

| IN THE VIBRANT COMMUNITIES OF LENDRUM AND PLEASANTVIEW |

RETAIL FOR LEASE



LENDRUM CENTRE

5710 111 Street NW | Edmonton | AB



- ±3,429 SF unit immediately available, and a standalone build-to-suit pad with drive-thru potential
- 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

CAM PICKETTS

Partner | Broker

780.485.7654

cam.picketts@omada-cre.com

GAVNEET CHEEMA

Associate

780.243.6113

gavneet.cheema@omada-cre.com

PROPERTY FEATURES

Vacancy	+/- 3,429 SF - Available immediately Build to Suit Pad Opportunity
Municipal	5710 111 Street NW, Edmonton, AB
Legal	Plan 4574MC, Block 15, Lot2A
Zoning	General Commercial (CG)
Basic Rent	Negotiable
Op Costs	\$14.86 (2025 est.)
Utilities	Separately metered



MARKET INSIGHT

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.



EASY ACCESS
OFF 111 STREET



PLENTIFUL
SURFACE PARKING

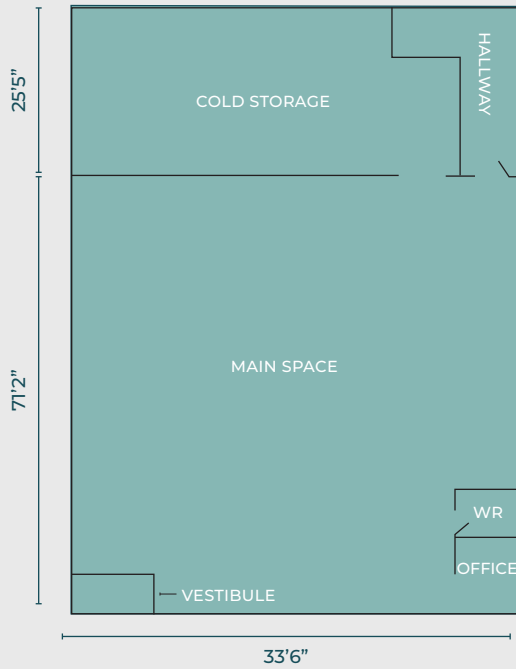


