

| LENDRUM CENTRE |

RETAIL FOR LEASE

5710 111 STREET NW | EDMONTON | AB



FREE STANDING PAD BUILDING WITH DRIVE THRU OPPORTUNITY

- Build to Suit Pad Opportunity
- Located along the commuter corridor of 111 Street benefitting from exposure to over 23,000 vehicles per day
- Established Retail Centre in the highly desirable communities of Lendrum Place and Pleasantview
- Close proximity to the Southgate LRT station seeing 19,000 passengers embarking or departing the station daily
- Strong high-density and single-family residential base within walking distance of the property

BEN ASHWORTH

Associate

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CAM PICKETTS

Partner | Broker

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1400 Phipps-McKinnon Building
10020 101A Ave, Edmonton AB T5J 3G2

Omada
COMMERCIAL

PROPERTY FEATURES

5710 111 STREET NW | EDMONTON | AB

Vacancy Build to Suit Pad Opportunity
 Available Spring 2025
 Municipal 5710 111 Street NW, Edmonton, AB
 Legal Plan 4574MC, Block 15, Lot2A
 Zoning [General Commercial \(CG\)](#)

Basic Rent Negotiable
 Op Costs TBD
 Utilities Separately metered



EASY ACCESS
OFF 111 STREET

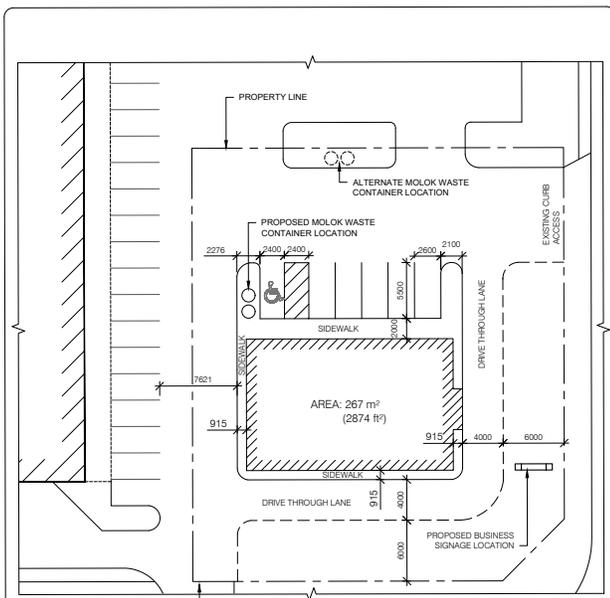


ANCHORED BY
SUNTERRA MARKET

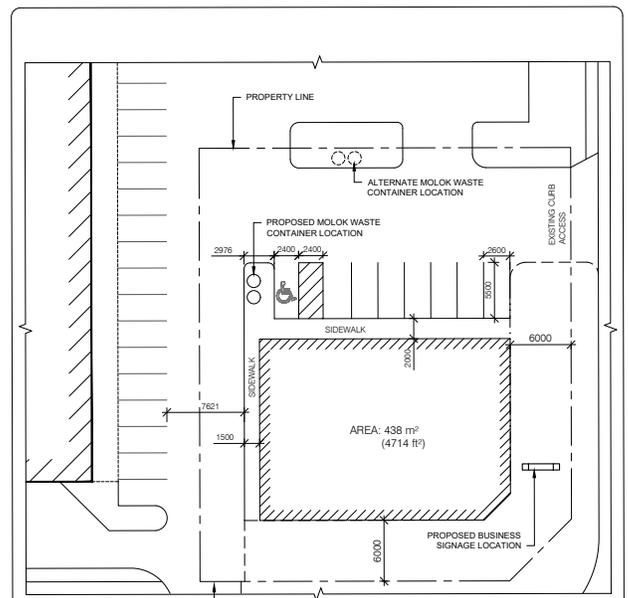


PLENTIFUL
