

FOR LEASE | JOIN LEDUC'S PREMIERE POWER CENTRE

# Leduc Common

50 Avenue & Discovery Way  
Leduc, Alberta



ANCHOR OPPORTUNITY AVAILABLE

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**AVISON  
YOUNG**

FOR LEASE

# Leduc Common

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Leduc, Alberta

Leduc Common is an exceptionally well-positioned retail development, anchored by Walmart, Canadian Tire, and Rona. A handful of other major retailers including Sport Chek, Winners, and Michael's have recently added to the draw of this major power centre. The centre is located in the heart of a rapidly growing Leduc market.



Various retail bays available for lease  
up to 24,264 sf



Freestanding medical building with  
various bays available

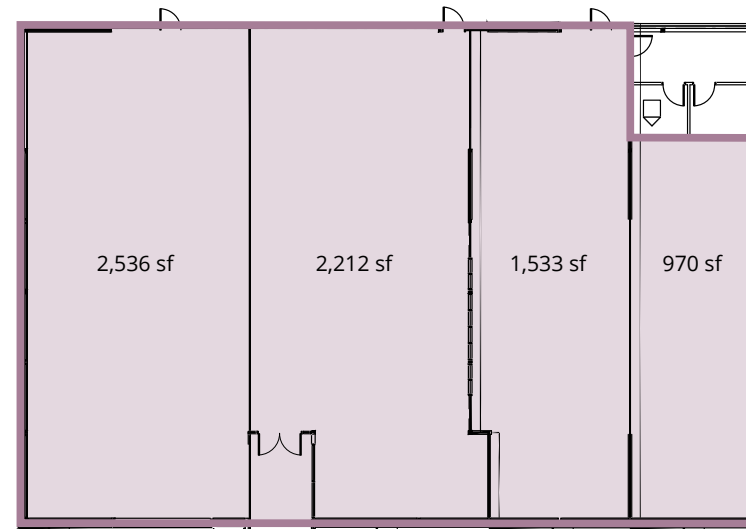


Join Walmart, Canadian Tire, Rona,  
PetSmart, Planet Fitness, and other  
major national retailers

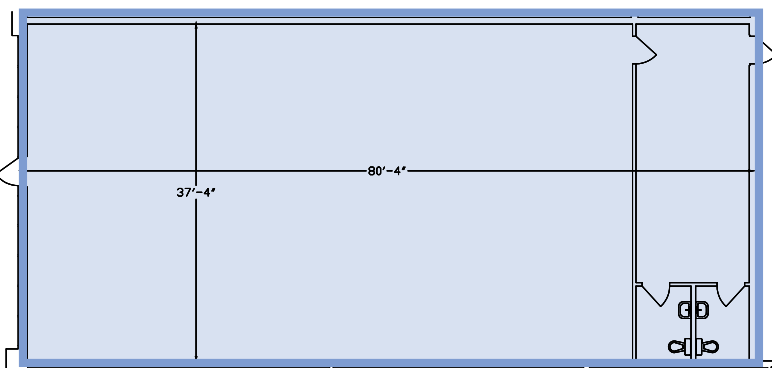


Leduc Common draws from Nisku  
Business Park, Wetaskiwin, Drayton  
Valley, and Camrose as part of a **large  
secondary market**

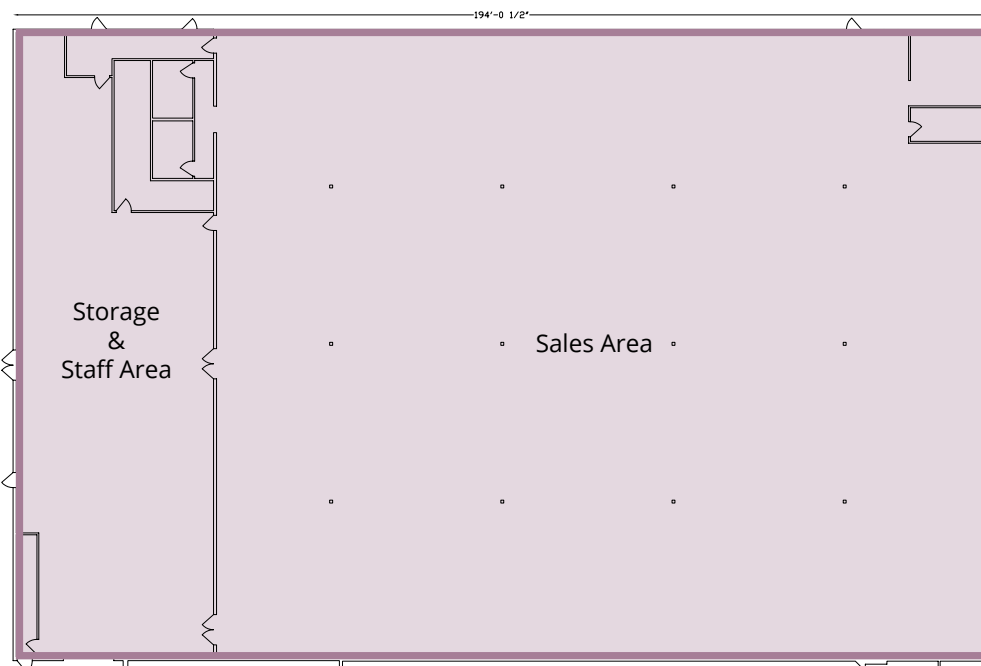




**6,984 sf**  
 Lease Rates Market  
 Additional Rent (2026)  
 Operating Costs: \$3.70  
 Property Taxes: \$7.44  
 Total: \$11.14



**3,004 sf**  
 Lease Rates Market  
 Additional Rent (2026)  
 Operating Costs: \$4.45  
 Property Taxes: \$4.10  
 Total: \$8.55



**24,264 sf**  
 Lease Rates Market  
 Additional Rent (2026)  
 Operating Costs: \$1.88  
 Property Taxes: \$2.90  
 Total: \$4.78

# Location overview

Leduc, Alberta

The centre is located in the heart of a rapidly growing Leduc market. Leduc's 2025 population is an estimated 39,264 people. The population experienced a significant increase of 14.8% in the last 5 years (2020 - 2025).

