



FUTURE LEWIS ESTATES
RECREATIONAL CENTRE

JOIN



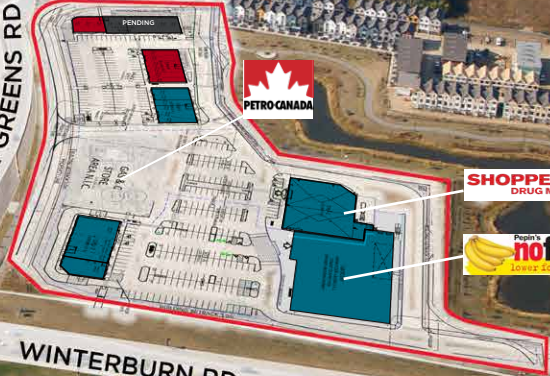
FOR LEASE

WINTERBURN POINT

NWC OF WINTERBURN ROAD (215TH STREET)
& WEBBER GREENS DRIVE (92ND AVENUE)

WEBBER GREENS RD

WINTERBURN RD



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PROPERTY HIGHLIGHTS

- Grocery anchored shopping centre
- Retail draws in the immediate trade area include: Costco, Save-On Foods, Dollarama, McDonalds, Canadian Brewhouse and numerous other service related retailers
- Located in close proximity to the future Lewis Farms Recreation Centre
- Winterburn Point is exposed to 20,000 vehicles per day
- Site features ample on site parking
- High exposure pylon signage available
- Possession available 2025

PROPERTY DETAILS

MUNICIPAL ADDRESS

Winterburn RD & Webber Greens DR,
Edmonton, AB

ZONING

DC2 - Site Specific Development
Control allows for a wide variety of uses

NEIGHBOURHOOD

Lewis Farms & Webber Greens

Additional Rent

\$18.50/SF (est. 2024)



DEMOGRAPHICS

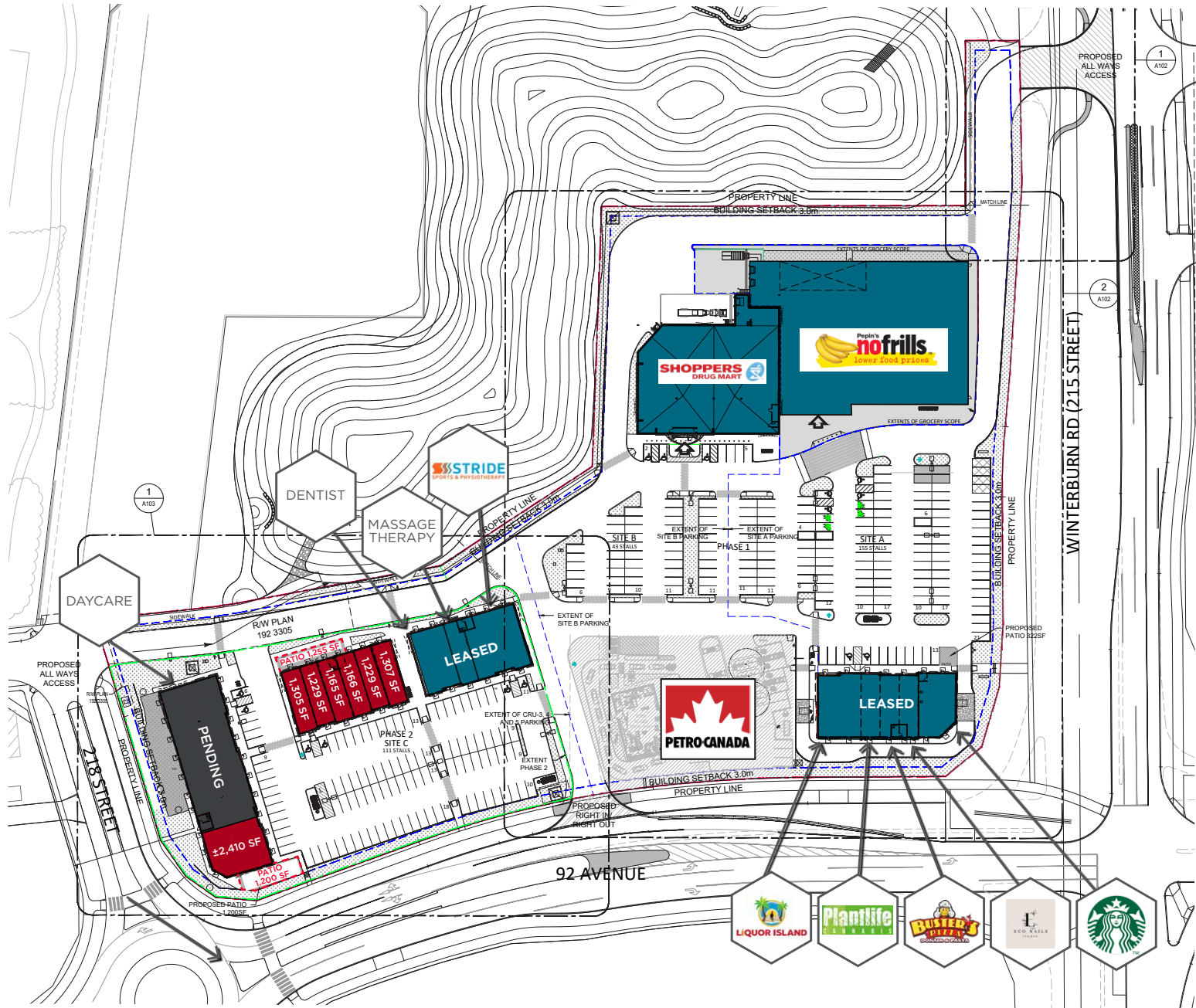
POPULATION	POPULATION		
	1km	3km	5km
	14,775	35,642	98,085

