

STRATHCONA TOWN CENTRE

7911 104 Street | Edmonton | AB

OMADA COMMERCIAL
1400 Connect Tower
10020 101A Ave, Edmonton AB T5J 3G2
780.540.5320 | OMADA-CRE.COM

RETAIL | OFFICE FOR LEASE

1,128 - 5,353 SF

PRIME LEASING
OPPORTUNITIES



- Centrally located just two (2) blocks south of the iconic Whyte Avenue shopping district
- Ample parking, which is very rare in the area
- Join Community Natural Foods, Pet Valu, Orange Theory Fitness, Rice Bowl Deluxe, Crave Cupcakes and many more
- Easily accessible from both Calgary Trail and Gateway Boulevard

ERIC SLATTER

Partner

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ALEX FU

Associate

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Omada
COMMERCIAL

PROPERTY FEATURES

Vacancy	1. Unit 10335	Main floor: 3,104 SF Lower level: 556 SF
	2. Unit 10343	3,016 SF
	3. Unit 7909	5,353 SF
	4. Unit 7919	1,128 SF

Municipal Legal 7911 & 7915 104 Street, Edmonton
Lot 9, Block 43, Plan 0420636
Lot 1B, Block , Plan 9622129

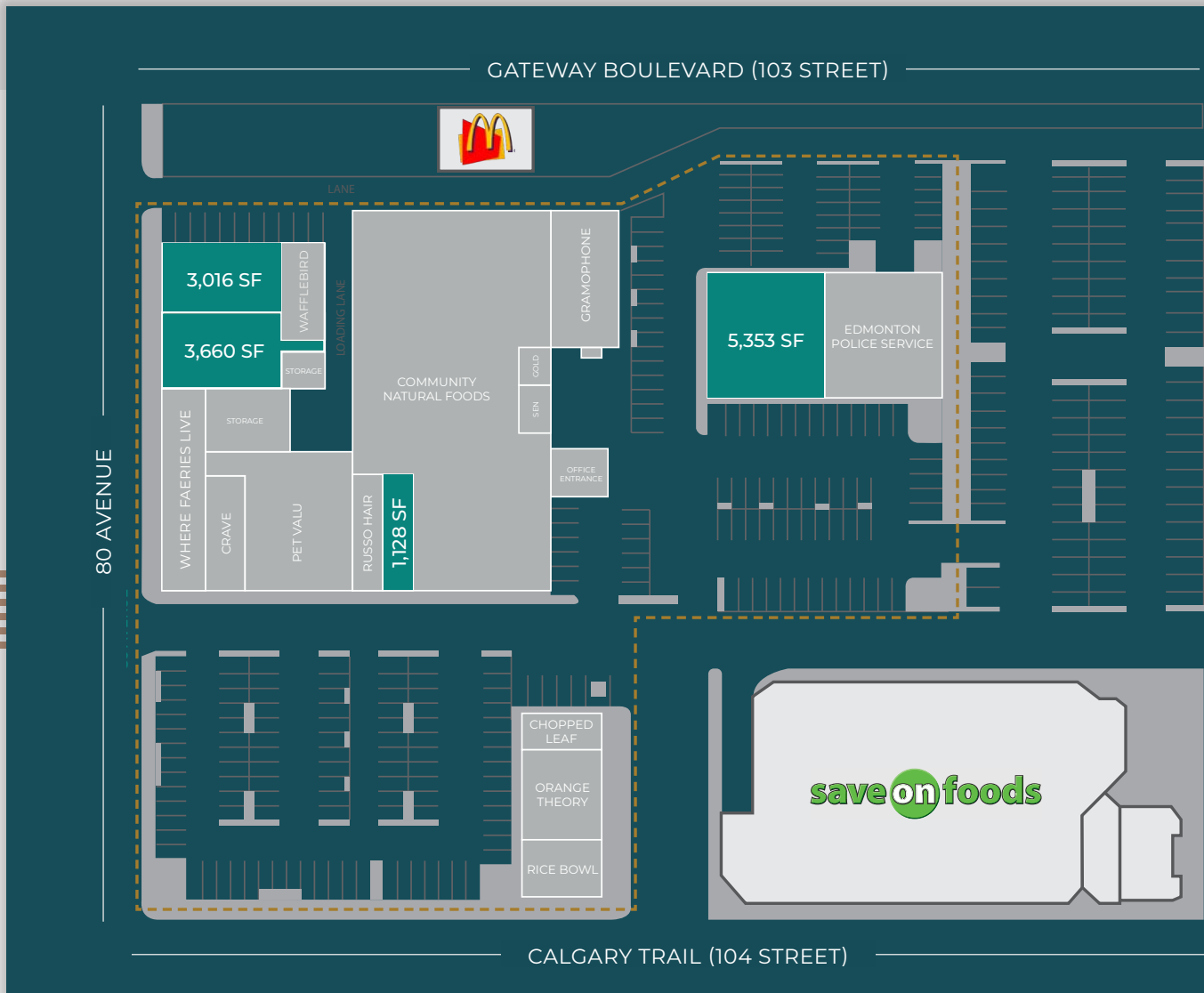
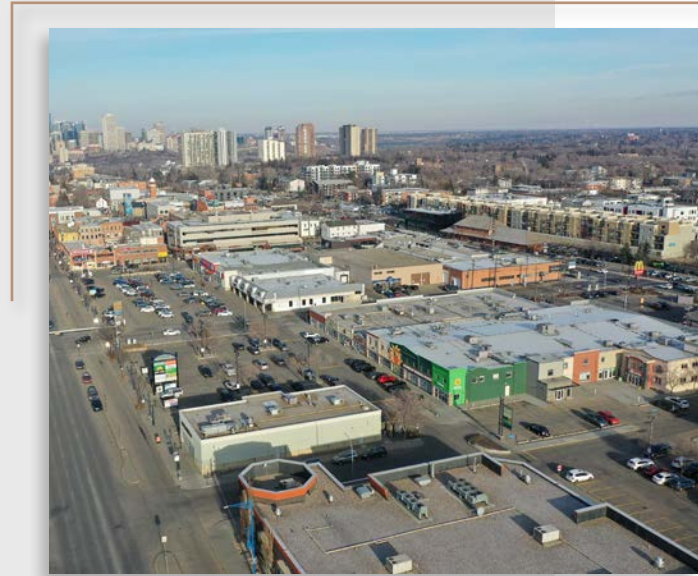
Access 104 Street / Calgary Trail

