



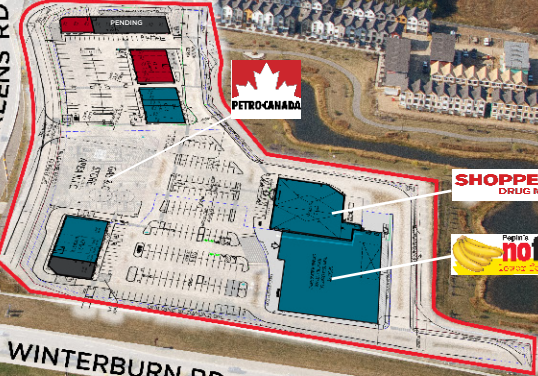
FUTURE LEWIS ESTATES  
RECREATIONAL CENTRE

**JOIN**



WEBBER GREENS RD

WINTERBURN RD



FOR LEASE

# WINTERBURN POINT

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

Cushman & Wakefield Edmonton  
Suite 2700, TD Tower  
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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 Brehouse 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

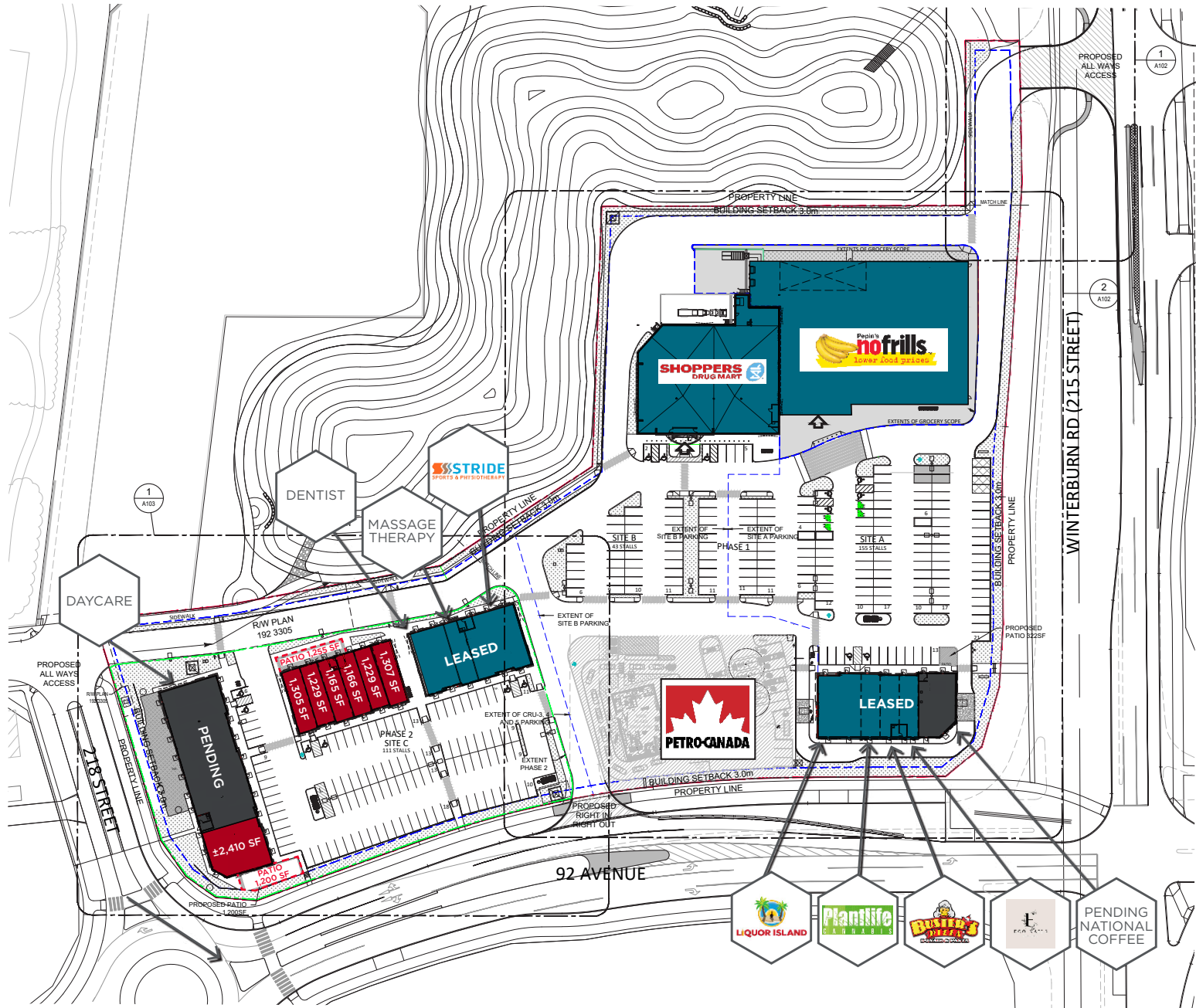
POPULATION	POPULATION		
	1km	3km	5km
	14,775	35,642	98,085