The trade area for this shopping centre is vast, and includes the daytime population of Nisku Business Park, which is home to approximately 1,457 businesses (within 5km). We estimate the secondary trade area for Leduc Common at 14,416 (2025 est.).

Leduc offers a significantly lower property tax rate than Edmonton, as well as a higher median income, leading to a strong workforce comprised of predominantly a blue-collar community. Unemployment as of 2023 currently sits at 5.9%, which is low compared to the Edmonton unemployment rate of 6.5% (2025).

The Edmonton International Airport (YEG), located 6 km to the north is a major employer, and many people within Leduc and neighboring communities rely heavily on the existing and future services on-site.

Many recent & future construction projects in the YEG lands (Premium Outlet Collection Mall, Century Mile Race Track & Casino, Bevo Sky Farms, among others), add to the workforce required from the Leduc labour market.

**Leduc Common is the primary shopping destination for Leduc**

## DEMOGRAPHICS



**39,966**

Population (2025)



**37,942**

Daytime population (2025)



**94,443**

Primary trade area population



**14.8%**

Population growth (2020 - 2025)



**\$139,506**

Average household income (2025)



**62,130**

VPD along Highway QEII (2025)

Source: City of Leduc, Sitewise, Government of Alberta

## DRIVE TIMES

**4 mins**

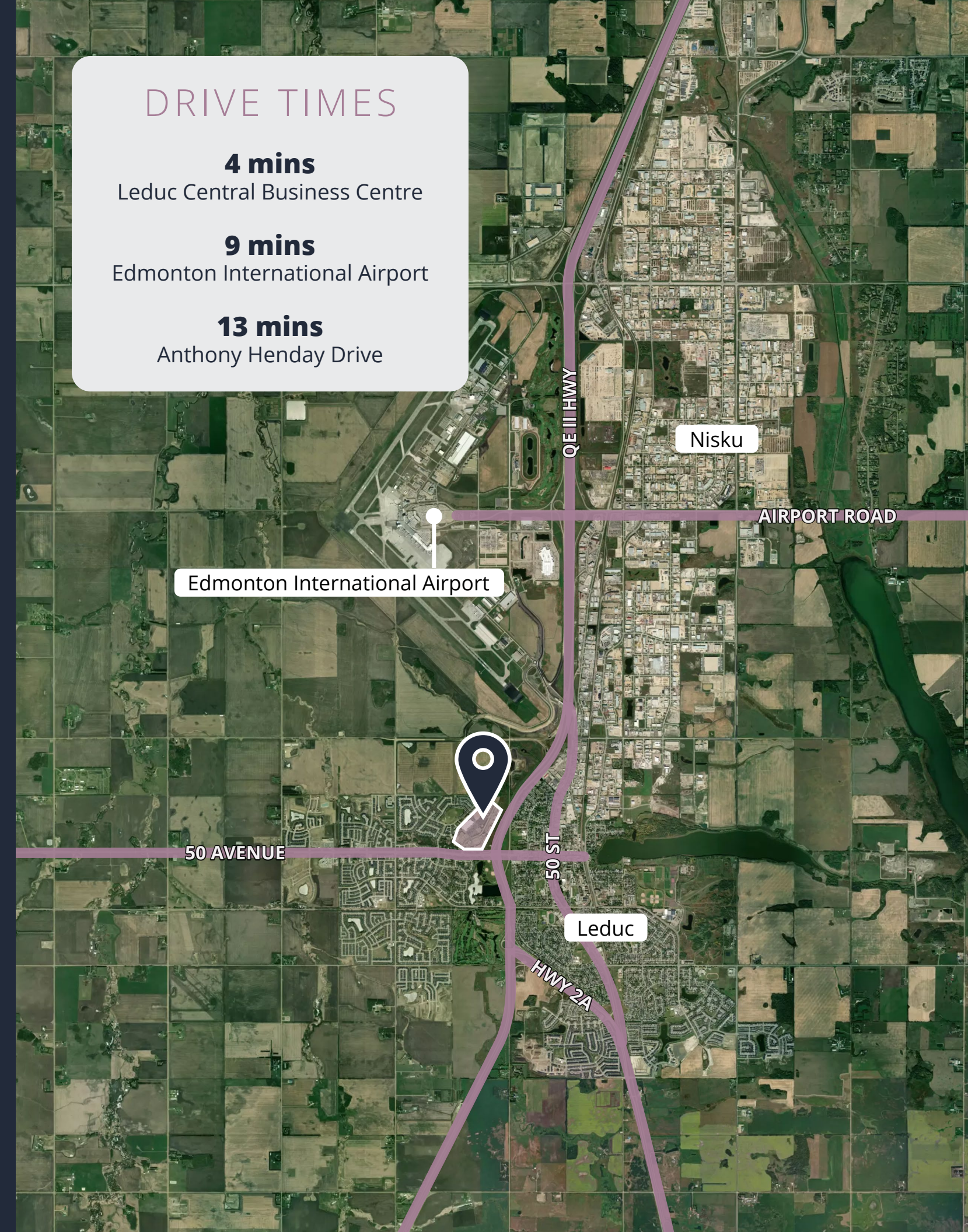
Leduc Central Business Centre

**9 mins**

Edmonton International Airport

**13 mins**

Anthony Henday Drive



# Get in touch.

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