

GLENORA CIRCLE

10710 142 Street, Edmonton, AB

2,250 SF W/ PATIO

NEWLY DEVELOPED
SHOPPING CENTRE

RETAIL FOR LEASE

ERIC SLATTER

Partner

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- One remaining unit available
- Rare opportunity to service the Glenora neighborhood along 142 Street corridor
- Fully redeveloped shopping center, with Freson Bros. grocery anchor
- Site sees 30,500 vehicles daily on 107 Avenue, and 12,700 vehicles daily on 142 Street

OMADA-CRE.COM

780.540.5320

Omada
COMMERCIAL

PROPERTY FEATURES

Vacancy	Pad Unit #1 - 2,550 SF w/ patio	Basic Rent	Please Contact
Available	Immediately	Additional Rent	\$20.00 - 21.00 PSF (2025 est.)
Year Built	2023/ 2024	Parking	180 surface stalls (approx.)
Municipal	10710 142 Street, Edmonton AB	Signage	Fascia & Pylon
Legal	Lot 1, Block 12, Plan 2599KS	Tenant Mix	Freson Bros., Dominos Pizza, Medicine Shoppe, Dental Clinic, Bliss Bakery
Access	23 rd Avenue, 111 Street		
Zoning	DC2 181		

NEW REDEVELOPMENT

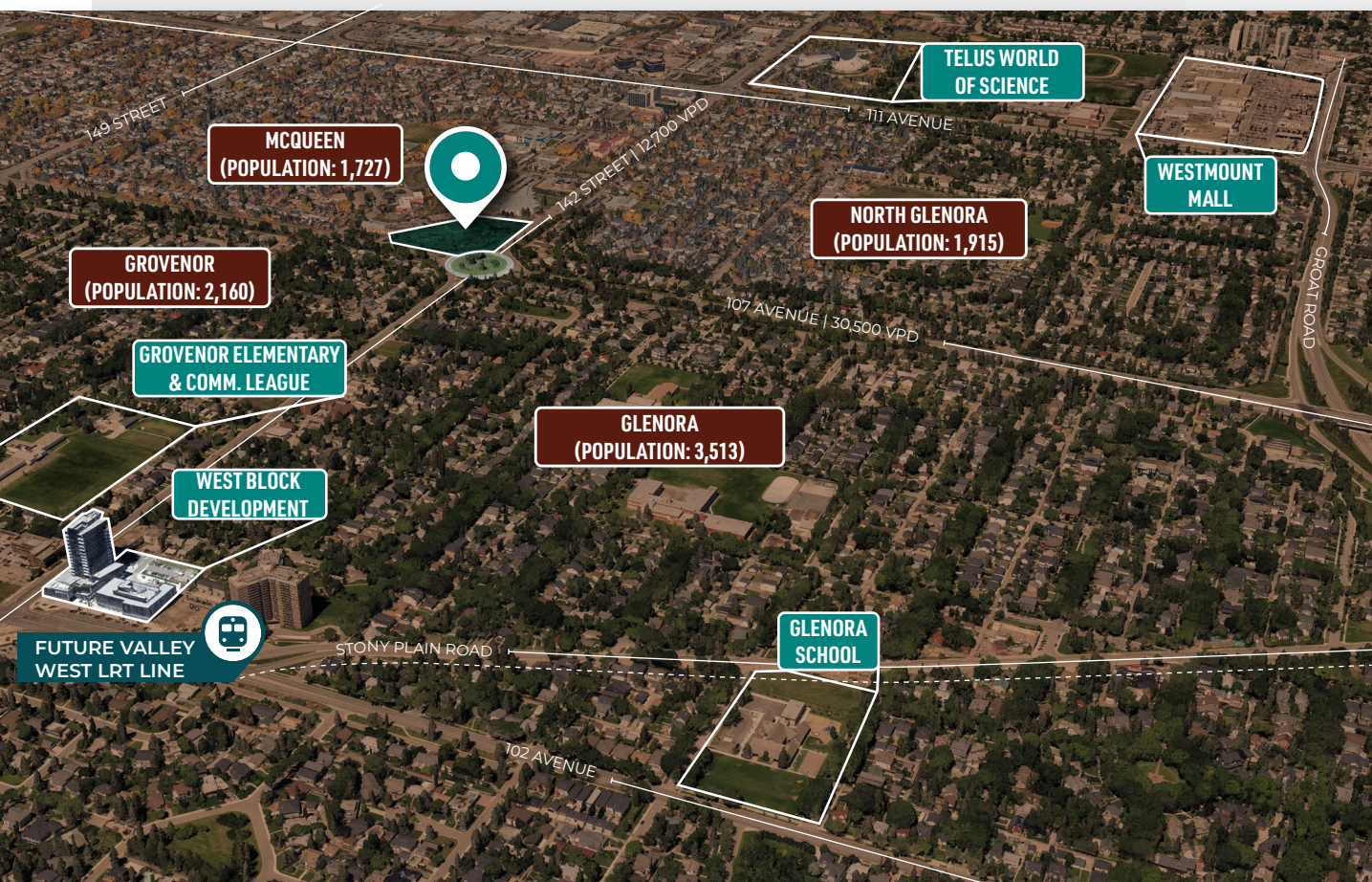
CONSTRUCTION STATUS: COMPLETE



TAKE ADVANTAGE OF THIS
UNIQUE OPPORTUNITY
TO LEASE IN A NEWLY
RENOVATED RETAIL CENTER,
PERFECTLY POSITIONED TO
SERVE THE COMMUNITIES OF
GLENORA, NORTH GLENORA,
MCQUEEN, AND GROVENOR.

