



Join JYSK, The Brick, Sport Chek, Dollar Tree, and other prominent retailers in Wetaskiwin's major interior mall. Exterior and interior opportunities are currently available.

NEW CRU - Immediate Possession Available!

**FOR LEASE
RETAIL/MEDICAL**

3725 - 56 Street
Wetaskiwin, AB

NOW OPEN!



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Avenue Living

**AVISON
YOUNG**

GATEWAY TO THE SOUTH

Wetaskiwin Mall is a major regional shopping centre with exceptional exposure to Highway 2A and convenient access from the surrounding townships. The primary trade area extends north and south along Highway 2A to capture a population base just over 93,000 people. Currently undergoing numerous significant mechanical and design renovations, Wetaskiwin Mall is being repositioned as a retail, service and medical destination for the trade area.

VISITOR DESTINATION

The 54' wide "Healing Medicine" mural by Lance Cardinal draws additional visitors to this location from all over Alberta. Located next to Alberta Health Services' Home Care office, the mural brightens the space and celebrates the culture of the community.

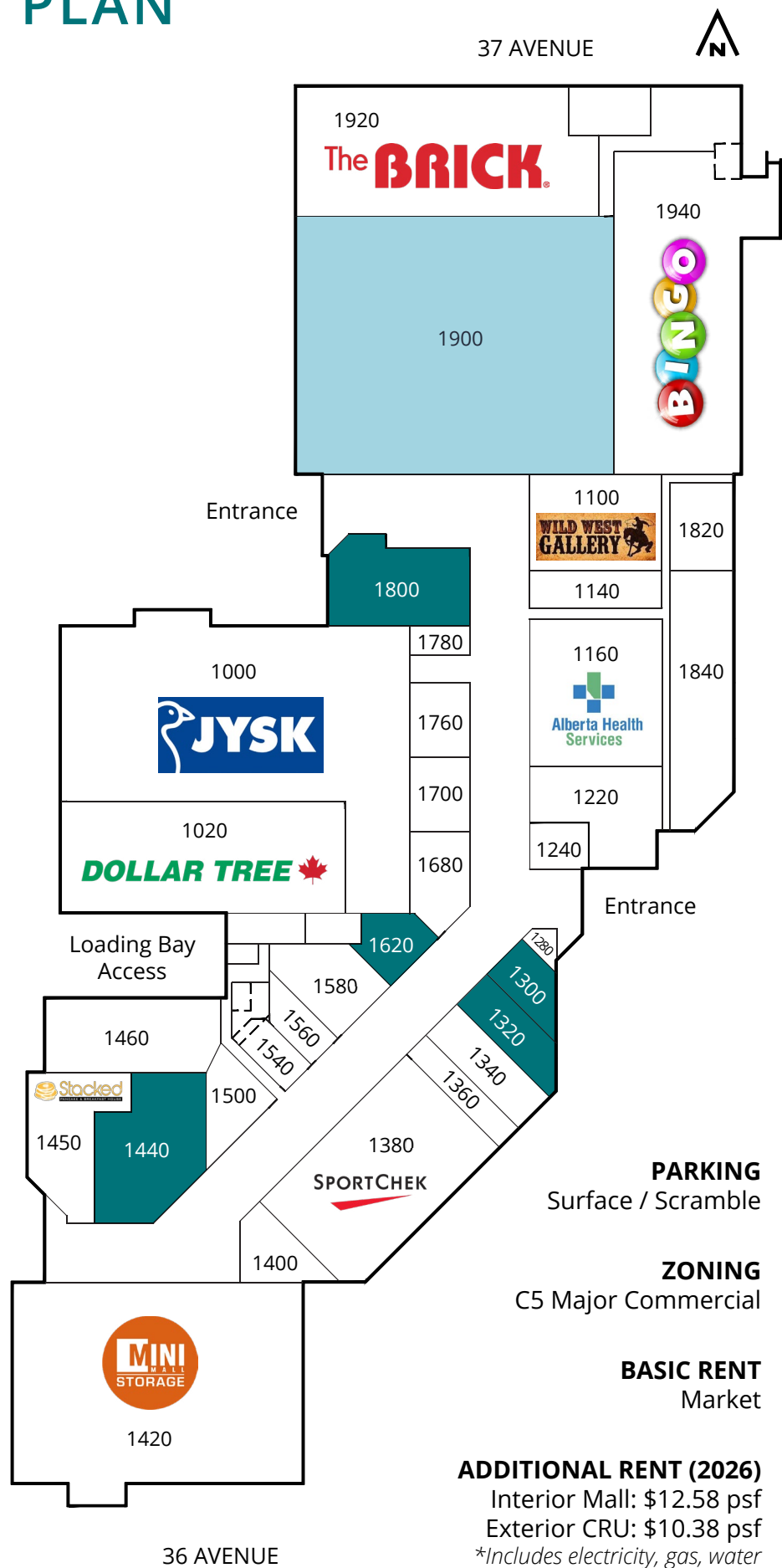


Spaces
ranging
from
1,011 sf to
23,784 sf
available



INTERIOR MALL PLAN

Unit	Tenant
1000	JYSK
1020	Dollar Tree
1100	Wild West Gallery
1140	Admin Office
1160	Alberta Health Services
1220	Care Gateway Health
1240	Fashion
1280	Office
1300	AVAILABLE (1,370 SF)
1320	AVAILABLE (1,500 SF)
1340	Home Decor
1360	Chic Haven Boutique
1380	Sport Chek
1400	Art/Household
1420	Mini Mall Storage - NOW OPEN!
1440	AVAILABLE (3,780 SF)
1460	Stacked Pancake - NOW OPEN!
1460	Vivo Liquor
1500	Mexican Restaurant
1540	Phone Repair
1560	Children's Apparel
1580	Fashion
1620	AVAILABLE (1,011 SF)
1680	Wetaskiwin Emporium
1700	Vitality Health Foods
1760	Optical
1780	Office
1800	AVAILABLE (3,985 SF) (with exterior access)
1820	Wetaskiwin Registries
1840	Exploring Wonders Daycare
1900	PENDING (23,784 SF)
1920	The Brick
1940	Bingo



