RETAIL FOR LEASE

SMARTCENTRES EDMONTON EAST

5004 98 Avenue, Edmonton, AB

- **Walmart and Safeway anchored shopping centre**
- Retail and Office units available for Lease in this prominent East Edmonton Shopping Centre
- Located on the main intersection of Terrace Road and 50th Street in East-Central Edmonton's premier retail corridor
- Strong daytime traffic and mature residential neighborhoods in surrounding area

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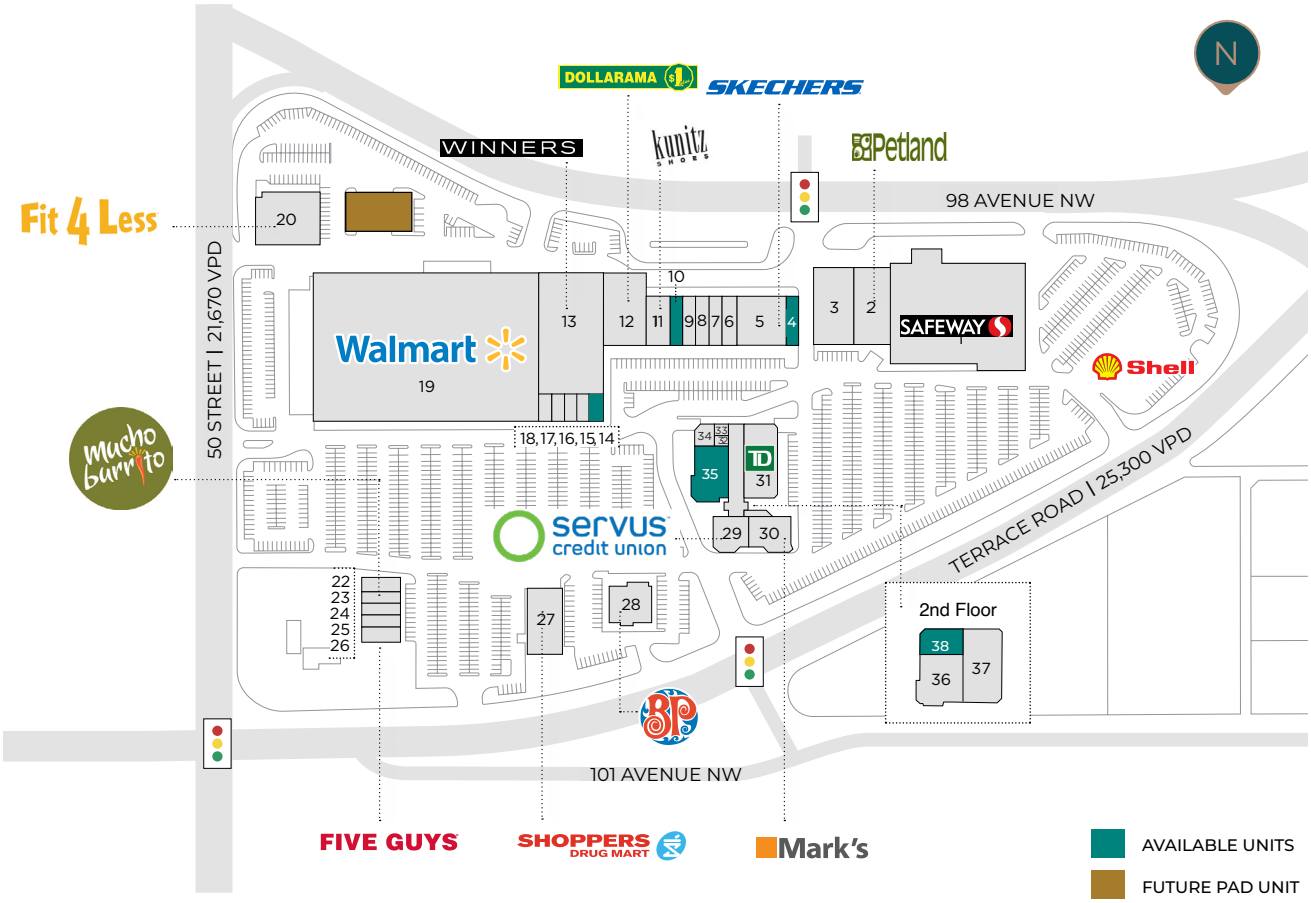
PROPERTY FEATURES

