

**AVISON
YOUNG**

MELCOR

Premium Retail Opportunities
50 Ave/Highway 39 & 70 Street
Leduc, AB



Woodbend Market

**PRE-LEASING CRU 7
(1,200 TO 3,600 SF)**

- Woodbend Market is the premier grocery shopping centre serving West Leduc with over 125,000 square feet of total leasable area on a 14.5 acre site
- Woodbend Market is anchored by Your Independent Grocer, Shoppers Drug Mart, Dollarama, and is directly north of Leduc's newest 1,100 student high school
- Businesses in Leduc benefit from easy access to Highway 2, one of Canada's major highways, and proximity to Edmonton's International Airport

**Get more
information**

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For Lease

Woodbend Market, Leduc, AB

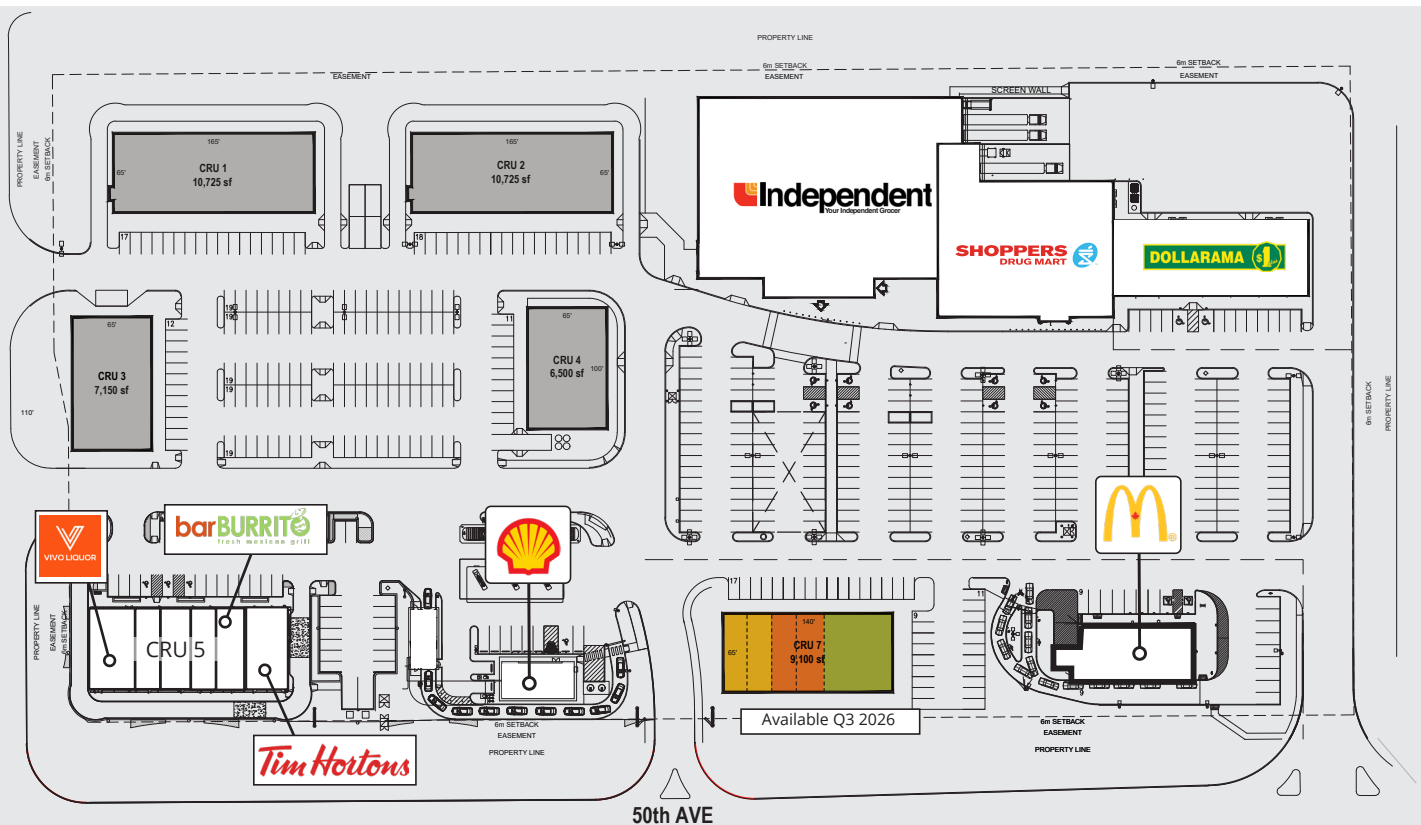
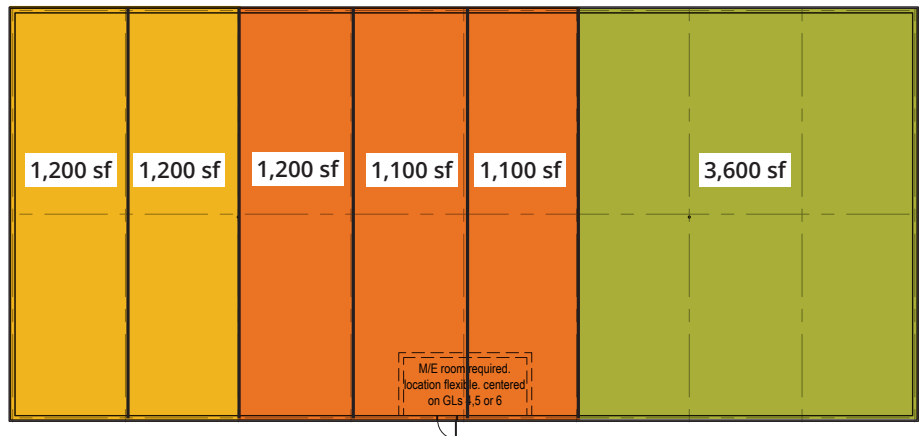
CRU 7

