

Retail | For Lease

CBRE

Grange Centre

Grocery Anchored Site

2494 Guardian Road NW
Edmonton, Alberta
www.cbre.ca

1,281 SF Available



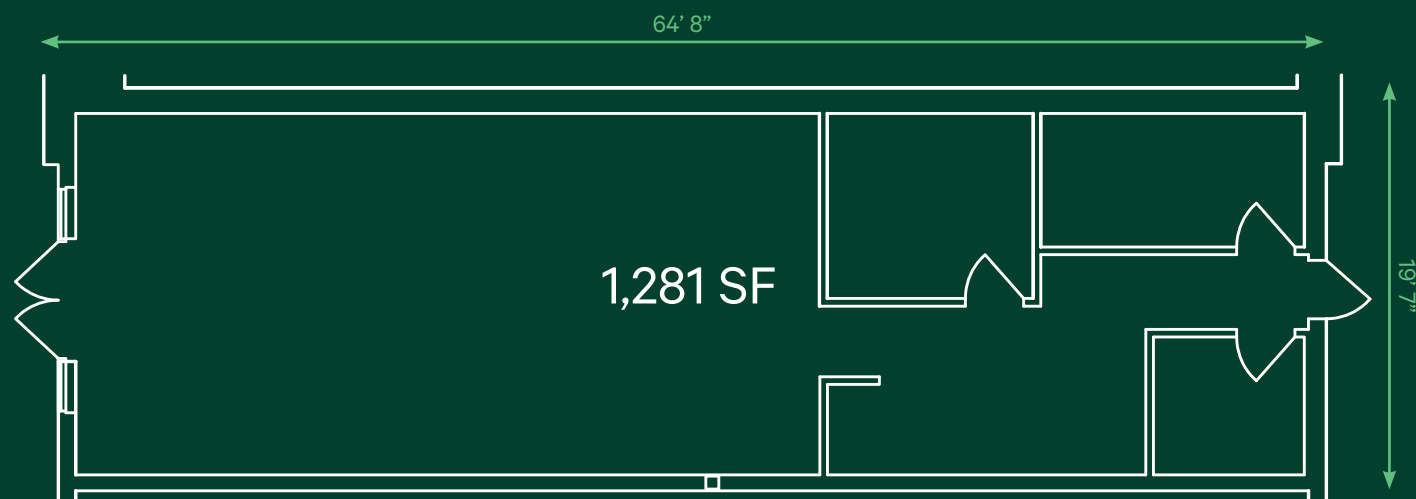
1,281 SF
Available



Grange Centre

Grocery Anchored Site

- Busy grocery anchored site.
- High visibility with easy access to arterial roads such as Whitemud Drive and Anthony Henday Drive.
- Large residential population surrounding the site.

