

| +/-1,274 SF |

RETAIL FOR LEASE



CLAREVIEW PLAZA 13010 50 Street NW, Edmonton, AB

- **Rare Opportunity along 50th Street**
- High-exposure location, front facing the busy arterial road of 50th Street
- Well-serviced by transit for convenient access
- Strategically positioned amid residential, commercial, and recreational zones, ensuring steady customer traffic

CAM PICKETTS

Partner | Broker

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GAVNEET CHEEMA

Associate

780.243.6113

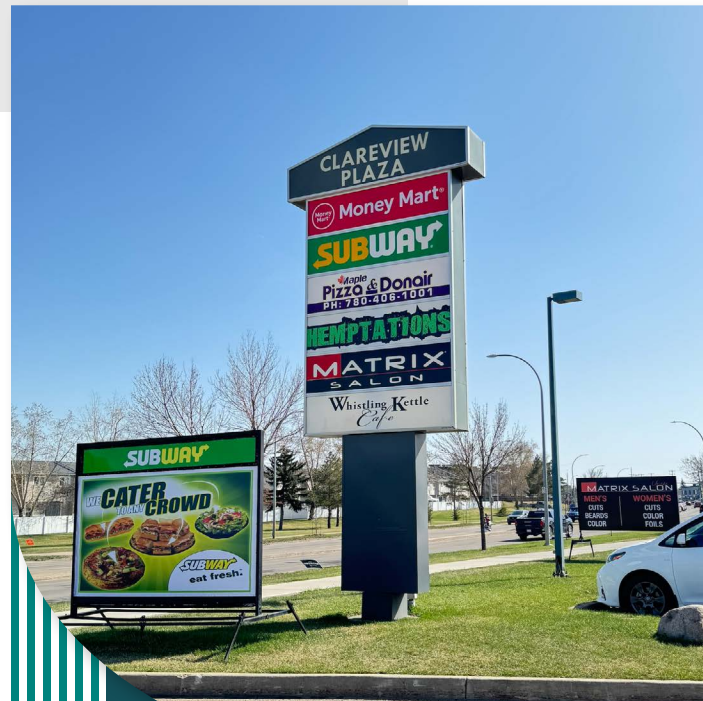
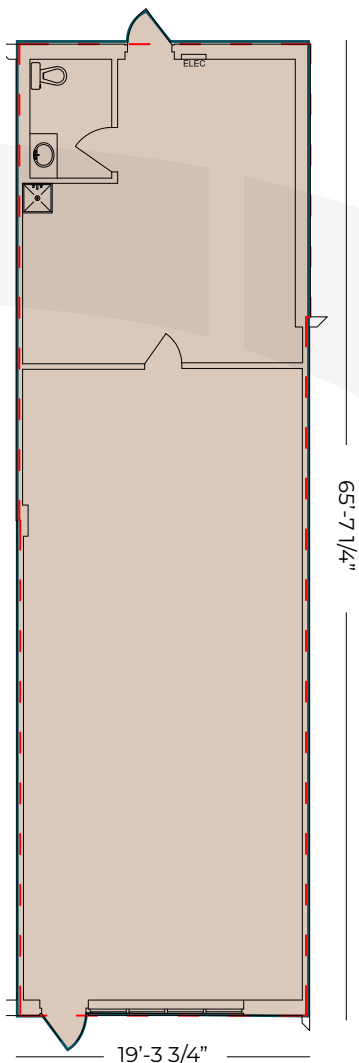
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PROPERTY FEATURES

Vacancy	+/- 1,274 SF
Available	Immediately
Municipal	13010 50 Street NW Edmonton, AB
Legal	Plan 8722582 Block 25 Lot 2
Zoning	Business Commercial (CB)
Basic Rent	Market
Op Costs	18.93 PSF
Utilities	Separately metered
Parking	Surface stalls, first come first serve
Tenant Mix	Subway, Midas, Money Mart, Matrix Salon and more



