

STRATHEARN HUB

9360 - 85 STREET | EDMONTON | AB

# RETAIL FOR LEASE



## NEW COMMERCIAL BUILDING

- Unique and thoughtfully designed new, two storey commercial building
- Transit oriented development with excellent exposure to over 11,000 vehicles per day on 85 Street and future Valley Line LRT commuters
- Join [Strathearn Psychology](#) in this exciting hub with a community focus
- Ideal uses include café, wine and cocktail bar, hair salon and barber shop, ice cream shop, retail store, personal or professional services, and more!



[CLICK HERE](#)

MAY CUAN

Partner

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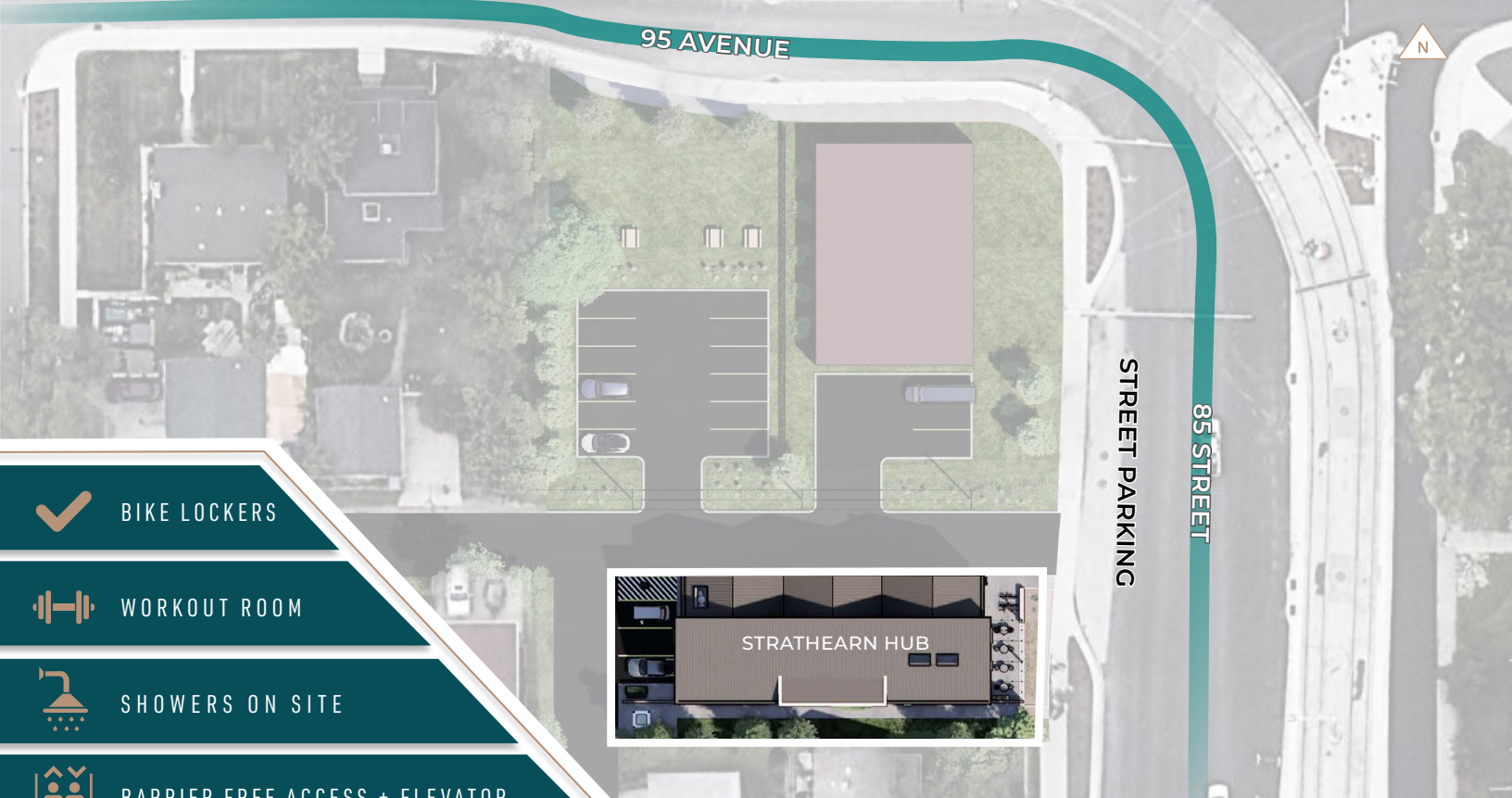
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780.540.5320

