

MACDONALD ESTATES

9925 Jasper Avenue, Edmonton, AB

1,113 SF

JASPER AVE CORNER UNIT

RETAIL / OFFICE FOR LEASE

MAY CUAN

Partner

780.995.0699

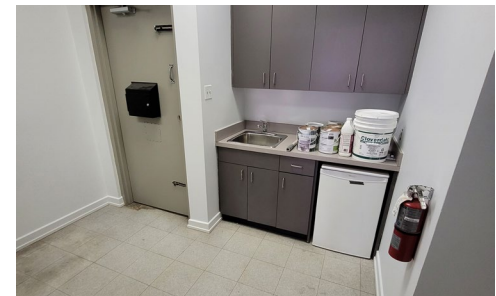
may.cuan@omada-cre.com

GAVNEET CHEEMA

Associate

780.243.6113

gavneet.cheema@omada-cre.com



- **1,113 SF main floor corner unit available for lease on Jasper Avenue**
- High exposure location next to the Fairmont Hotel MacDonald and just north of Edmonton's River Valley

- Supported by surrounding offices, residential, hotels, the Edmonton Convention Centre, theatres, galleries and museums
- Ideal for a variety of businesses including professional office, general retail, food services, cafés and more

PROPERTY FEATURES

Vacancy	1,113 SF
Available	Immediately
Gross Rent	Negotiable
Municipal	9925 Jasper Avenue, Edmonton, AB
Legal	Plan NE, Lot 6
Zoning	Core Commercial Arts Zone (CCA)