SURFACE PARKING

FLOOR PLAN OPTION 1

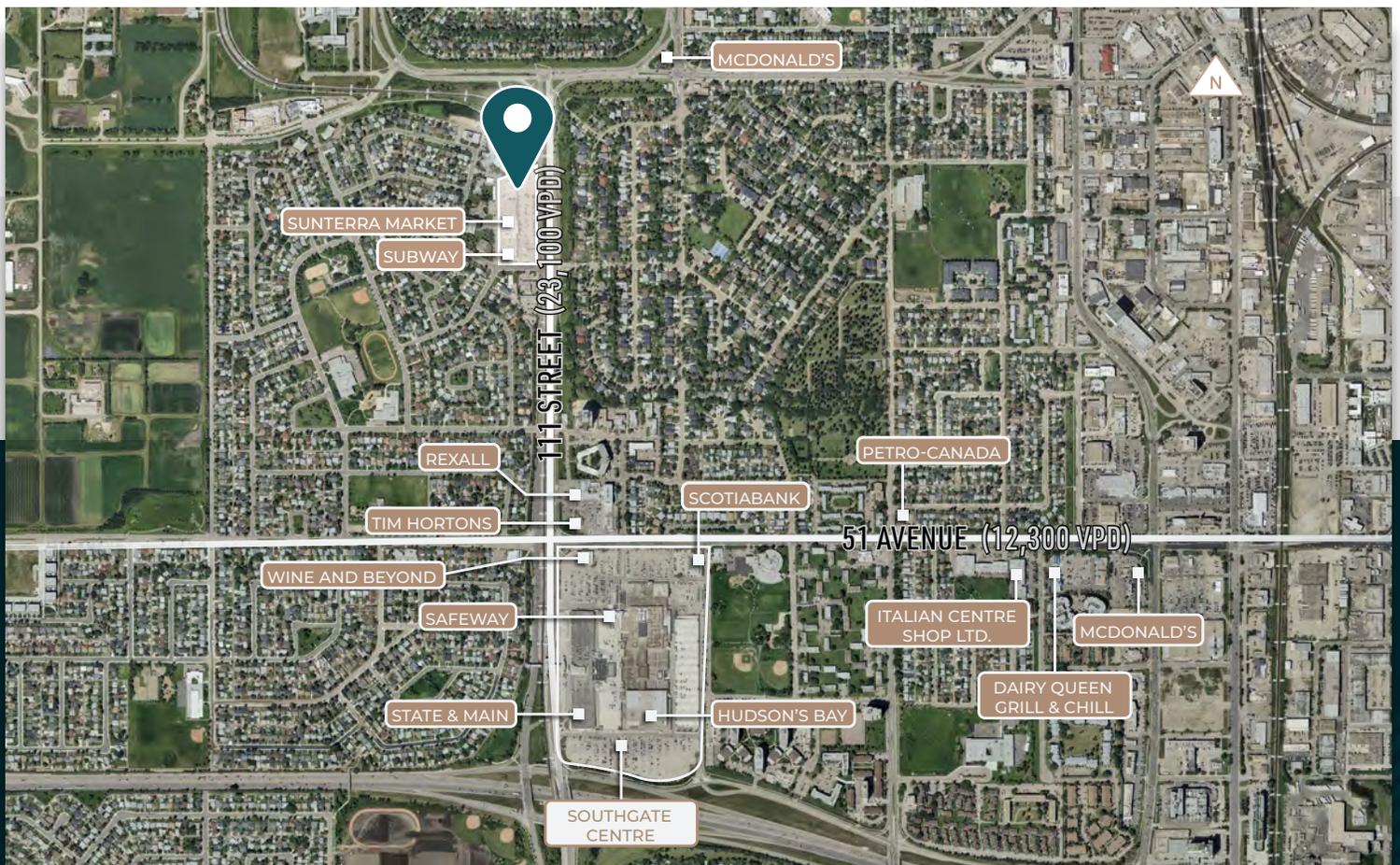


FLOOR PLAN OPTION 2



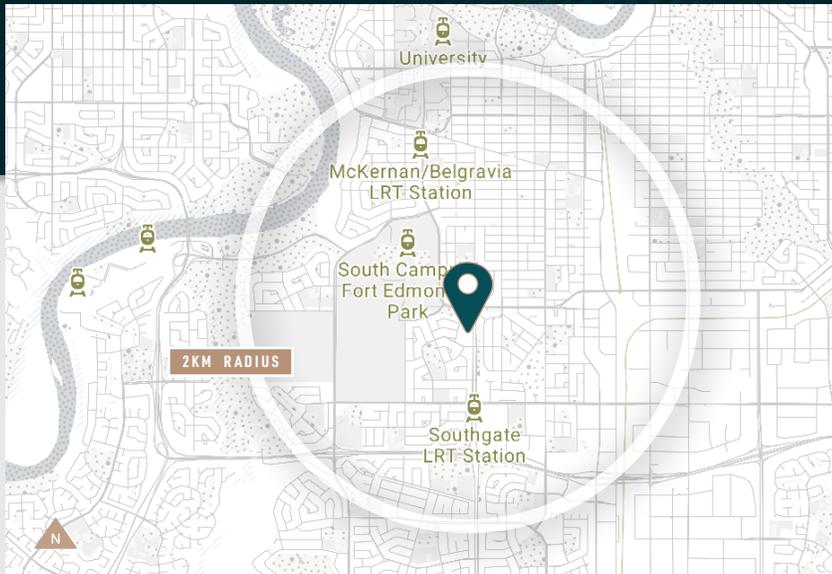
AN OPPORTUNITY SURROUNDED BY DENSE COMMUNITIES

Lendrum Centre offers tenants the chance to immerse themselves in the vibrant communities of Lendrum Place and Pleasantview, characterized by an impressive average household income exceeding \$115,000. Situated along the bustling 111 Street corridor, the location experiences a significant daily commuter flow, with over 23,000 vehicles passing through each day, complemented by traffic from the neighboring Southwest communities. The site provides ample on-site parking, supporting a varied mix of well-established local and national tenants, with Sunterra Market among them.



IDEALLY SITUATED

5710 111 STREET NW | EDMONTON | AB



+ 23,100 VPD ON 111 STREET

[POPULATION]

27,429 residents

27,559 daytime population

5.5% growth (2018-2023)

10.5% projected growth (2023-2028)

[AGE]

0-19 yrs = 17.4%

20-39 yrs = 39.5%

40-59 yrs = 22.9%

60+ yrs = 20.2%

[INCOME]

Average household income of \$115,873

25.9% of households earn \$60,000 to \$100,000

44.3% of households earn more than \$100,000

[TRAFFIC]

23,100 VPD on 111 Street

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