



Southwest Edmonton | [shopcurrents.ca](https://shopcurrents.ca)



RETAIL



DINING



OFFICE



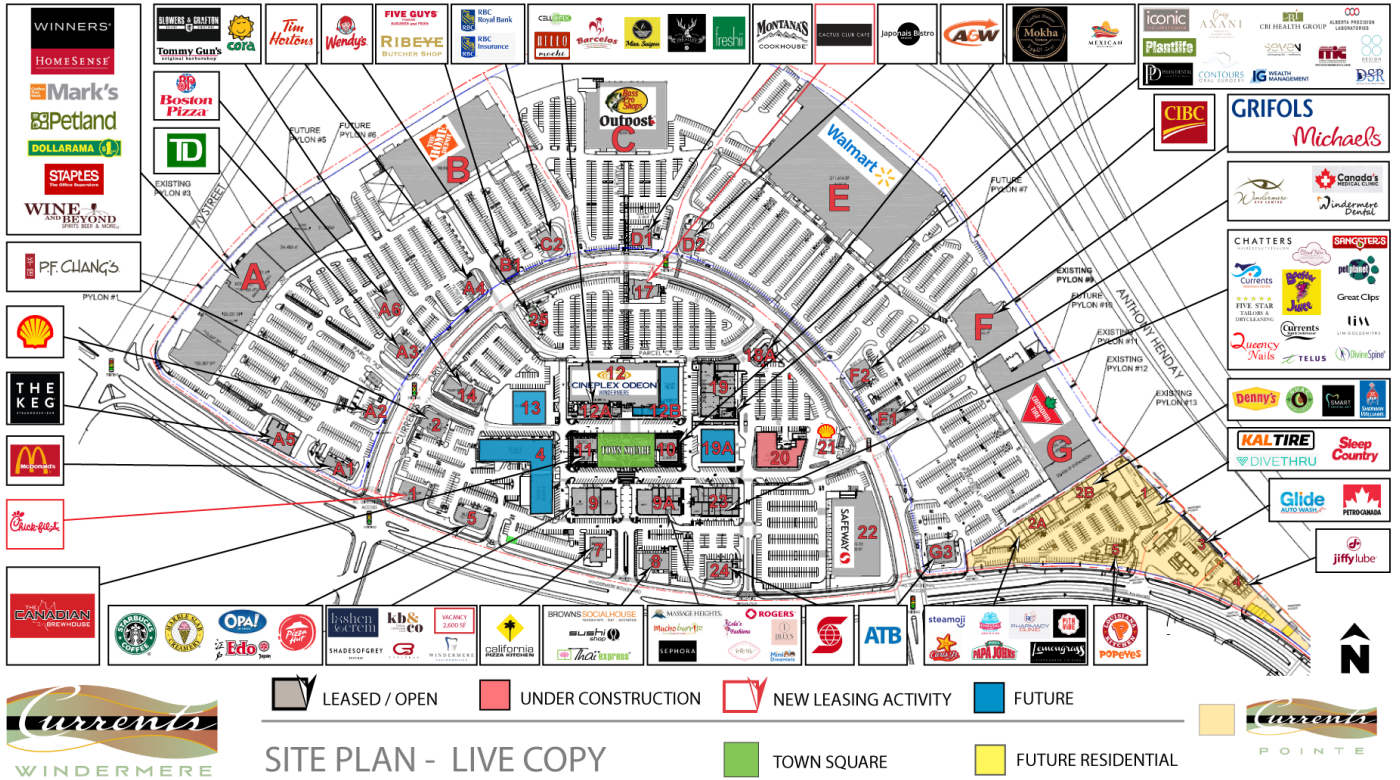
ENTERTAINMENT



LEASING INQUIRIES

Colin Peter | 403.268.6640 | [cpeter@harvard.ca](mailto:cpeter@harvard.ca)

# SITE PLAN



## SITE ATTRIBUTES

**SITE AREA**  
100 acres

**LEASABLE AREA**  
1,200,000 sq.ft.

**LARGE FORMAT RETAIL**  
750,000 sq.ft

**TOWN SQUARE**  
3,235 sq.ft

\* Located adjacent to Anthony Henday Drive and 170th Street (major arterial roadway)

\*All-directional access to the site from Windermere Boulevard.

