



# WESTPARK CENTRE

HIGHWAY 21 & WESTPARK BLVD. | FORT SASKATCHEWAN, AB

## ✚ RETAIL SPACE FOR LEASE

**WestPark Centre offers tenants excellent frontage exposure on Highway 21 when entering Fort Saskatchewan from Edmonton.**

With several anchors in place, including Freson Bros Fresh Market, Shoppers Drug Mart, Tim Hortons, Wendy's, and a Canadian BrewHouse, the development already attracts significant attention. Fort Saskatchewan is just 15 minutes north of Edmonton and is a retail hotspot for the area. The city enjoys \$500M in trade area spending, an average household income of \$120k, and has seen average annual growth of 5% over the last 10 years.

- Exposure to over 21,000 vehicles per day on Hwy 21
- Strong anchors and important services bring thousands to the site
- Quality facades and architecture provide an attractive foundation for your brand





# PROPERTY DETAILS +



**SITE AREA**  
**South:** 15.3 Acres  
**North:** 5.3 Acres



**RENTAL RATE**  
 Negotiable



**AVAILABILITY**  
 Immediately



**GROSS BUILDING AREA**  
 98,000 SF

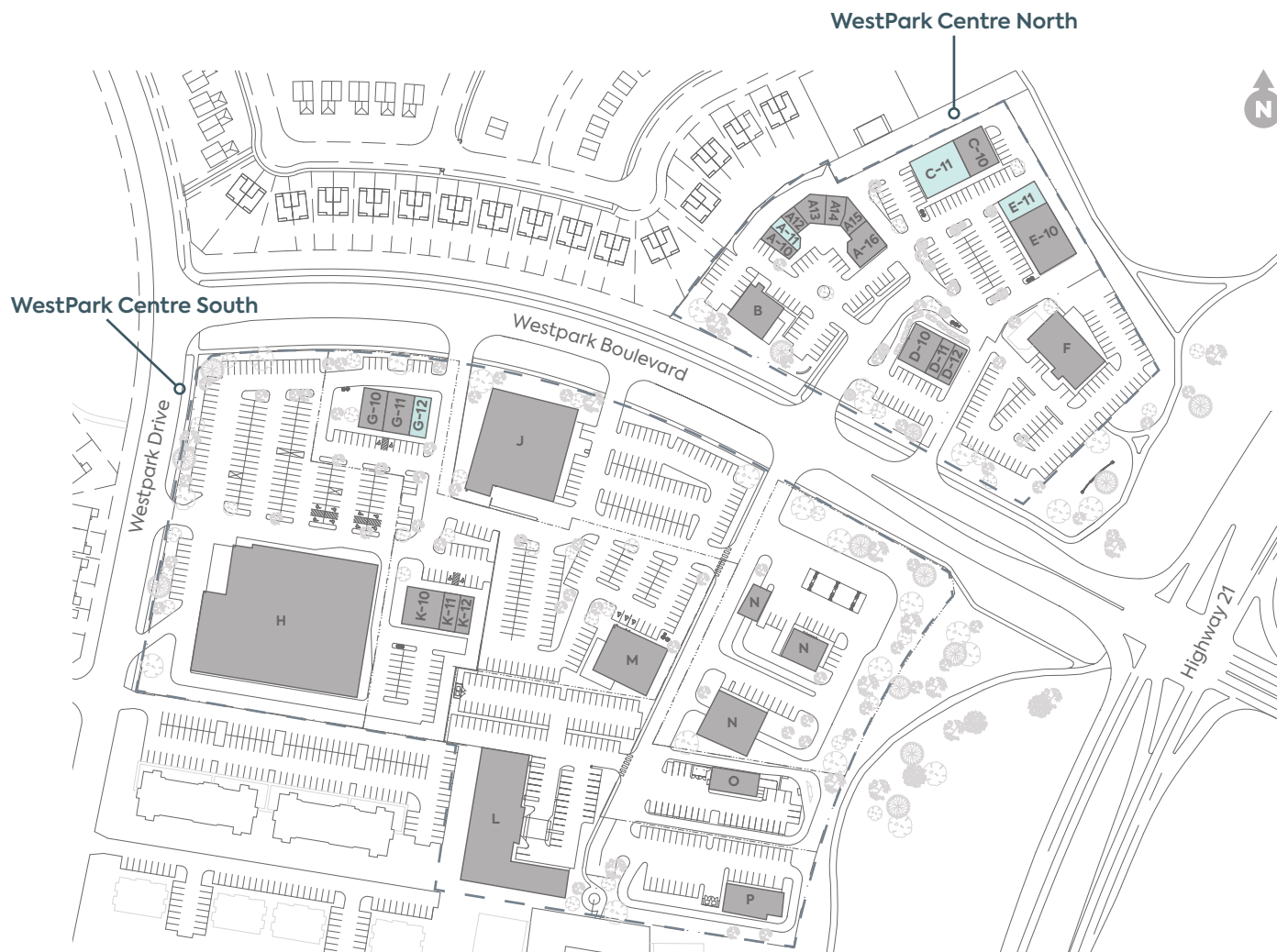


**ADDITIONAL RENT**  
**South:** \$15.57/SF Total  
 (Prop Tax: \$6.63, CAM: \$8.94)  
**North:** \$12.02/SF Total  
 (Prop Tax: \$3.69, CAM: \$8.33)



**PARKING RATIO**  
 4/1,000 SF

# SITE PLAN +



The specifications, site plan(s) and rendering(s) depicted herein are proposed, represent the current expectation of the layout of the development and are subject to change by Qualico from time to time without notice. Demographics data collected from Environics Analytics.

A-10	Mr. Barber	1,113 SF	F	Mr Mikes*	6,144 SF
A-11	AVAILABLE	971 SF	G-10	Cameron Dental	2,214 SF
A-12	River City Cigar Co.	565 SF	G-11	Pet Planet	2,123 SF
A-13	Liquor Store	1,482 SF	G-12	AVAILABLE	1,538 SF
A-14	Funky Petals	1,132 SF	H	Freson Bros*	44,900 SF
A-15	Wok N' Go	987 SF	J	Shoppers Drug Mart*	18,000 SF
A-16	The Grid - Kitchen and Bar	1,997 SF	K-10	Liquor House*	3,000 SF
B	Life Dentistry	3,489 SF	K-11	Adore Nail Salon	1,177 SF
C-11	AVAILABLE	4,994 SF	K-12	Cannabis House	1,662 SF
C-10	Montessori Day Care	3,000 SF	L	Best Western*	62,133 SF
D-12	Subway	1,251 SF	M	Canadian Brewhouse	6,590 SF
D-11	strEATS	1,019 SF	N	Husky*	4,359 SF
D-10	Burger King	2,500 SF	O	Tim Hortons	2,500 SF
E-10	Any Time Fitness	5,038 SF	P	Wendy's*	3,220 SF
E-11	AVAILABLE	1,129 SF			

\*Owned





## AREA DEMOGRAPHICS

### WestPark Centre



#### POPULATION

1 KM	3 KM	5 KM
10,883	25,980	30,185



#### HOUSEHOLDS

1 KM	3 KM	5 KM
3,898	9,198	10,929



#### AVERAGE INCOME

1 KM	3 KM	5 KM
\$150,159	\$145,446	\$141,428



#### VEHICLES PER DAY

21,440 on Highway 21 in 2021\*

\*Most recent data available



## CONTACT



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