WELCOME TO GLENORA CIRCLE

This established retail property is under new ownership and management. It has been lovingly renovated and redeveloped over the past two years. This center provides a unique opportunity to service the neighborhoods of Glenora, North Glenora, McQueen and Grovenor. Join Freson Bros., who opened their second Edmonton location here in April 2024.



AREA DEMOGRAPHICS

2 KM RADIUS

32,447

DAYTIME POPULATION

29,065 residents
3.8 % growth (2018-2023)
4.4% projected growth (2023-2028)

28.1%

20-39 YRS

0-19 yrs = 21.1%
40-59 yrs = 26.1%
60+ yrs = 24.8%

\$122,575

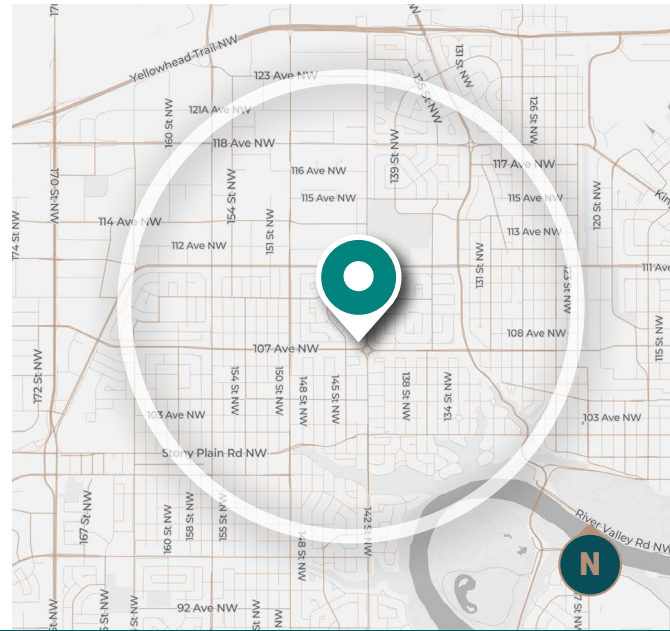
AVERAGE HOUSEHOLD INCOME

21.4% earn \$60-100,000
43.2% earn \$100,000+

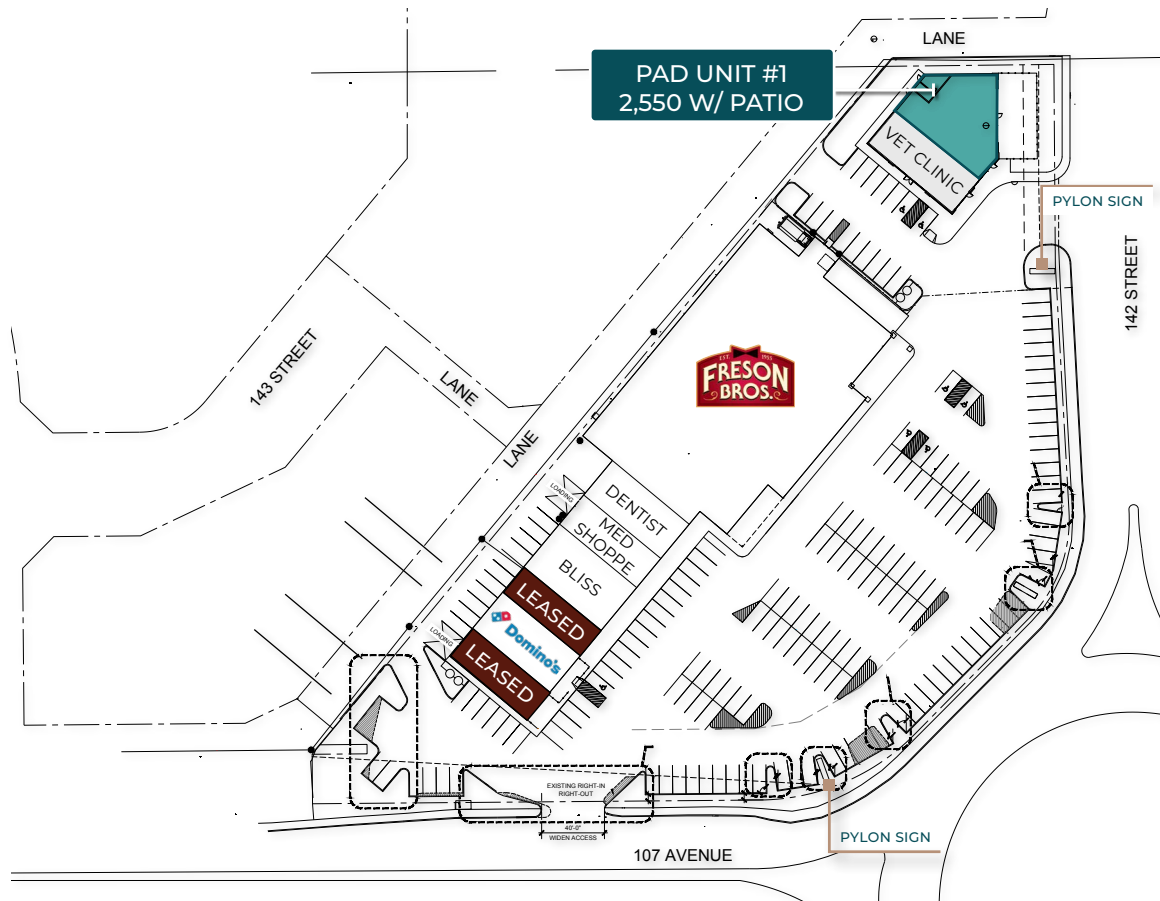
29,000

VPD ON 142 STREET

13,200 VPD on 142 Street
29,000 VPD on 107 Avenue



SITE PLAN



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