JASPER AVENUE
FRONTAGE



CORNER
UNIT



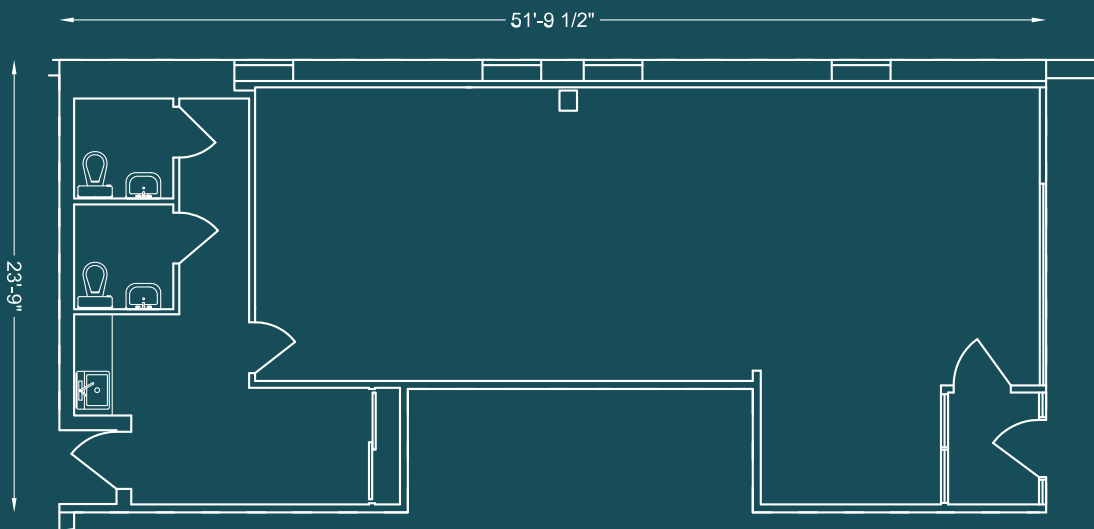
FLEXIBLE
ZONING



SMALL MAIN
FLOOR UNIT



FLOOR PLAN



JASPER AVENUE

**Images may not reflect current conditions. Floor plans are conceptual and subject to change.*

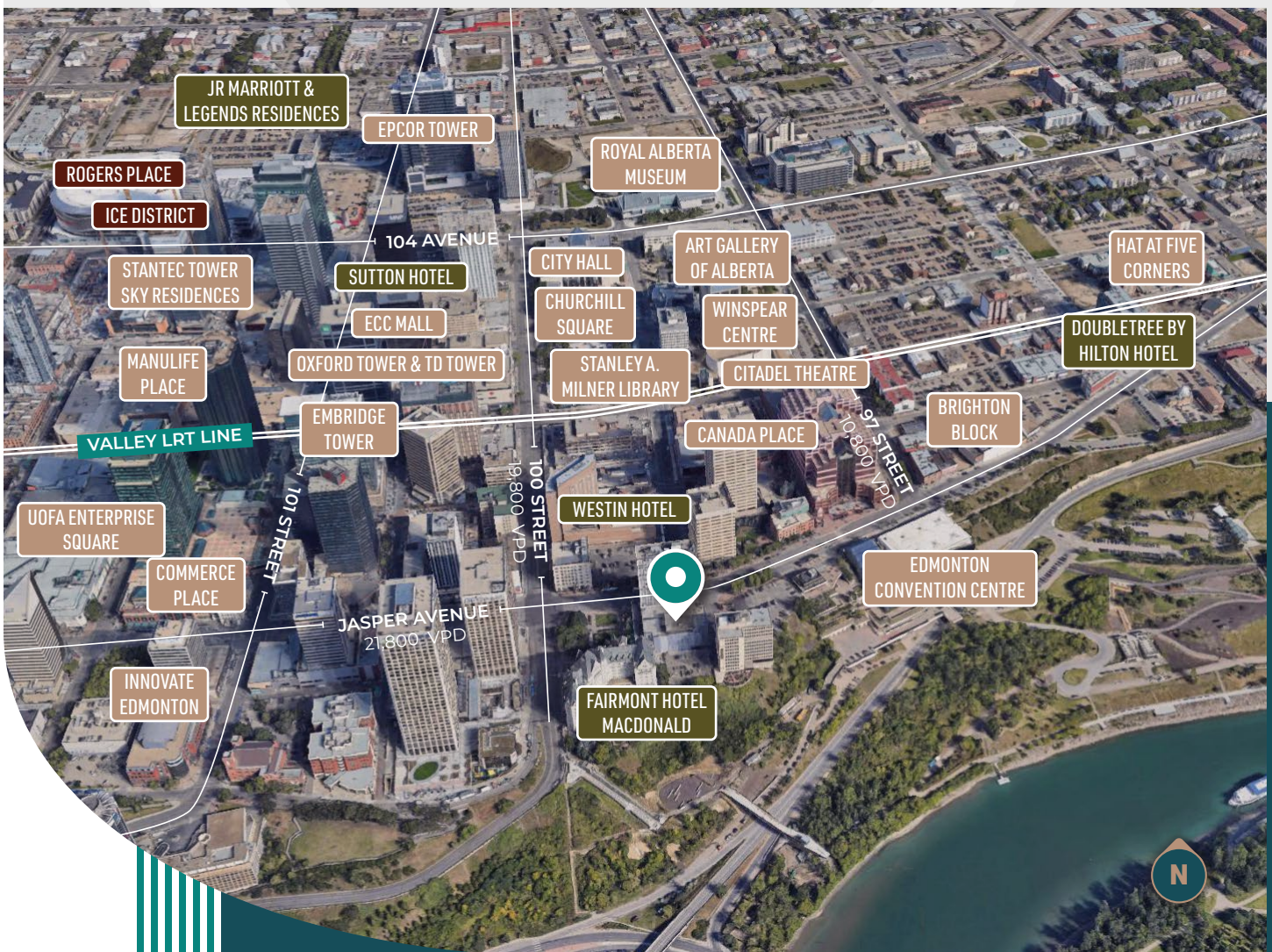
THE OPPORTUNITY

The property benefits from its high-exposure location along Jasper Avenue, offering excellent accessibility via LRT, public transit, and strong pedestrian traffic. Positioned near key downtown landmarks—including the Edmonton Convention Centre, The Westin Hotel, Courtyard Marriott, Citadel Theatre, Winspear Centre, Art Gallery of Alberta, Royal Alberta Museum, and the Edmonton Public Library—it is well-supported by Edmonton’s vibrant downtown core and surrounding residential communities.

With over 26,000 vehicles passing directly in front of the site daily, the property enjoys outstanding visibility. The Valley Line LRT further enhances accessibility, running at street level with two stops located within a five-minute walk.

In addition, the nearby Financial District—home to the majority of Edmonton’s Class A office towers, further supports retail and commercial activity.

LOCATION OVERVIEW



AREA DEMOGRAPHICS

2 KM RADIUS

118,031

DAYTIME POPULATION

56,492 residents
19.6% growth (2018-2025)
21.0% projected growth (2025-2030)

\$88,903

AVERAGE HOUSEHOLD INCOME

21.2% earn \$60-100,000
27.3% earn \$100,000+

45.6%

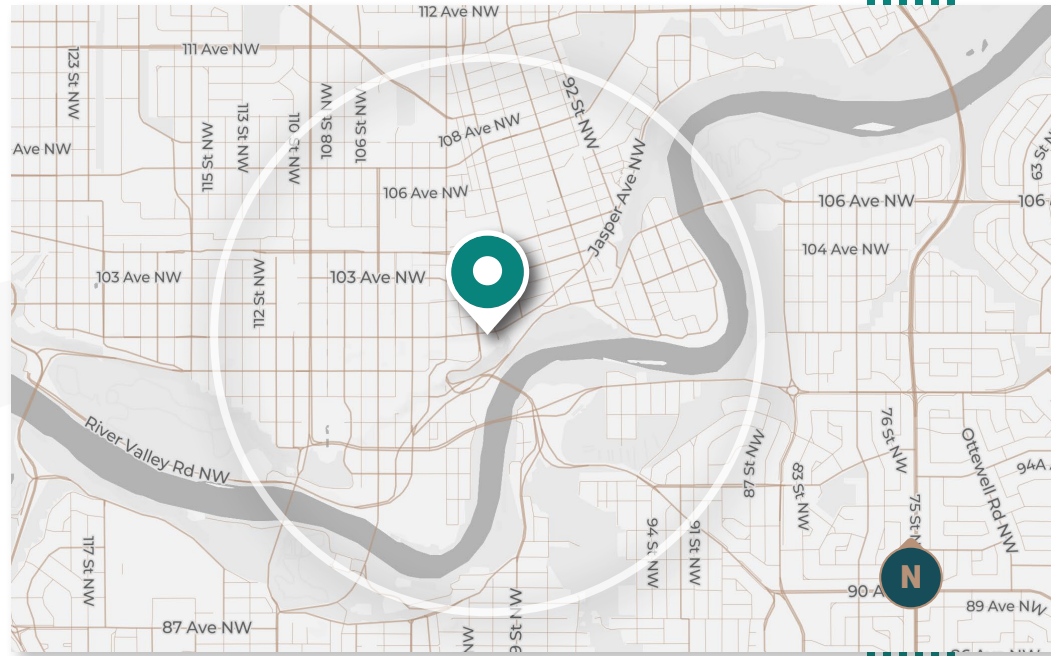
20-39 YRS

9.9% = 0-19 yrs
22.5% = 40-59 yrs
22.0% = 60+ yrs

21,800

VPD ON JASPER AVENUE W

12,054 VPD on 100 Street
8,737 VPD on 97 Street



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OMADA-CRE.COM

780.540.5320

OMADA COMMERCIAL
1400 Connect Tower
10020 101A Ave, Edmonton, AB T5J 3G2

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