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

**Omada**  
COMMERCIAL



BIKE LOCKERS



WORKOUT ROOM



SHOWERS ON SITE



BARRIER FREE ACCESS + ELEVATOR



GENDER NEUTRAL COMMON WASHROOMS



Vacancy

**Main Floor**

858 SF — POTENTIAL TO DEMISE  
1,266 SF

**Lower Level**

909 SF

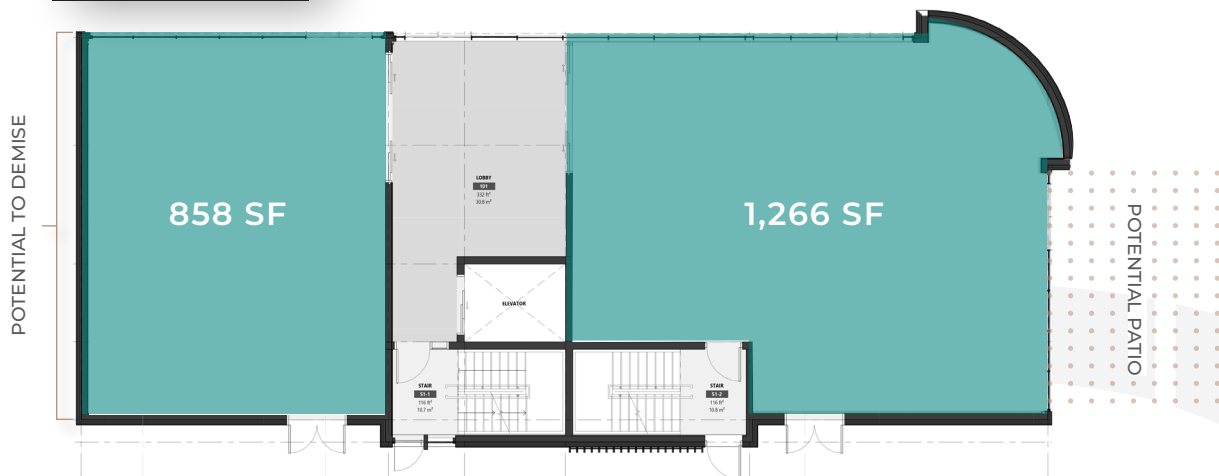
Available	Fall 2024
Municipal	9360 – 85 Street, Edmonton, AB
Legal	Plan 2947hw, Block 2, Lot 9
Parking	4 stalls. Maximum 1 hour. Street parking on 85 Street
Zoning	<a href="#">Neighbourhood Convenience Commercial Zone (CNC)</a>
Basic Rent	Negotiable
Op. Costs	\$18.63 PSF (2024 est.) - UTILITIES INCLUDED



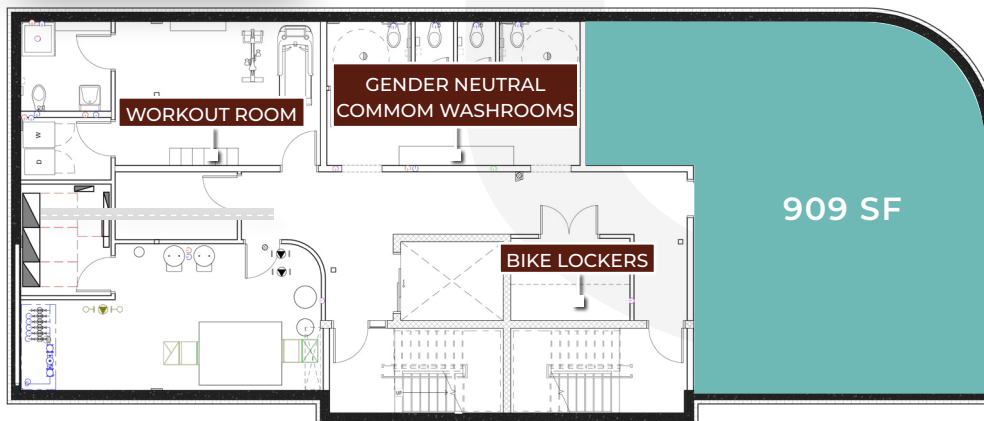




## MAIN FLOOR



## LOWER LEVEL



## SECOND FLOOR

FULLY OCCUPIED BY  
STRATHEARN PSYCHOLOGY



# OPPORTUNITY

Located in the east end of Strathearn, this new 2 storey building will be the new home of Strathearn Psychology and various other commercial tenants. With a focus on natural materials to create a warm and welcoming environment, the building has been designed using a mass timber structure. Brick and concrete compliment the warmth of the wood throughout, creating an inviting hub for the community to enjoy.

# DEMOGRAPHICS



- 31,582 residents
- **21,989 daytime population**
- 4.1% growth (2017-2022)
- 7.1% projected growth (2021-2026)



- Average household income of \$117,734
- 22.6% of households earn \$60,000 to \$100,000
- **44.3% of households earn more than \$100,000**



- 0-19 yrs = 16.7%
- **20-39 yrs = 31.6%**
- 40-59 yrs = 25.4%
- 60+ yrs = 26.4%



- **Future LRT "Valley Line: Southeast"**
- 11,000 VPD on 85th Street