ANCHORED BY
SUNTERRRA MARKET

EXISTING SPACE

FLOOR PLAN

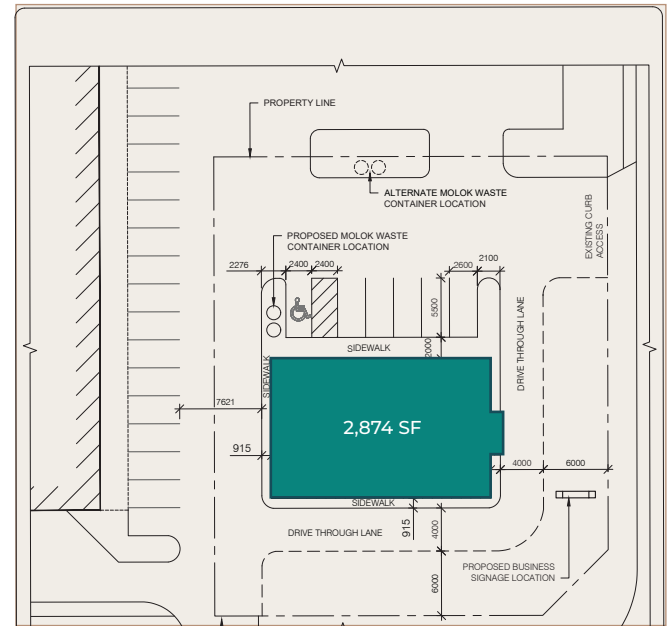
AVAILABLE IMMEDIATELY: +/- 3,429 SF



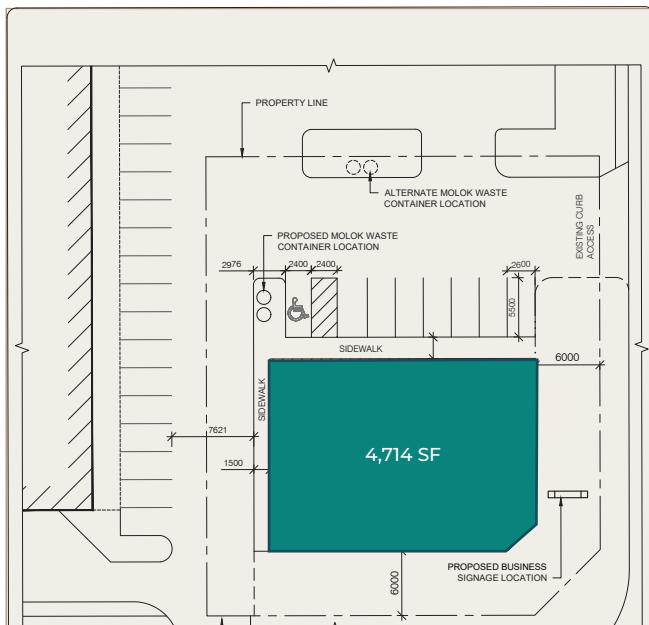
BUILD TO SUIT

FLOOR PLAN OPTIONS

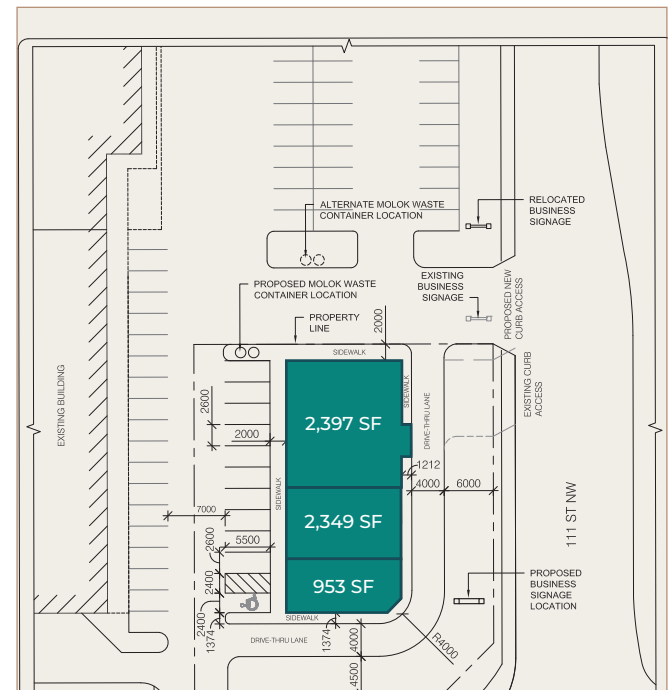
01. BUILDING AREA: 2,874 SF



02. BUILDING AREA: 4,714 SF



03. UNIT 1: 2,397 SF | UNIT 2: 1,349 SF | UNIT 3: 953 SF



IDEALLY SITUATED

2 KM RADIUS

27,559

DAYTIME POPULATION

27,429 residents

5.5% growth (2018-2023)

10.5% projected growth (2023-2028)

\$115,873

AVERAGE HOUSEHOLD INCOME

25.9% earn \$60-100,000

44.3% earn \$100,000+

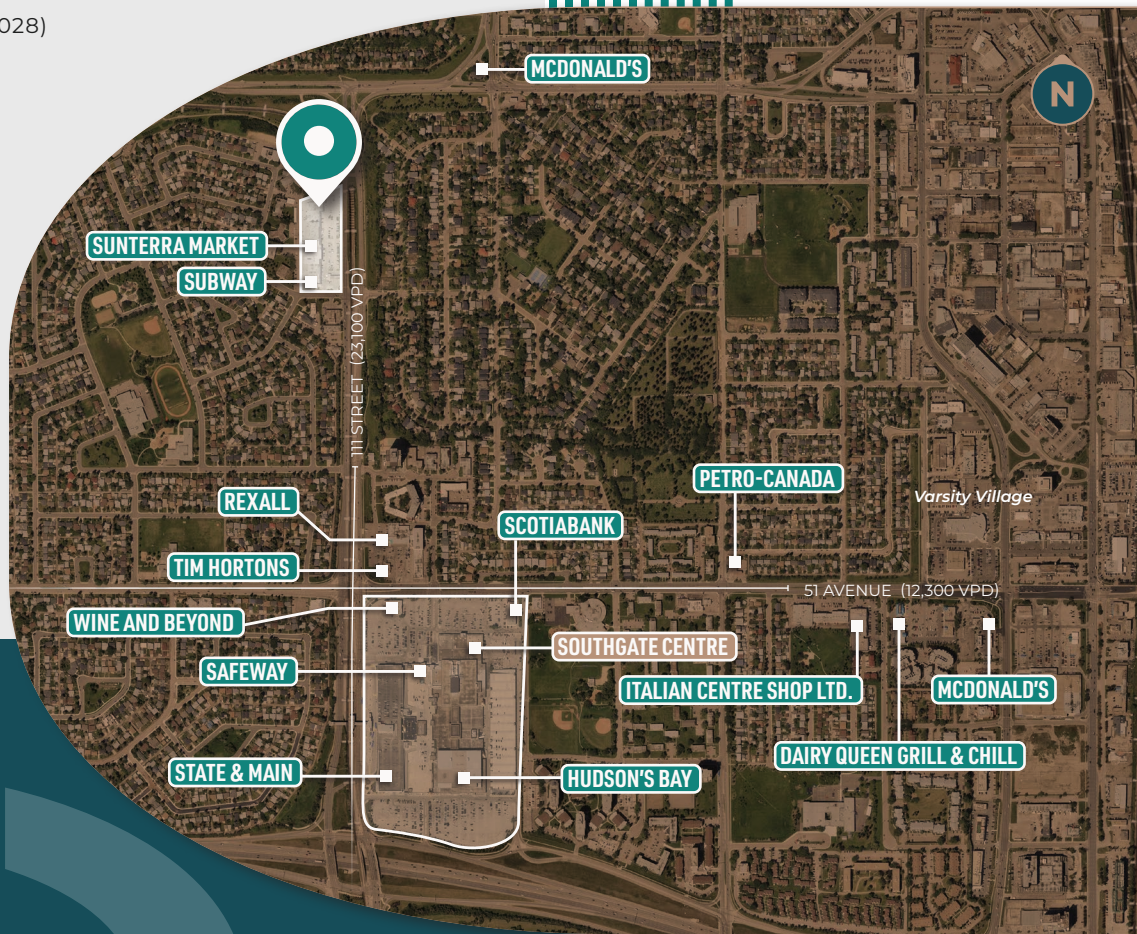
39.5%

20-39 YRS

0-19 yrs = 17.4%

40-59 yrs = 22.9%

60+ yrs = 20.2%



23,650 VPD ON JASPER AVENUE

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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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