

# The Shops of Granville

3004 Granville Drive NW  
Edmonton, AB



## FEATURES:

- Situated at the major intersection serving Lewis Estates & The Grange neighborhoods with a traffic flow in excess of 22,700 vehicles per day on Whitemud Drive and 19,000 vehicles per day on Guardian Road
- In close proximity to the Anthony Henday Drive ring road
- Immediate trade area population, Lewis Estates and The Grange (including Granville), is projected to grow to 66,666 when fully built out
- Close proximity to River Cree Casino (Marriott Hotel - 255 rooms, gaming, hockey rinks)
- A unique development with a mix of retail and high density multifamily
- Retail draws in the immediate area include, Costco, Rexall, Safeway, TD Bank, Scotiabank, ATB and Tim Hortons
- Eye catching craftsman architecture
- Water feature location opportunities

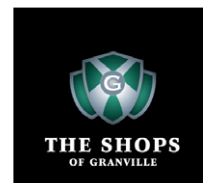
### Dustin Bateyko

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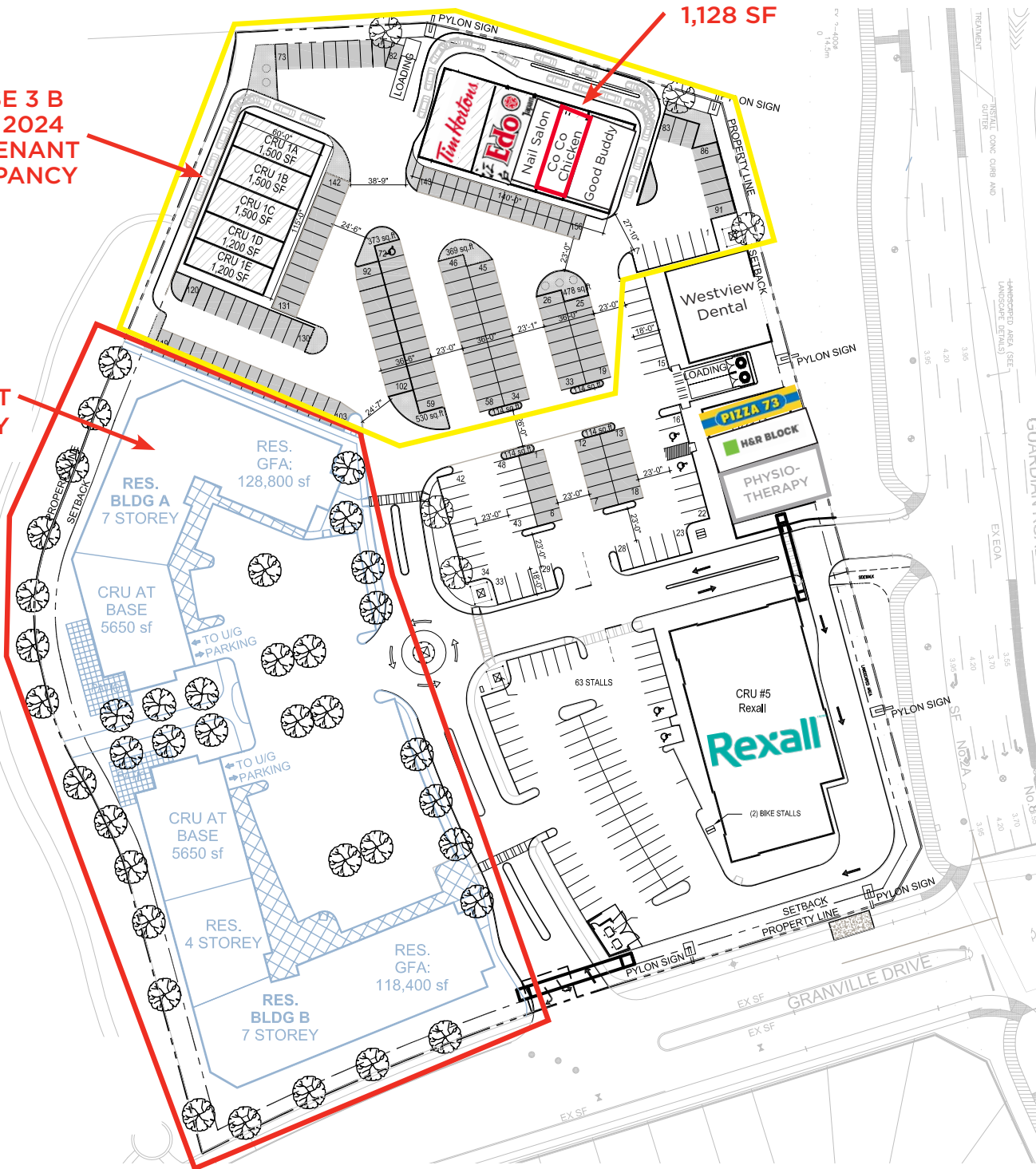
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## SITE PLAN

