

| GLENORA CIRCLE |

# RETAIL FOR LEASE

10710 142 STREET | EDMONTON | AB



OMADA COMMERCIAL  
1400 Phipps-McKinnon Building  
10020 101A Ave, Edmonton AB T5J 3G2  
OMADA-CRE.COM | 780.540.5320

## NEWLY DEVELOPED SHOPPING CENTRE

- Two remaining units available
- Rare opportunity to service the Glenora neighborhood along 142 ST corridor
- Fully redeveloped shopping center, with Freson Bros. grocery anchor
- Site sees 30,500 vehicles daily on 107 Avenue, and 12,700 vehicles daily on 142 Street

**Omada**  
COMMERCIAL

ERIC SLATTER

Partner

780.540.5322

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# PROPERTY FEATURES



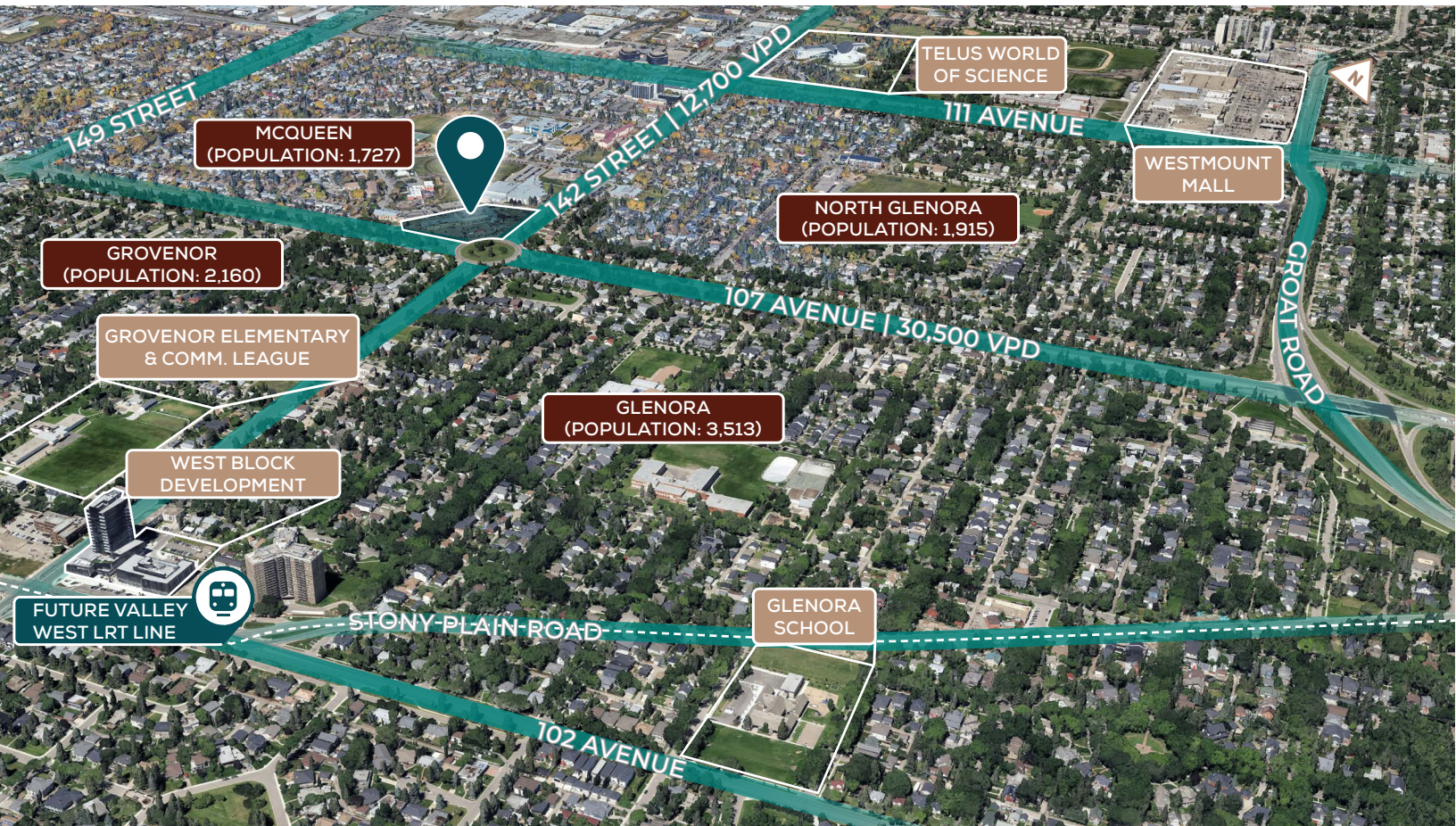
NEW REDEVELOPMENT

CONSTRUCTION STATUS: COMPLETE

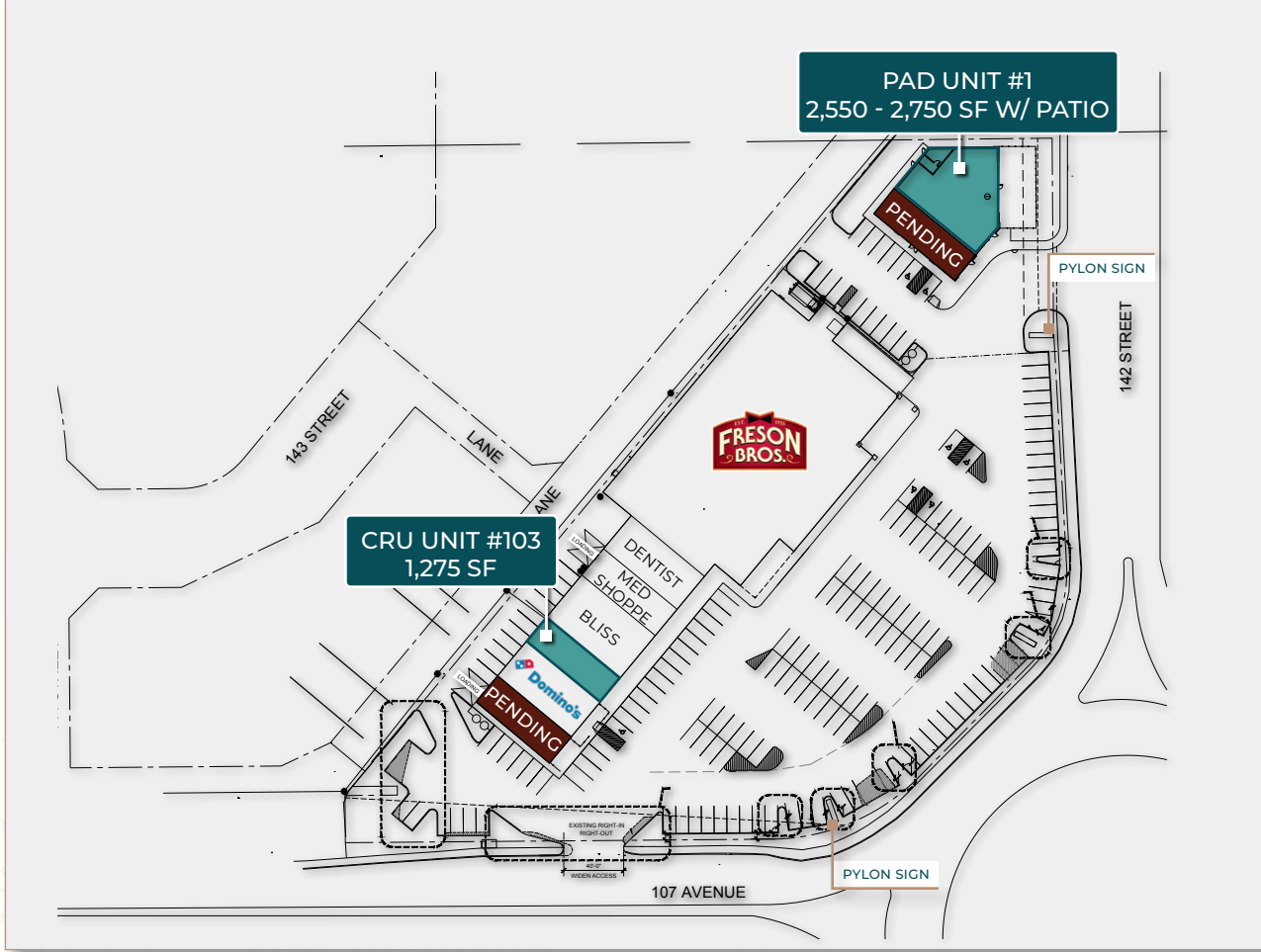
<b>Vacancy</b>	<ul style="list-style-type: none"><li>• Pad Unit #1 2,550 - 2,750 SF w/ patio</li><li>• CRU Unit #103 1,275 SF</li></ul>
<b>Available</b>	Immediately
<b>Construction Status</b>	Complete
<b>Year Built</b>	2023/ 2024
<b>Municipal</b>	10710 142 Street, Edmonton AB
<b>Legal</b>	LOT 1, BLOCK 12, PLAN 2599KS
<b>Zoning</b>	<a href="#">107 Avenue &amp; 142 Street</a>
