



# WESTWIND CENTRE

**SPRUCE GROVE, ALBERTA**





# Westwind Centre

Highway 16 and Century Road, Spruce Grove, AB



Located 11 kilometres west of Edmonton, Spruce Grove provides easy access to the Peace River region of Alberta and BC in addition to the Alaska and Mackenzie Highways. With excellent exposure at a highly visible intersection of Highway 16 (Yellowhead Trail) and Century Road, Westwind Centre is the last major commercial centre en route to the country's popular tourist destination, the Canadian Rockies. Spruce Grove is one of Alberta's rapidly growing communities with its 79% population increase from 2006 and 2017, and has had a constant growth rate of 5.8% from 2013 and 2017.

The shopping centre is anchored by a 31,000 sq. ft. No Frills grocery store. Phase 1, totalling 120,100 sq. ft., has leasing opportunities available for immediate possession. Upon completion of the two-phased development, there will be a total of 212,400 sq. ft. of retail space (units ranging from 1,200 sq. ft. to 10,000 sq. ft.). Several opportunities are available for tenants in a wide range of sizes including CRU, mid-size box, restaurants, quick service food, fashion, and many more.



## SIZE (GLA)

|                   |                 |
|-------------------|-----------------|
| Total Retail..... | 212,400 sq. ft. |
| Phase 1.....      | 120,100 sq. ft. |
| Phase 2.....      | 92,300 sq. ft.  |

## OPENED

|              |      |
|--------------|------|
| Phase 1..... | 2019 |
|--------------|------|

## TRADE AREA

|              | 2022<br>ESTIMATE | 2027<br>PROJECTION | 2032<br>PROJECTION |
|--------------|------------------|--------------------|--------------------|
| Within 3 km  | 28,173           | 30,535             | 32,664             |
| Within 5 km  | 45,516           | 50,855             | 55,777             |
| Within 10 km | 66,198           | 73,755             | 80,307             |

## OPENING

|              |        |
|--------------|--------|
| Phase 2..... | Future |
|--------------|--------|

## MAJOR TENANTS

- No Frills
- Dollarama
- McDonalds





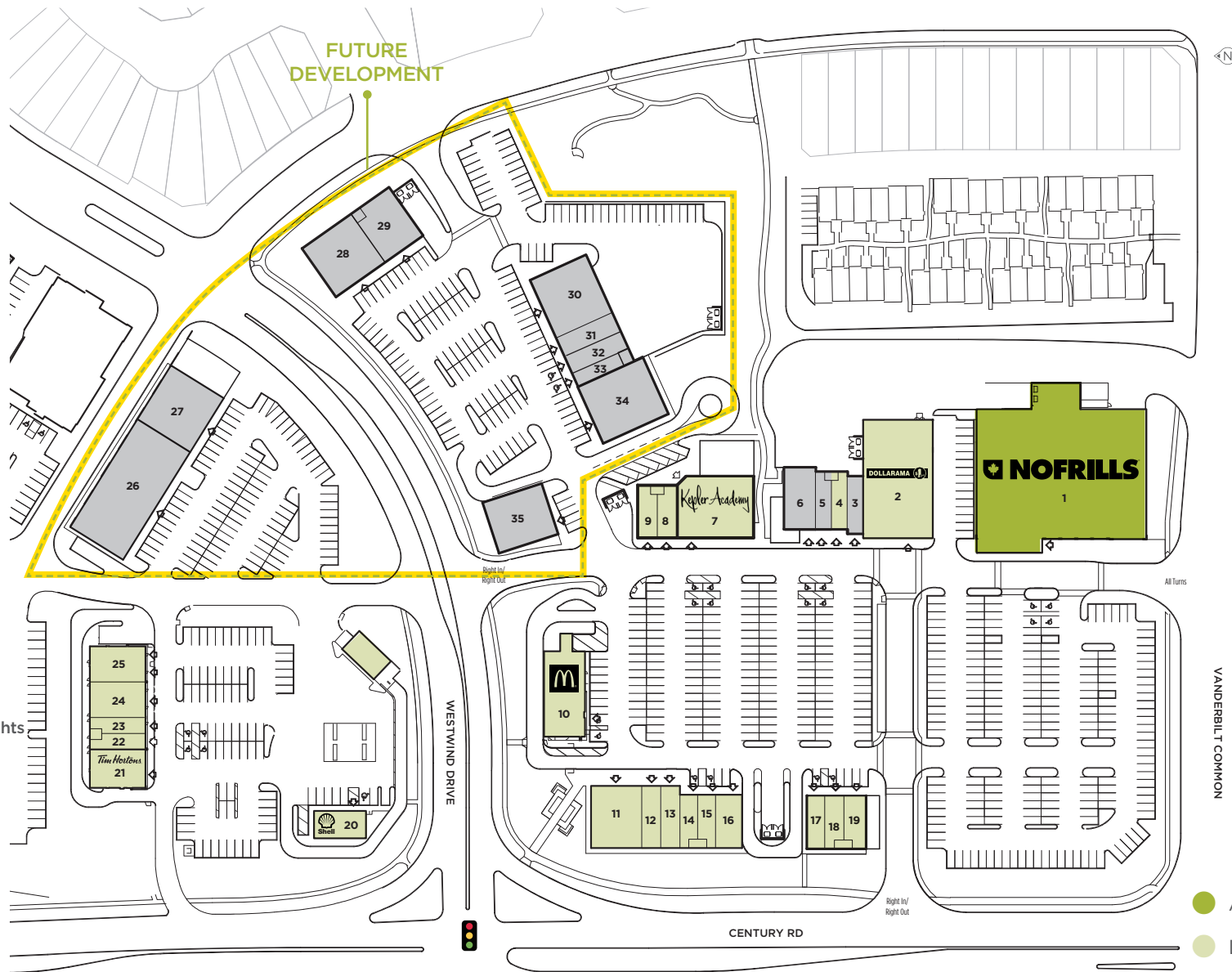
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- 1 No Frills (30,682 sq. ft.)
- 2 Dollarama
- 3 Available (1,200 sq. ft.)
- 4 Mr. Barber
- 5 Available (1,100 sq. ft.)
- 6 Available (2,500 sq. ft.)
- 7 Kepler Academy
- 8 Bone & Biscuit
- 9 H&R Block
- 10 McDonalds
- 11 Westwind Dental
- 12 Massage Addict
- 13 Ali's RX Dispensaries
- 14 Q-Nails
- 15 Supplement King
- 16 KFC
- 17 Subway
- 18 BarBurrito
- 19 LOVEPIZZA
- 20 Shell
- 21 Tim Hortons
- 22 VapouRevolution
- 23 Fire & Flower
- 24 Canadian Pies & Kurry Knights
- 25 Talking Dog Brewery
- 26 Available (10,000 sq. ft.)
- 27 Available (5,000 sq. ft.)
- 28 Available (4,500 sq. ft.)
- 29 Available (3,350 sq. ft.)
- 30 Available (5,000 sq. ft.)
- 31 Available (4,000 sq. ft.)
- 32-34 Available (5,650 sq. ft.)
- 35 Available (4,200 sq. ft.)



- Anchor
- Leased
- Available



one properties

## LEASING CONTACT

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