



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
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TRADE AREA

	2022 ESTIMATE	2027 PROJECTION	2032 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
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MAJOR TENANTS

- No Frills
- Dollarama
- McDonalds

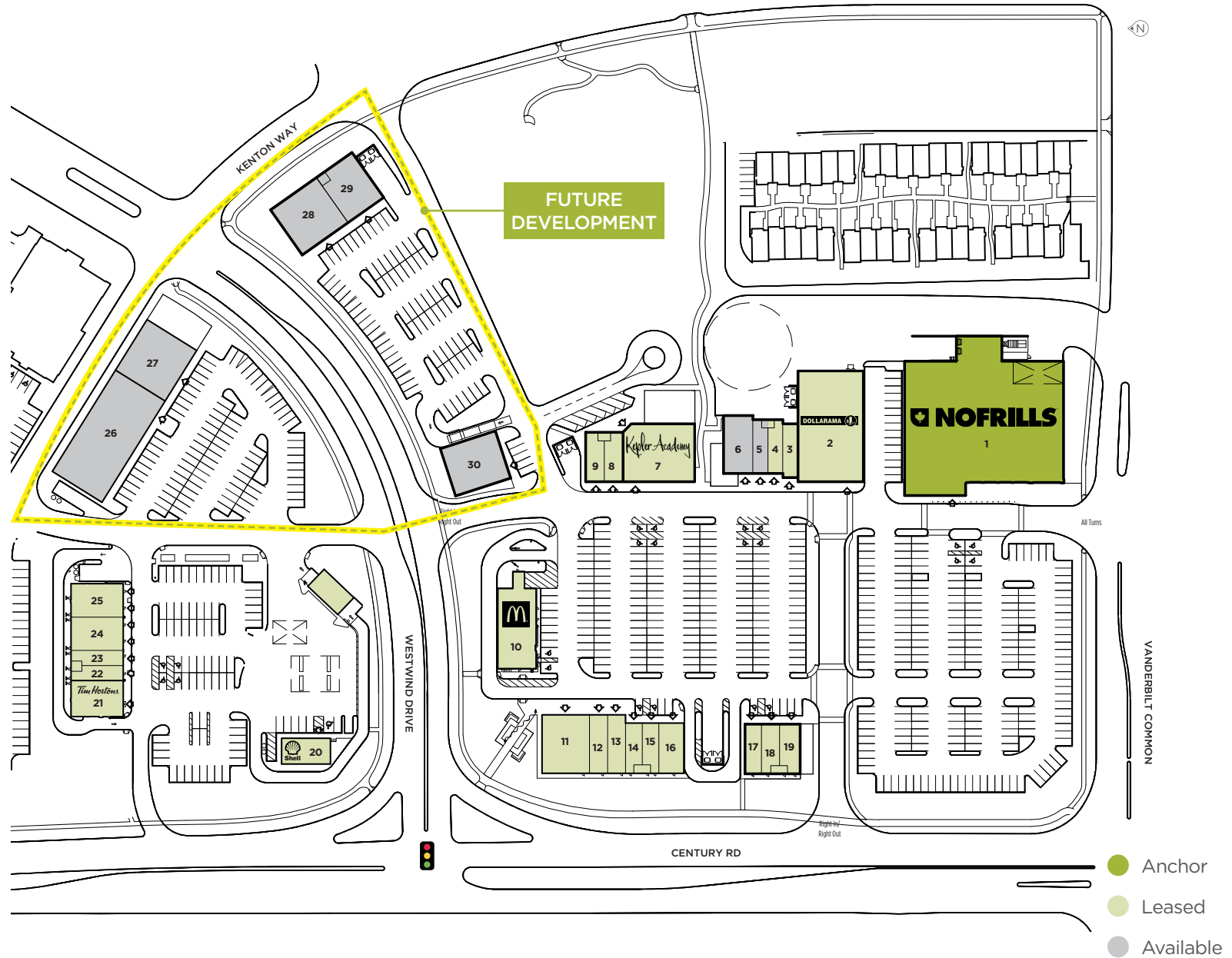


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- 1 No Frills (30,682 sq. ft.)
- 2 Dollarama
- 3 Dr. Phone Fix
- 4 Mr. Barber
- 5 Available (1,100 sq. ft.)
- 6 Available (2,500 sq. ft.)
- 7 Kepler Academy
- 8 Bone & Biscuit
- 9 H&R Block
- 10 McDonalds
- 11 Westwind Dental
- 12 Massage Addict
- 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 Future Dev. (10,000 sq. ft.)
- 27 Future Dev. (5,000 sq. ft.)
- 28 Future Dev. (4,500 sq. ft.)
- 29 Future Dev. (3,350 sq. ft.)
- 30 Future Dev. (4,200 sq. ft.)



- Anchor
- Leased
- Available



one properties

LEASING CONTACT

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