Available	Immediately	Legal	Plan 2542NY, Block 3, Lot 1
Municipal	5004 - 98 Avenue, Edmonton, AB	Zoning	Mixed Use (MU h16 f3.5 cf)

Unit	Interior build out	Size (SF)	Basic Rent	Est. Op Costs (2026)
4	Optometrist	2,000	Negotiable	$15.50 PSF
10	Vacant Shell	2,000	Negotiable	$15.50 PSF
14	General Retail	1,130	Negotiable	$15.50 PSF
35	Fixtured Restaurant	6,700	Negotiable	$19.75 PSF
2nd Floor Office	Office	3,465	Negotiable	$16.50 PSF

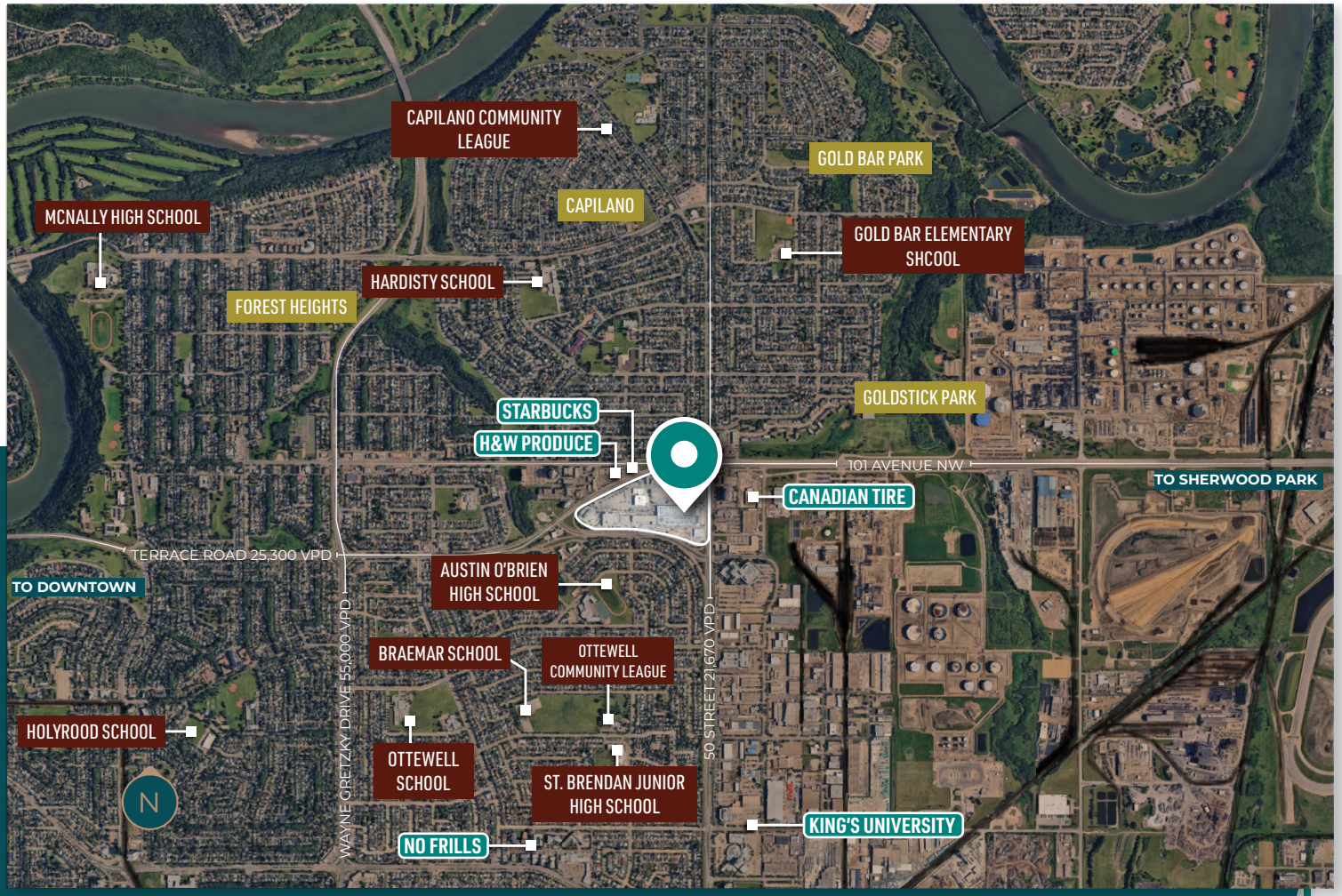
SITE PLAN



THE OPPORTUNITY

SmartCentres Edmonton East is a well-established shopping destination serving the larger East Edmonton quadrant and surrounding communities. With high foot traffic and proximity to key residential areas, this shopping centre offers unmatched exposure, convenience and accessibility. Located at the main intersection of Terrace Road and 50 Street, Smartcentres East sees over 46,000 vehicles per day. The Property enjoys strong daytime traffic with its proximity to the East Edmonton Industrial areas, as well as commuter traffic with its connectivity to Sherwood Park and Strathcona County.