## ANCHOR TENANTS



**SAFEWAY** 



# SITE AERIAL



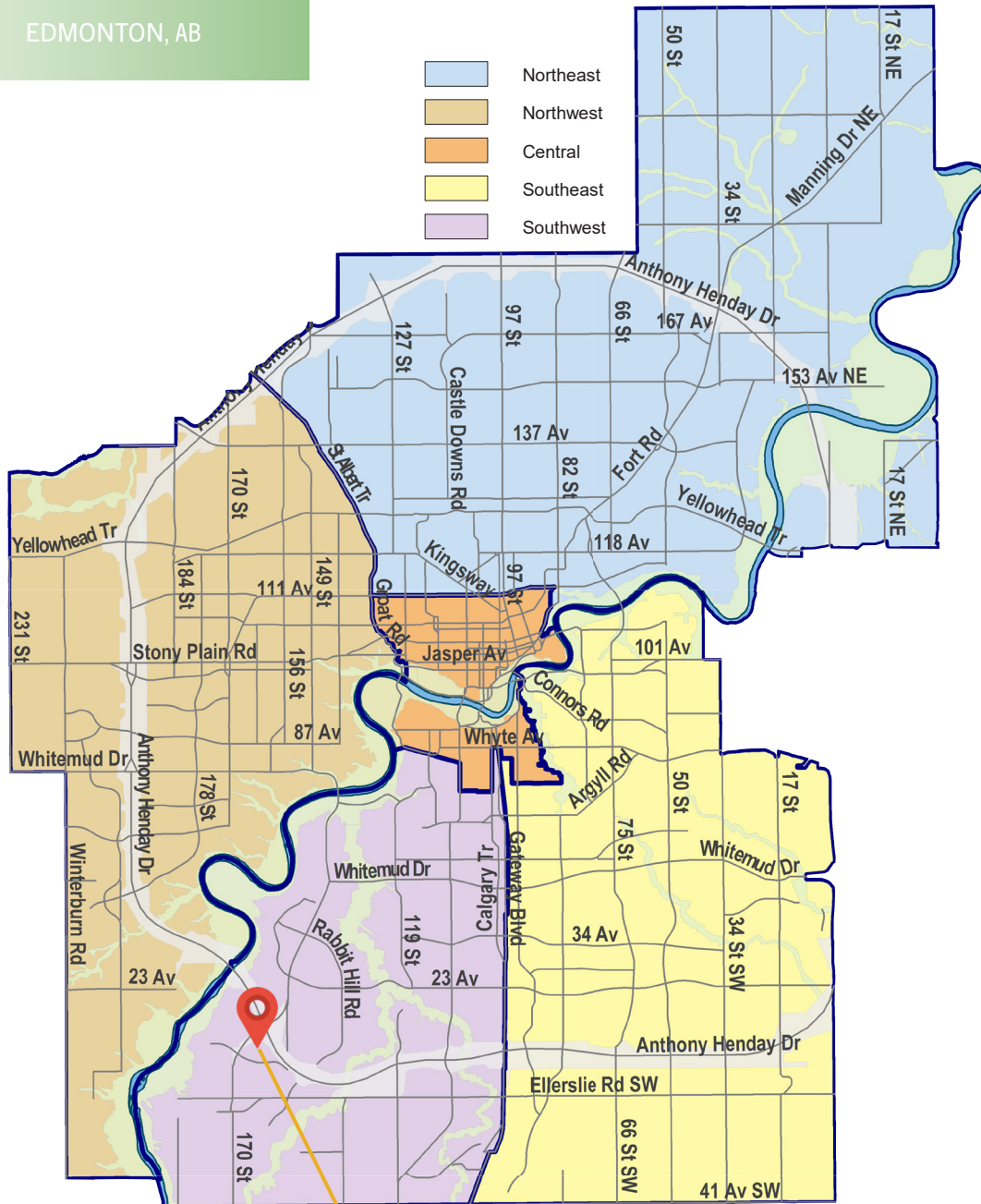
Welcome to Currents of Windermere, conveniently located in Southwest Edmonton directly adjacent to Anthony Henday Drive and Terwillegar Drive. Currents of Windermere is one of Edmonton's finest shopping centre destination featuring quality retailers, convenient services, entertainment and exceptional dining options. Unlike traditional Edmonton malls, Currents of Windermere features many new-to-market concepts, defining it as a unique shopping destination.

## MARKET INFORMATION

- The Windermere - Southwest Edmonton market has a population of 185,000 people residing in 68,432 households. The market accounts for 13.63% of Edmonton's population.
- Edmonton's population has increased by 22,341 since 2019 and now sits at 1,047,003 (source: regionaldashboard.alberta.ca)
- The average annual household income for the Windermere district exceeds \$160,000.
- Primary Trade Area (2017) - 185,000

	3km	5km	7km	Edmonton
Population (2017)	30,410	71,012	151,297	895,791
Population (2022f)	34,053	80,496	167,659	982,920
Households	10,742	23,942	54,012	354,924
Average Income	\$173,480	\$179,783	\$157,273	\$99,602

# EDMONTON, AB



CURRENTS OF WINDERMERE  
ADJACENT TO ANTHONY HENDAY DRIVE & 170 STREET