**PHASE 3 B  
FALL 2024  
FOR TENANT  
OCCUPANCY**

**PHASE 4  
FALL 2024  
FOR TENANT  
OCCUPANCY**

**Future Vacancy**  
1,128 SF



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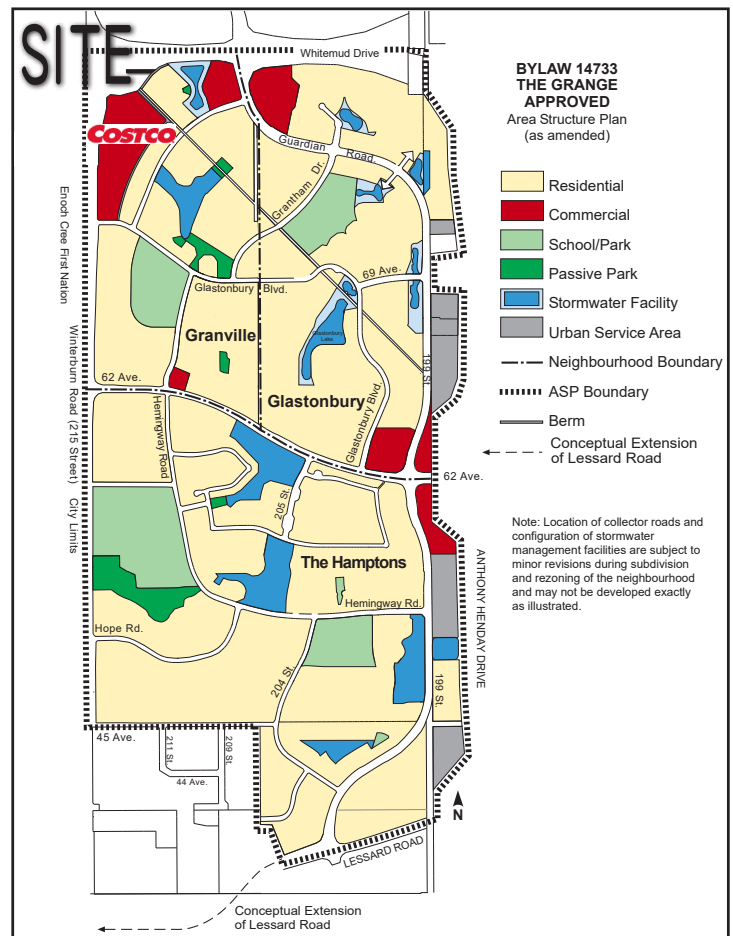
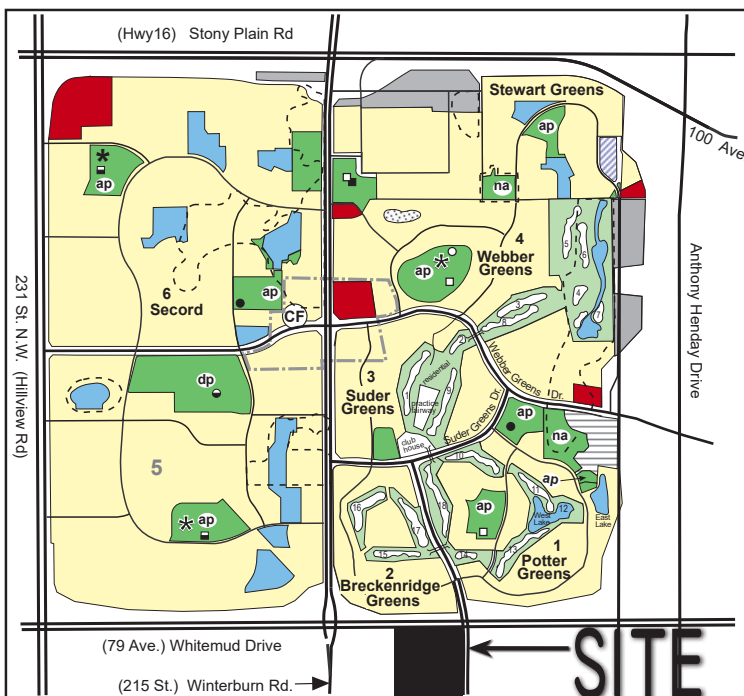
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## DEMOGRAPHICS & EXTERIOR PHOTOS

Southeast corner of Whitemud Drive & Guardian Road,  
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Area Structure Plans - Granville & The Grange

Population - 5 km Radius = 116,881



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## EXTERIOR PHOTOS



## SPACE AVAILABLE

- From 1,200 - 15,000 SF available
- Drive-thru opportunities on this site
- Potential Uses: Baker, Butcher, Dental Specialties, Sit Down and Fast Food Restaurants, Medical Specialties, Hair Salon, Pet Food, Travel, Grocery, Professional Services, Optometrist, Gift Shop and Fashion Wear
- Rent: Market

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