SITE PLAN



HIGH EXPOSURE



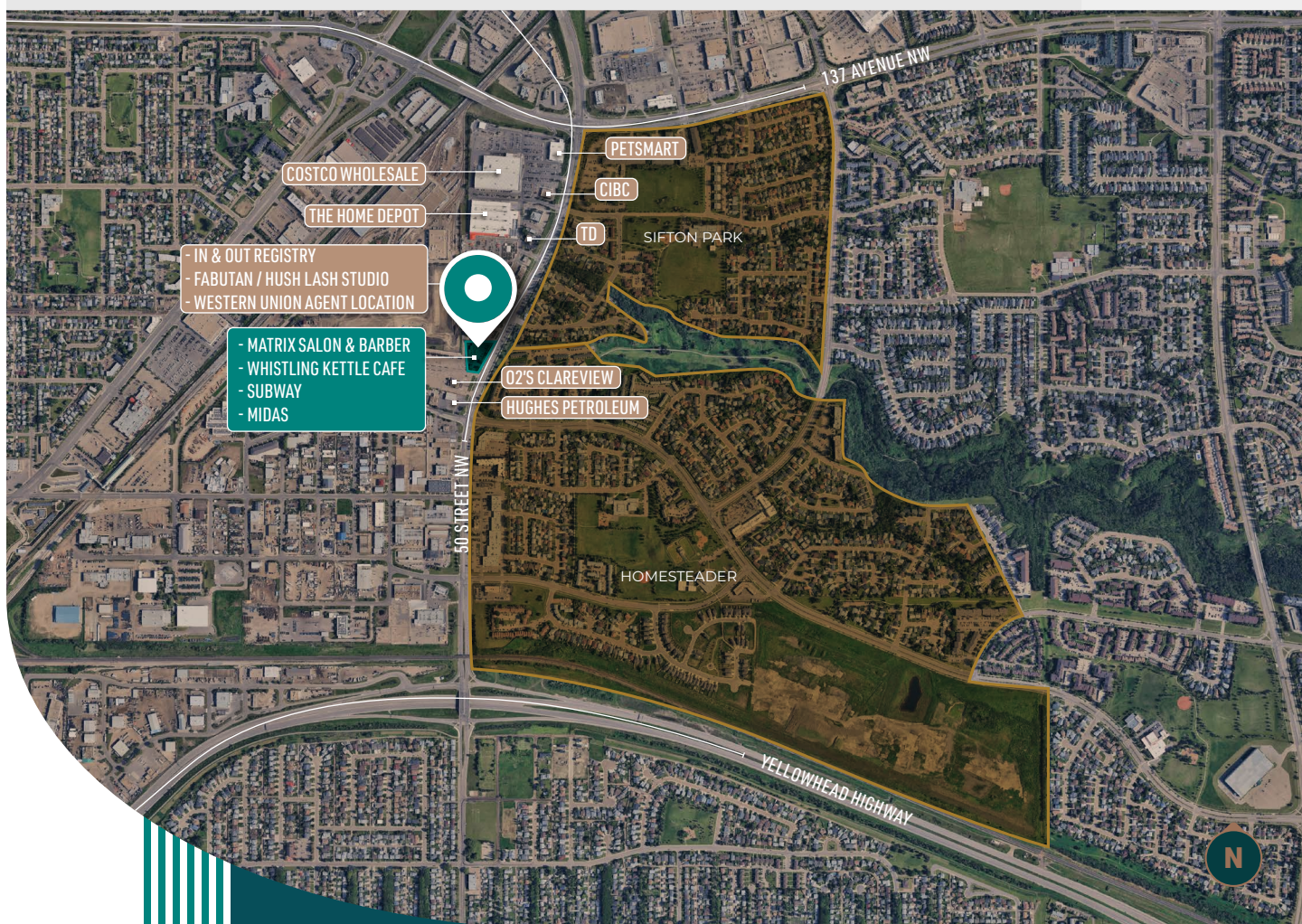
HIGH TRAFFIC VOLUME



HIGH RESIDENTIAL DENSITY

PRIME COMMERCIAL OPPORTUNITY IN HIGH-TRAFFIC CLAREVIEW PLAZA

Clareview Plaza offers exceptional exposure in a well-connected commercial corridor. Surrounded by a mix of residential, retail, and recreational spaces, the area supports steady foot traffic and customer flow. Nearby established businesses create a strong commercial synergy, while CB zoning allows for diverse retail and service uses. With convenient access via major roads and public transit, this location is ideal for businesses seeking visibility, accessibility, and community integration.



AREA DEMOGRAPHICS

2 KM RADIUS

30,150

DAYTIME POPULATION

34,888 residents
6.0% growth (2018-2024)
7.0 % projected growth (2024-2029)

30.6%

20-39 YRS

0-19 yrs = 24.1%
40-59 yrs = 24.3%
60+ yrs = 21.1%

\$90,704

AVERAGE HOUSEHOLD INCOME

27.5% earn \$60-100,000
34.4% earn \$100,000+

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+ 29,757 VPD ON 50 STREET NW



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