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

# SITE PLAN



- AVAILABLE
- PENDING
- LEASED



- LIQUOR ISLAND
- Planlife  
CANNABIS
- BUSTON'S  
BEER
- PACIFIC
- PENDING NATIONAL COFFEE

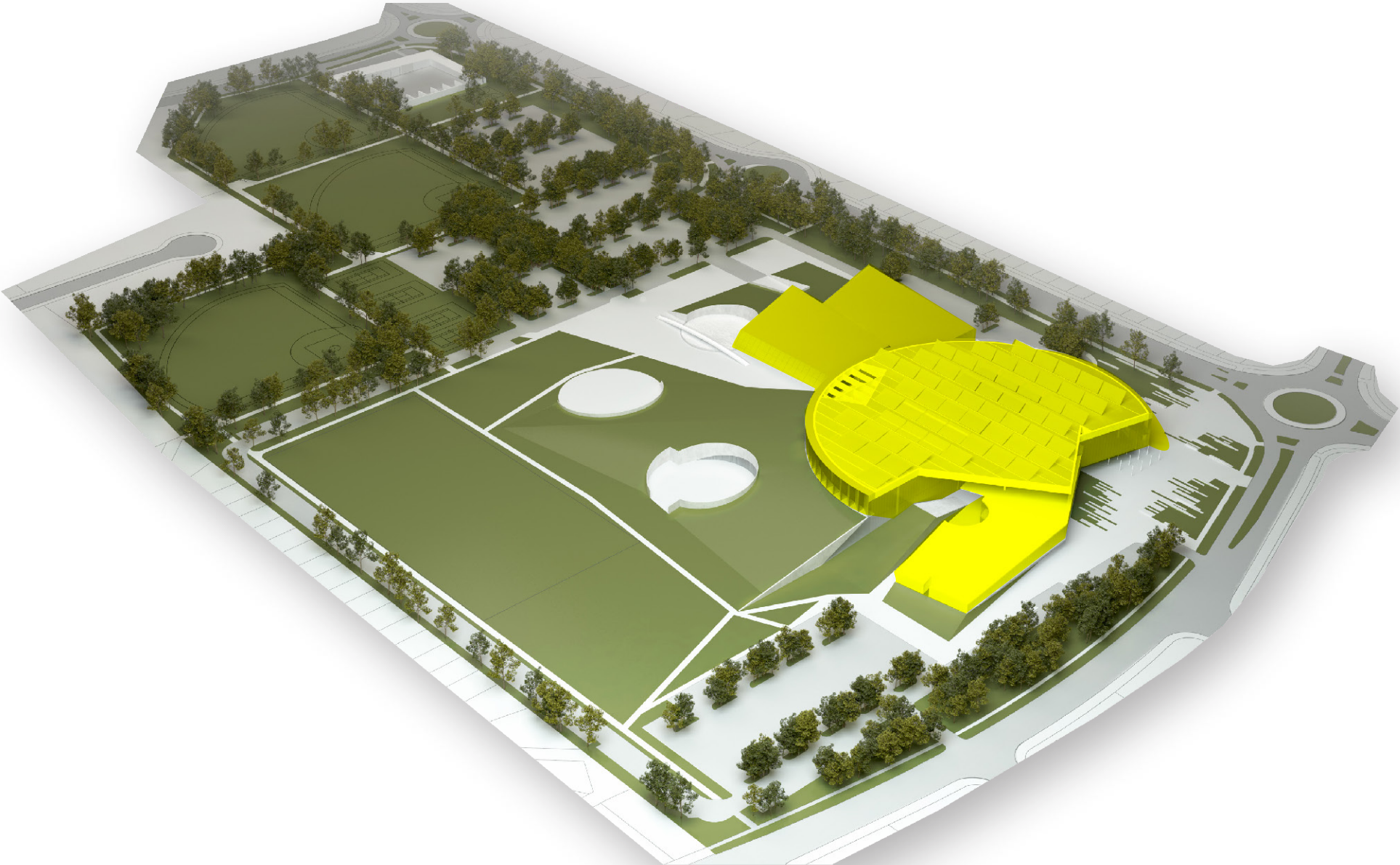
# FUTURE LEWIS FARMS RECREATION CENTRE

ESTIMATED COMPLETION 2028



# FUTURE LEWIS FARMS RECREATION CENTRE

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)

FUTURE LEWIS ESTATES RECREATIONAL CENTRE