<b>Basic Rent</b>	Please Contact
<b>Additional Rent</b>	\$20.00 - 21.00 PSF (2025 est.)
<b>Parking</b>	180 surface stalls (approx.)
<b>Signage</b>	Fascia & Pylon
<b>Tenant Mix</b>	Freson Bros., Dominos Pizza, Medicine Shoppe, Dental Clinic, Bliss Bakery

# WELCOME TO GLENORA CIRCLE

This established retail property is under new ownership and management. It has been lovingly renovated and redeveloped over the past two years. This center provides a unique opportunity to service the neighborhoods of Glenora, North Glenora, McQueen and Grovenor. Join Freson Bros., who opened their second Edmonton location here in April 2024.



[ SITE PLAN ]



[ POPULATION ]

29,065 residents  
 32,477 daytime population  
 3.8 % growth (2018-2023)  
**4.4% projected growth (2023-2028)**

[ INCOME ]

Average household income of \$122,575  
 21.4% of households earn \$60,000 to \$100,000  
**43.2% of households earn more than \$100,000**

[ AGE ]

0-19 yrs = 21.1%  
**20-39 yrs = 28.1%**  
 40-59 yrs = 26.1%  
 60+ yrs = 24.8%

[ TRAFFIC ]

13,200 VPD on 142 Street  
**29,000 VPD on 107 Avenue**

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