ POPULATION ]

25,841 residents

12,651 daytime population

18.2% growth (2014-2019)

17.8% projected growth (2019-2024)

## [ AGE ]

0-19 yrs = 25.0%

20-39 yrs = 30.9%

40-59 yrs = 28.5%

60+ yrs = 15.5%

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## [ INCOME ]

Average household income of \$136,213

22.8% of households earn \$60,000 to \$100,000

62.1% of households earn more than \$100,000

## [ TRAFFIC ]

29,500 VPD on Whitemud Drive NW

19,000 VPD on Guardian Road NW

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