AVERAGE INCOME	AVERAGE INCOME		
	1km	3km	5km
	\$129,665	\$126,072	\$113,409

SITE PLAN



- AVAILABLE
- PENDING
- LEASED



FUTURE LEWIS FARMS RECREATION CENTRE

ESTIMATED COMPLETION 2028



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ESTIMATED COMPLETION 2028



SITE AERIAL



Winterburn

DAVID THOMAS KING SCHOOL

SITE

STONY PLAIN ROAD

WINTERBURN SCHOOL

MICHAEL PHAIR SCHOOL

BISHOP DAVID MOTIUK SCHOOL

WEBBER GREENS DRIVE
VPD 5,400 (2023)

ANTHONY HENDAY DRIVE

FUTURE LEWIS ESTATES RECREATIONAL CENTRE

VPD 14,200 (2023) WINTERBURN ROAD

WHITEMUD DRIVE

La Perle Park

Primrose Park

628

16A

6

16A

6

2

CHIEF LAPOTAC BLVD

PINEBECK RD

RANGE ROAD 26

NE 23 75

100 ST NW

100 AVE NW

910 ST NW

893 ST NW

87 AVE NW

850 ST NW

830 ST NW

810 ST NW

790 ST NW

770 ST NW

750 ST NW

730 ST NW

710 ST NW

690 ST NW

670 ST NW

650 ST NW

630 ST NW

610 ST NW

590 ST NW

570 ST NW

550 ST NW

530 ST NW

510 ST NW

490 ST NW

470 ST NW

450 ST NW

430 ST NW

410 ST NW

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100 AVE NW

910 ST NW

893 ST NW

87 AVE NW

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PROPERTY PHOTOS

LOOKING EAST



STEWART
GREENS
POPULATION:
1,292

WEBBER
GREENS
POPULATION:
3,738

SUDER
GREENS
POPULATION:
3,720

WINTERBURN RD



SECORD
POPULATION:
9,807

ROSENTHAL
POPULATION:
1,630

WEBBER GREENS RD



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