SmartCentres Edmonton East provides essential services and a diverse shopping experience for everyday needs. The site features two grocery stores, gas stations, banks, food & beverage offerings, along with various retail businesses and professional services. Its strong tenant mix attracts consistent customer traffic, which is a great fit for a variety of retailers.



GROCERY ANCHORED

ESTABLISHED RESIDENTIAL NEIGHBOURHOOD

STRONG TENANT MIX

IDEALLY SITUATED

2 KM RADIUS

23,487
DAYTIME POPULATION

23,433 residents
7.0% growth (2018-2025)
1.2% projected growth (2025-2030)

27.7%
20-39 YRS

0-19 yrs = 18.8%
40-59 yrs = 25.2%
60+ yrs = 28.2%

$121,205
AVERAGE HOUSEHOLD INCOME

22.9% earn $60-100,000
47.8% earn $100,000+

+ 25,300 VPD ON TERRACE ROAD

+ 21,670 VPD ON 50TH STREET

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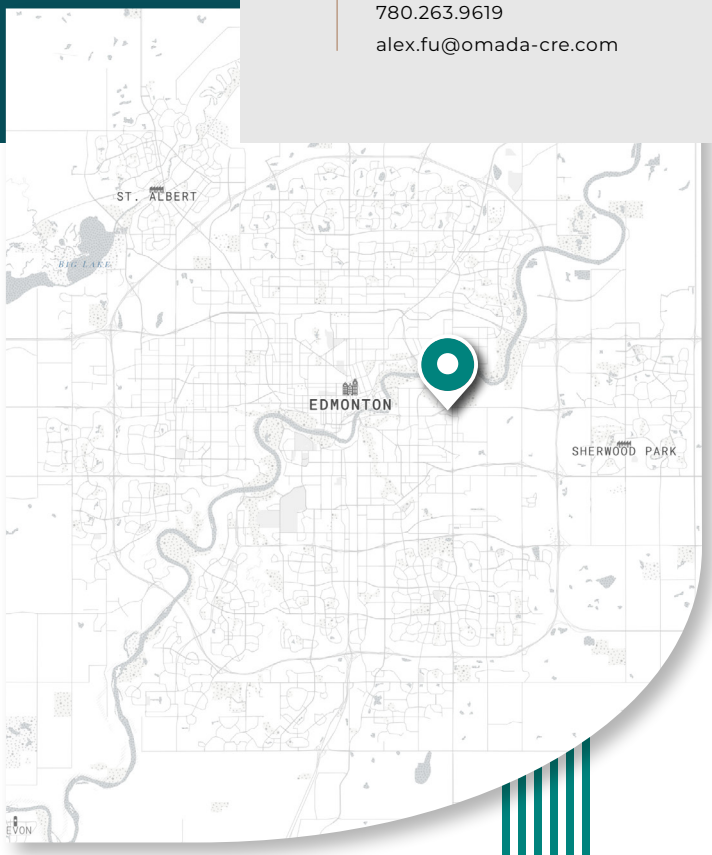
UNIT #4 (ENDCAP)

2ND FLOOR - READY FOR YOUR VISION



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