Zoning Mixed Use (MU h16 f3.5 cf)

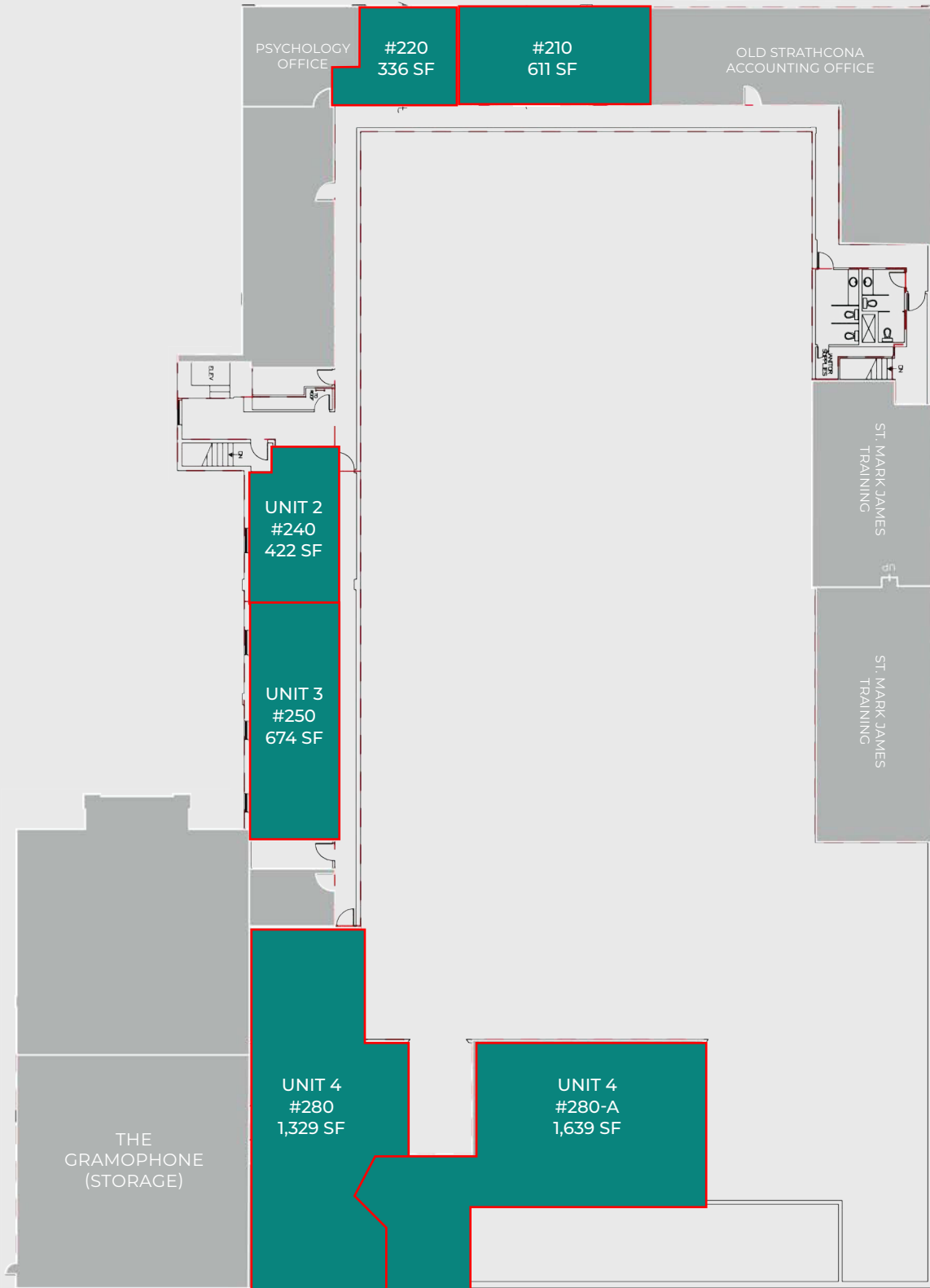
Op Costs Main Floor: \$11.70 PSF (2026 est.)
2nd Floor: \$14.30 PSF (2026 est.)