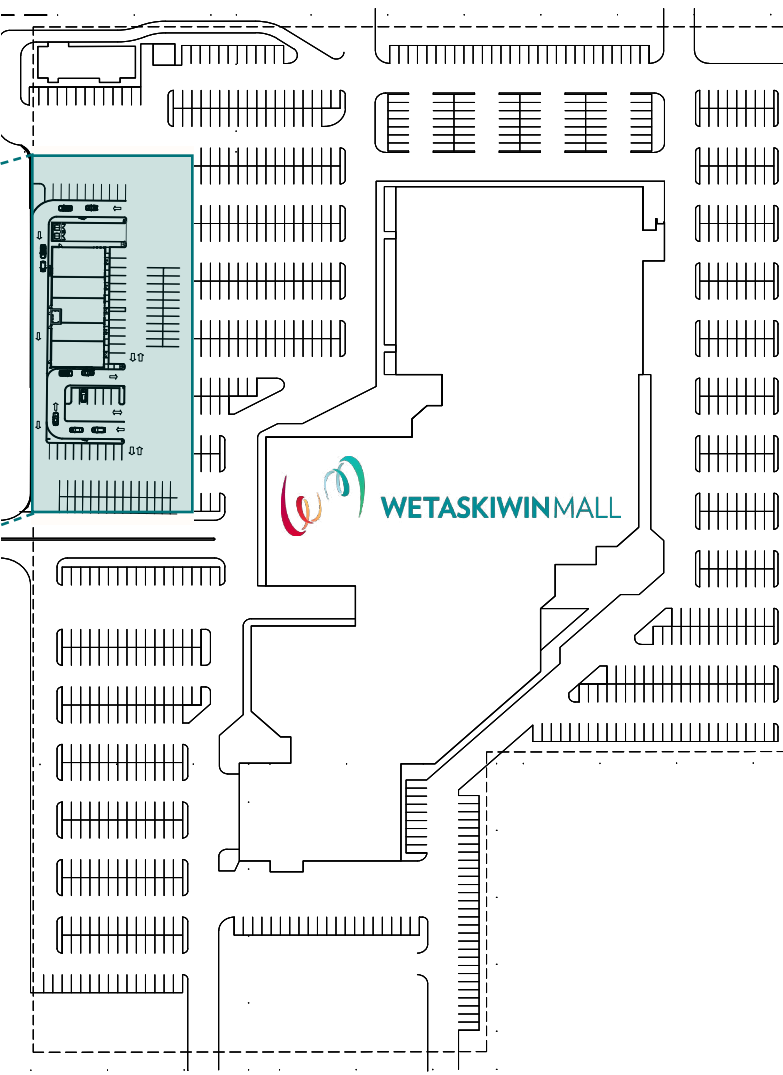
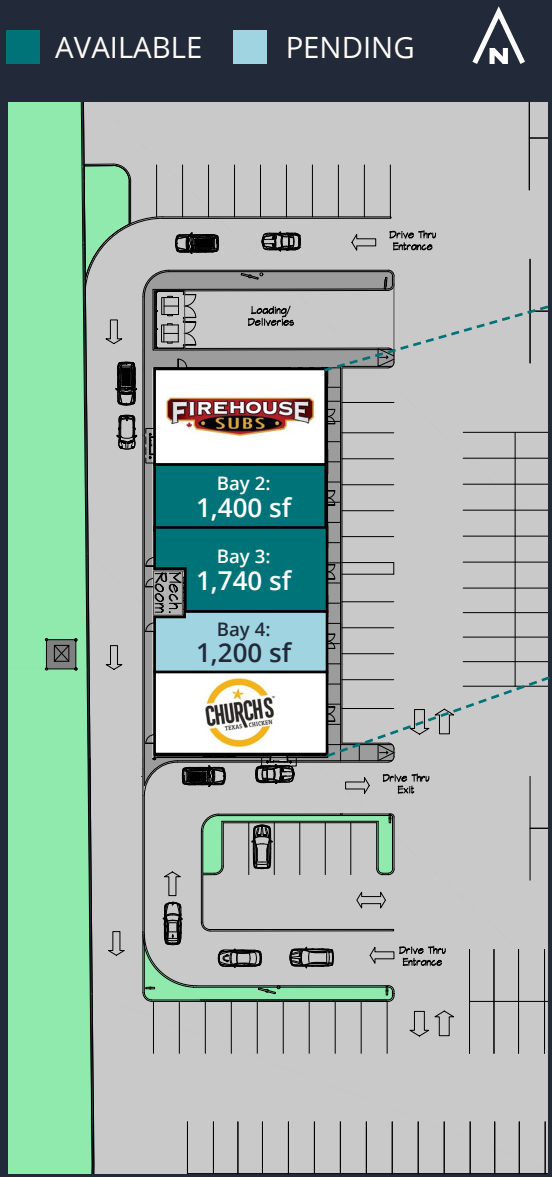
NEW CRU DEVELOPMENT

TIMING
Available immediately

BAY SIZES
Starting at 1,200 sf

BASIC RENT
Market

ADDITIONAL RENT
Exterior CRU: \$10.38 psf



LOCATION OVERVIEW



Wetaskiwin's economic landscape is defined by a strong blend of agriculture, aviation, logistics, manufacturing, retail, and tourism, supported by strategic regional connectivity and a strong, diverse workforce. The city continues to attract investment with new development, a revitalized business community, and a growing population. Its location is just minutes from major transportation corridors like Highway 2A (the famous "Automile"), Highway 13, and QEII, positioning Wetaskiwin as a cost effective hub for businesses seeking access to both domestic and international markets. These advantages make the city an increasingly attractive environment for retailers looking to capitalize on a stable, opportunity rich market.