Asking Rent: Market

Additional Rent: \$12.50 PSF (2026 estimate)

Zoning: General Commercial

Timing: 2026



Leased Pending Negotiation Available Future

Tenants

- A Your Independent Grocer
- B Shoppers Drug Mart
- C Shell
- D McDonald's
- 5 Vivo Liquor
Sparkly Nails and Spa
MindBody Physiotherapy and Wellness
Woodbend Smiles Dental
BarBurrito
Tim Hortons



\$128,769
Average household
income (2021)
within 3km



91,709
Primary &
secondary trade
area population



9,869 VPD
Annual average daily
traffic count along
50 Ave (2023)

New School

= 1,100 more
visitors each day



More daily visitors, More shoppers

Newly opened Ohpaho Secondary School is located directly south of Woodbend Market. The school has an opening capacity of 1,100 with a future expansion to 1,600. In addition, a future West Campus recreation centre is planned in close proximity.

New elementary schools are also forecasted for West Leduc.

By 2027 Leduc anticipates
a 42% increase of their
student population.

95

WALK SCORE

90

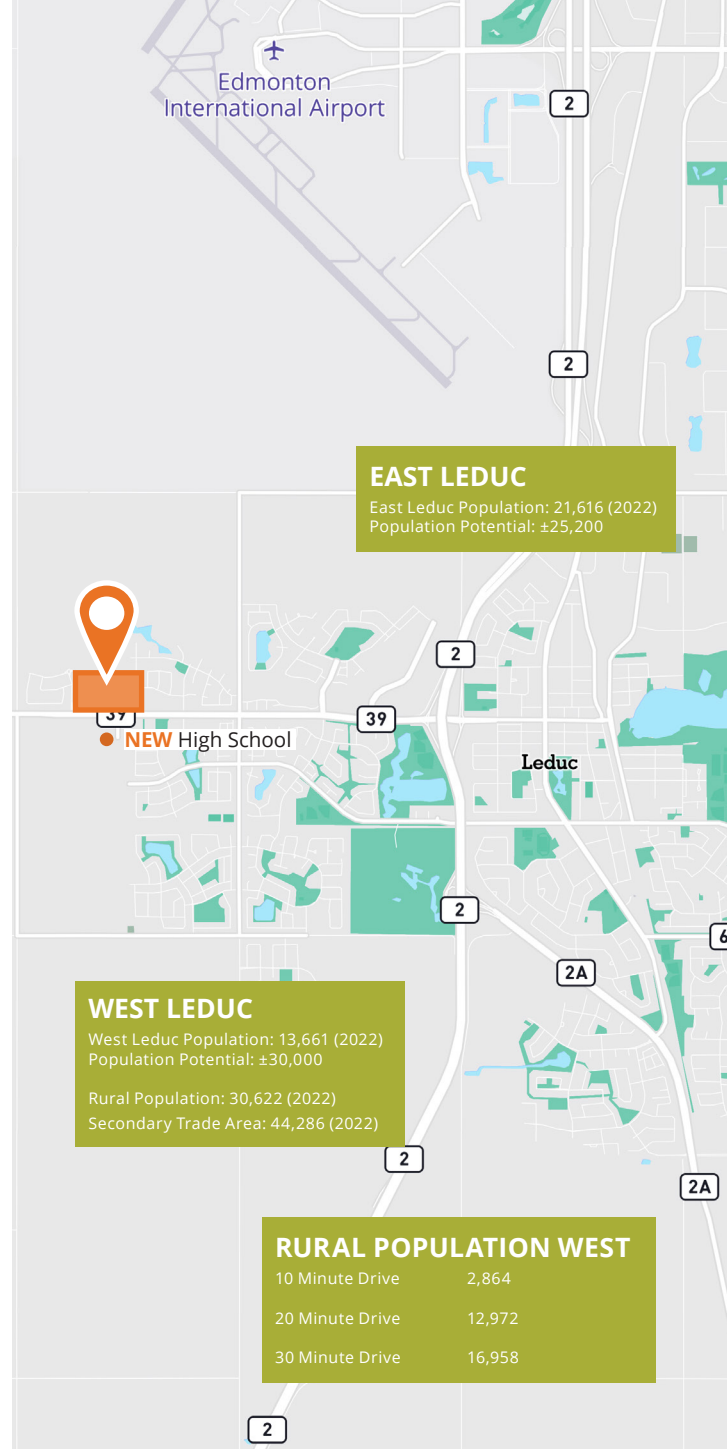
BIKE SCORE

Leduc highlights

The 2023 Federal Census highlights Leduc's population of 36,060 people, an increase of 9.2% over the 2019 census.

Edmonton International Airport, located just north of Woodbend, is the fastest growing major airport in Canada

Nearby amenities include: Premium Outlet Collections, Costco and Century Mile Racetrack and Casino



For Lease

Woodbend Market, Leduc, AB

Woodbend Community

Woodbend will be a fully integrated residential community where people can live, learn, work, shop and play. The services and amenities required to meet the day to day needs of residents will all be located within the community and connected by pedestrian routes and dedicated greenways. With 74 Street proposed for widening as a future collector road into Woodbend, this community will also provide convenience in accessing Edmonton and surrounding communities.



Visit us online
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