Parking Ample surface

Signage Pylon subject to availability



2ND FLOOR VACANCIES



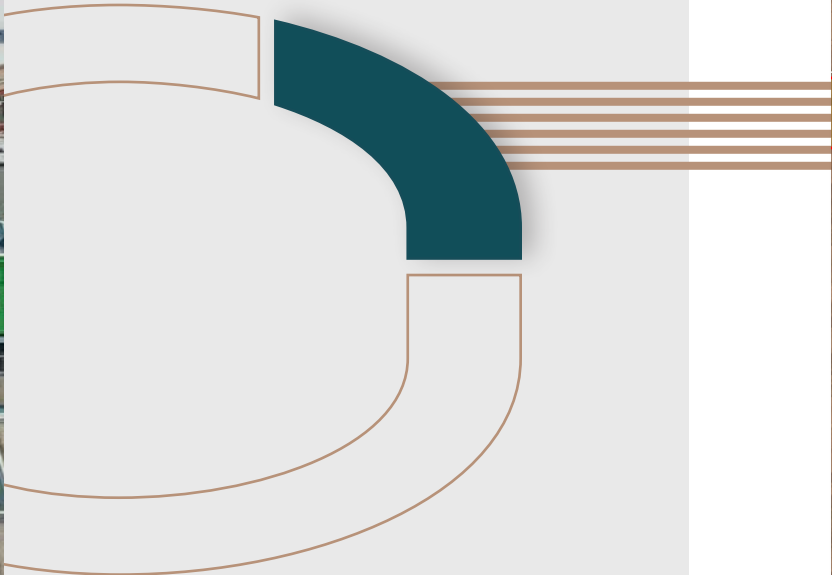
UNIT 3



UNIT 4



UNIT 5

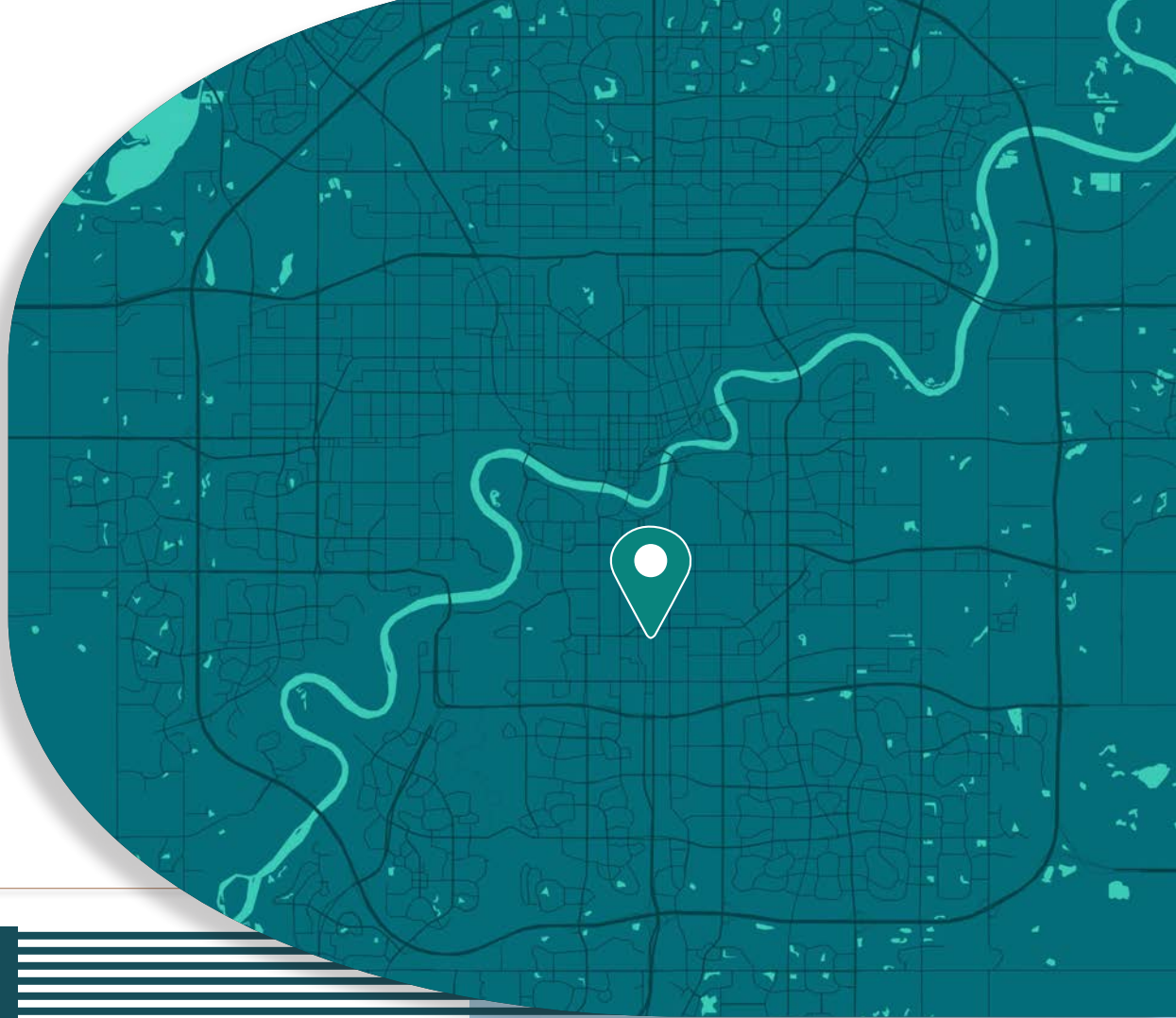


VACANCIES STARTING AT 422 SF AVAILABLE AT STRATHCONA TOWN CENTRE

STRATHCONA TOWN CENTRE IS SHADOW ANCHORED BY SAVE-ON-FOODS, MAKING IT A PRIME LOCAL HUB FOR GROCERY SHOPPING THAT DRAWS IN A SIGNIFICANT VOLUME OF CONSUMERS.

The centre is exposed to traffic on both 104 Street and Gateway Boulevard and offers easy vehicle access and ample parking, which is rare in Old Strathcona. This area is also highly pedestrian friendly, located only two (2) blocks off Edmonton's iconic Whyte Avenue. Strathcona Town Centre is ideally situated and takes advantage of the 1,200 pedestrians per hour, during peak afternoon times, that visit the immediate area.





18,200 VPD
on 104 Street

DEMOGRAPHICS

(WITHIN 2KM)

43,469

DAYTIME POPULATION

40,872 residents
7.6% growth (2016-2021)
9.7% projected growth (2021-2026)

\$97,211

AVERAGE HOUSEHOLD INCOME

32.0% of households earn more than \$100,000
23.4% of households earn \$60,000 to \$100,000

52.1%

20-39 YRS

0-19 yrs = 12.6%
40-59 yrs = 19.0%
60+ yrs = 16.2%



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