VPD 14,200 (2023) WINTERBURN ROAD

WHITEMUD DRIVE

ANTHONY HENDAY DRIVE

La Perle Park

Primrose Park

628

16A

5

16A

5

2

PROPERTY PHOTOS

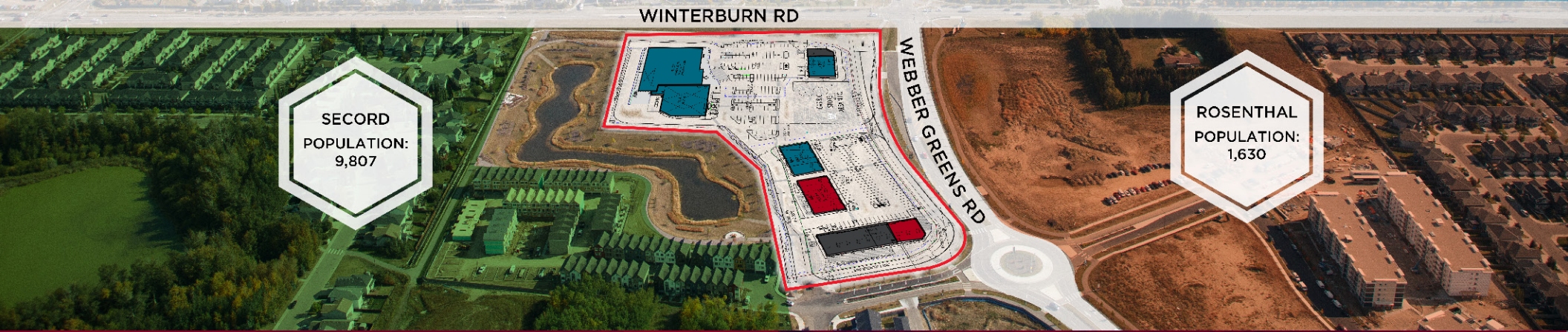
LOOKING EAST



STEWART  
GREENS  
POPULATION:  
1,292

WEBBER  
GREENS  
POPULATION:  
3,738

SUDER  
GREENS  
POPULATION:  
3,720



SECORD  
POPULATION:  
9,807

WEBBER GREENS RD

ROSENTHAL  
POPULATION:  
1,630

WINTERBURN RD



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