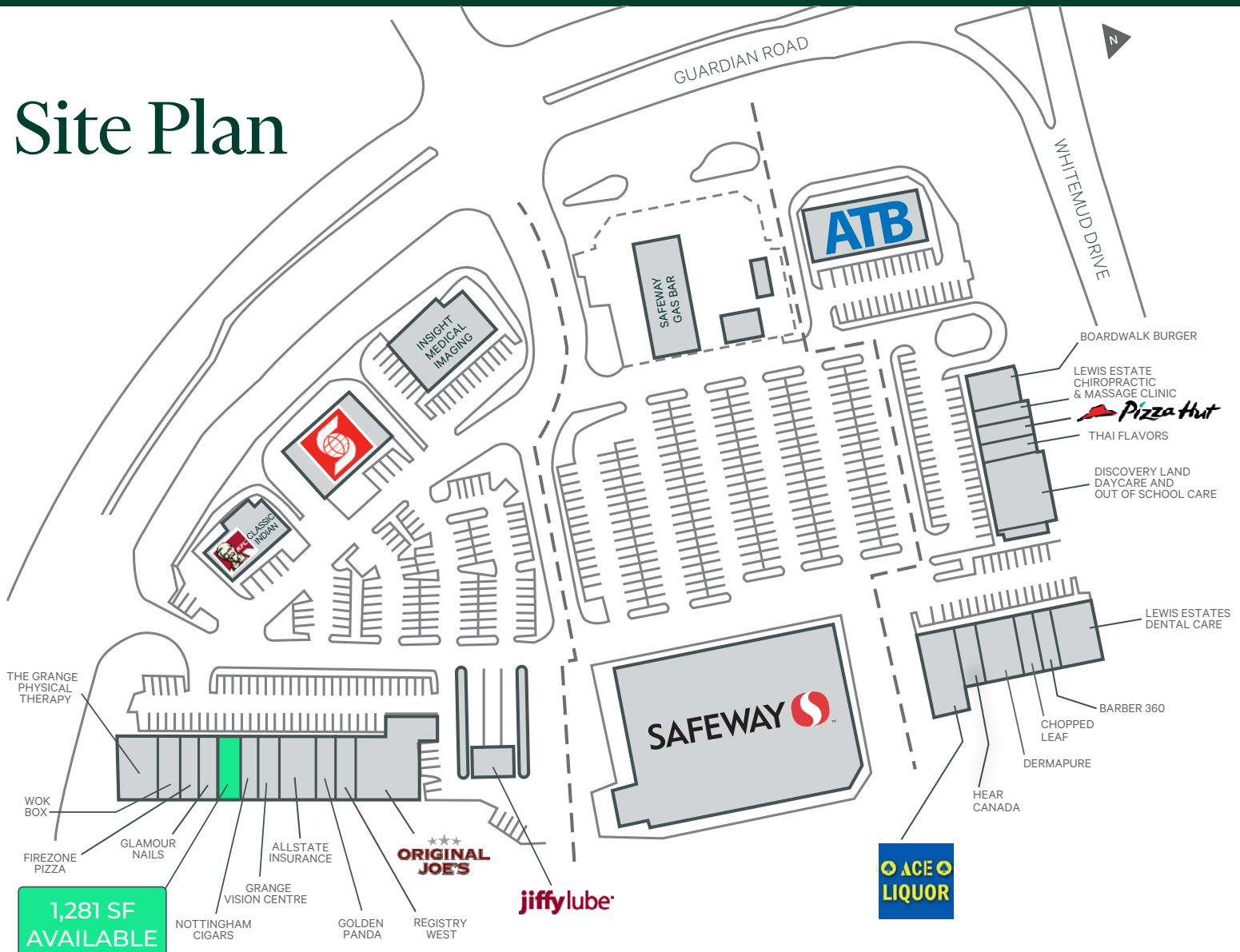


Municipal Address	2494 Guardian Road NE, Edmonton, AB
Legal Address	Plan 0620602; Block 14; Lots 10, 11, 12
Zoning	CG - General Commercial
Parking	Ample surface
Available Area	1,281 SF
Pylon Signage	\$300 / month
Op Costs	\$20.93 / SF
Lease Rate	Market
Available	30-60 days notice

Area Demographics

	1 KM	3 KM	5 KM
Estimated Population (2024)	8,624	68,417	132,861
Projected Population Change (2024-2029)	35.9%		
Average Household Income (2024)	\$141,580	\$131,791	\$142,960

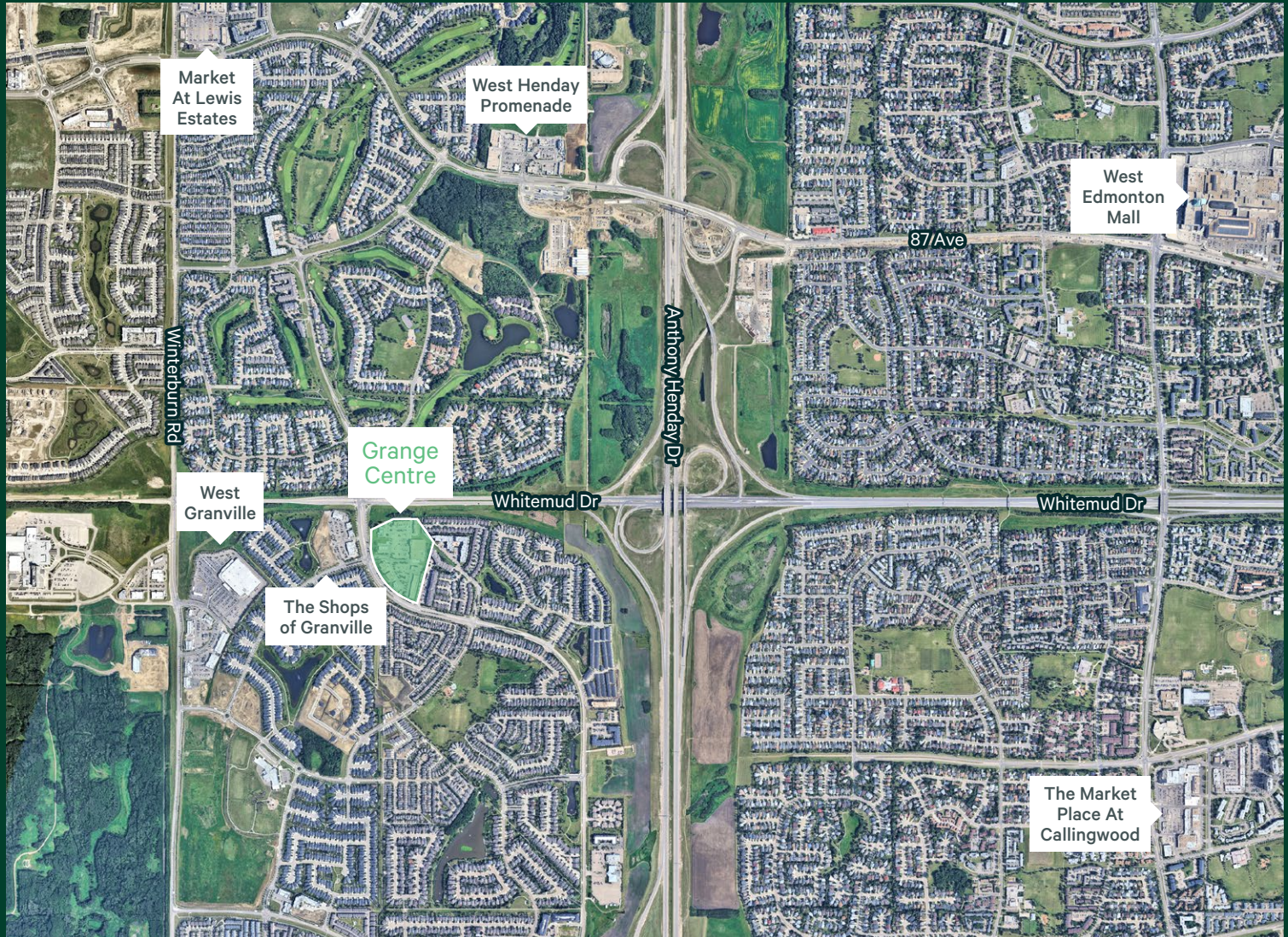
Site Plan



Grange Centre

2494 Guardian Road NW | Edmonton, Alberta

For Lease



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