



**FUTURE LEWIS ESTATES RECREATIONAL CENTRE**

**JOIN**



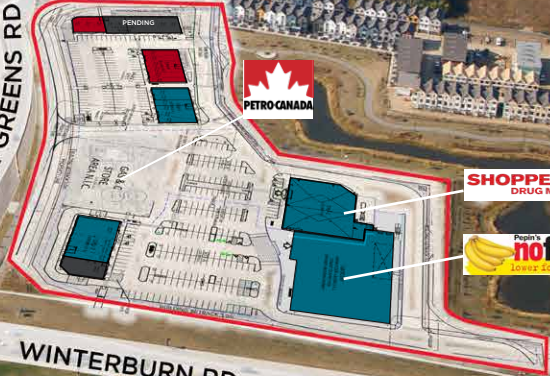
**FOR LEASE**

# 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

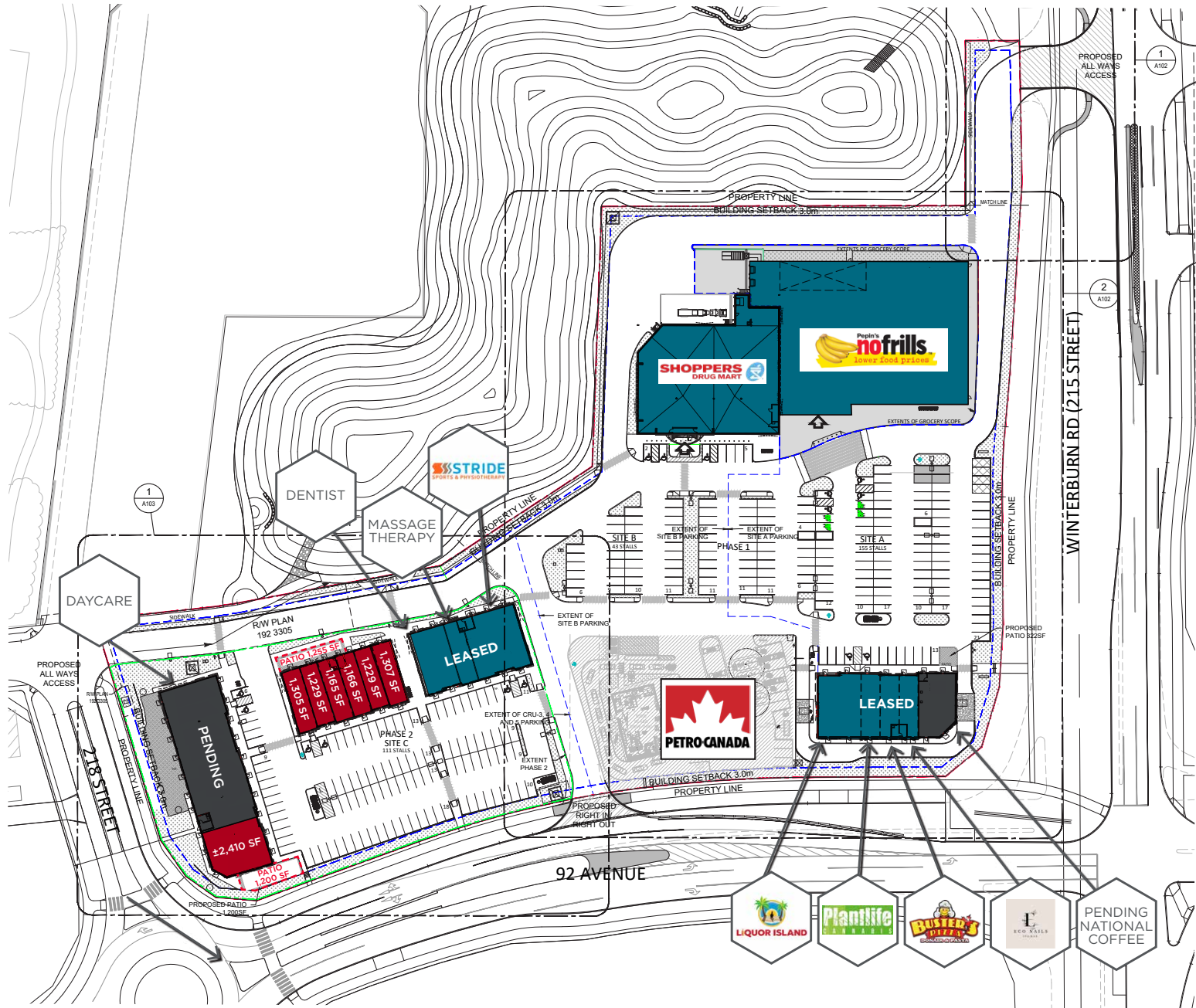
AVERAGE INCOME	AVERAGE INCOME		
	1km	3km	5km
	\$129,665	\$126,072	\$113,409



# SITE PLAN



- AVAILABLE
- PENDING
- LEASED



# FUTURE LEWIS FARMS RECREATION CENTRE

ESTIMATED COMPLETION 2028





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# SITE AERIAL



Winterburn



DAVID THOMAS KING SCHOOL

SITE

STONY PLAIN ROAD

WINTERBURN SCHOOL

MICHAEL PHAIR SCHOOL

BISHOP DAVID MOTIUK SCHOOL

FUTURE LEWIS ESTATES RECREATIONAL CENTRE

VPD 14,200 (2023) WINTERBURN ROAD

WEBBER GREENS DRIVE VPD 5,400 (2023)

ANTHONY HENDAY DRIVE

WHITEMUD DRIVE

La Perle Park

Primrose Park

628

16A

6

16A

6

2



PROPERTY PHOTOS

LOOKING EAST

STEWART  
GREENS  
POPULATION:  
1,292

WEBBER  
GREENS  
POPULATION:  
3,738

SUDER  
GREENS  
POPULATION:  
3,720



WINTERBURN RD

SECOR  
POPULATION:  
9,807

ROSENTHAL  
POPULATION:  
1,630



WEBBER GREENS RD



<b>John Shamey</b> Partner 780 702 8079 john.shamey@cwedm.com	<b>Mark McCann</b> Partner 780 917 8328 mark.mccann@cwedm.com	<b>Jennifer Baker</b> Team Coordinator 780 701 3284 jennifer.baker@cwedm.com
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