Wetaskiwin is a strategically located community with a steadily growing economy



UNIT #1800: Available Immediately (3,985 sf)



UNIT #1900: Pending (23,784 sf)



\$115,959

Average Household Income of
the Trade Area
(City of Wetaskiwin, 2025)



93,637

Secondary Trading Area
Population
(wetaskiwin.ca)



28,000

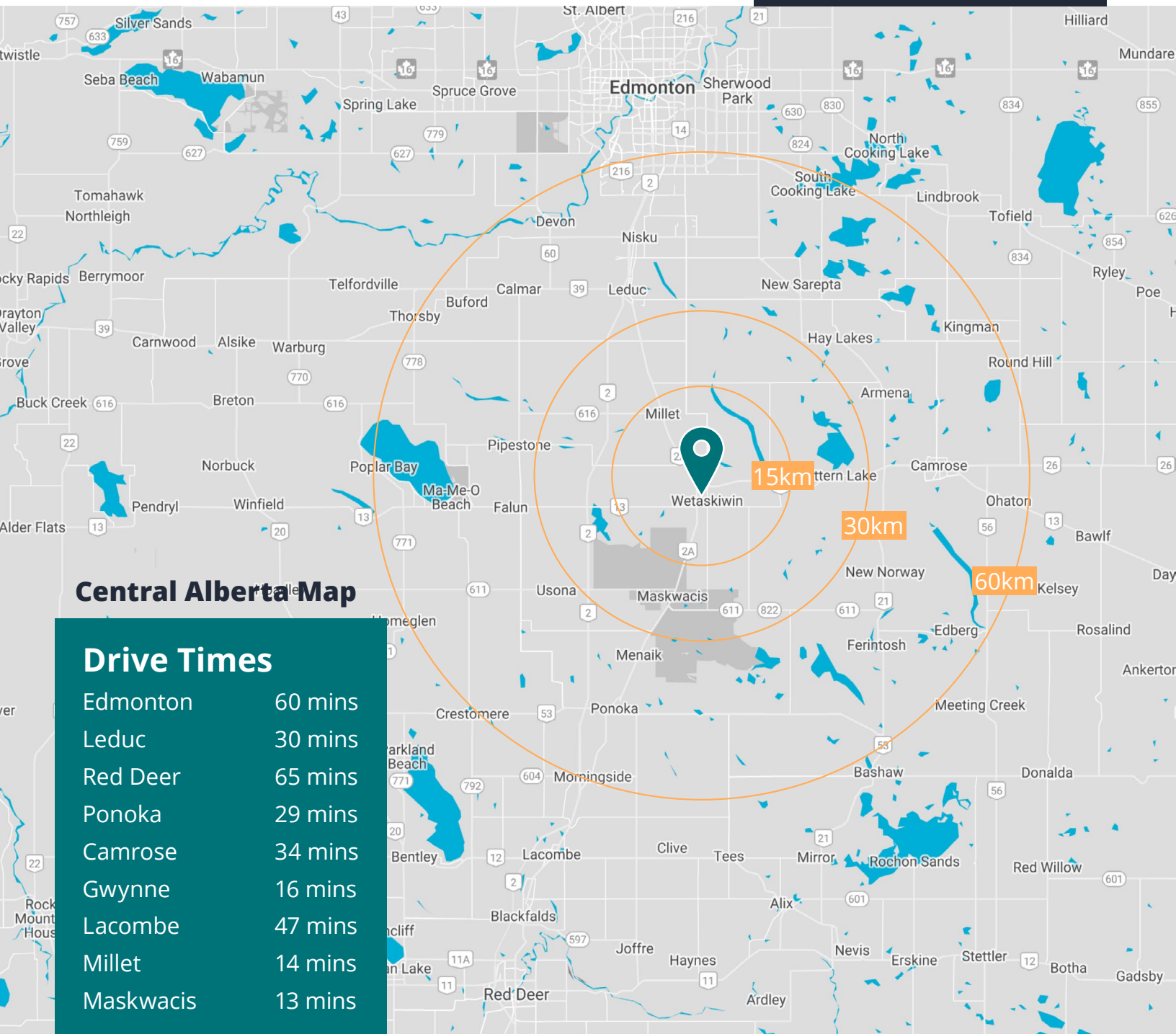
Annual Average Daily Traffic
Count along Highway 2A
(Alberta Transportation, 2025)



WETASKIWIN MALL

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