

# 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 neighbourhoods in surrounding area

MAY CUAN

Partner

780.995.0699

may.cuan@omada-cre.com

ALEX FU

Associate

780.263.9619

alex.fu@omada-cre.com

OMADA-CRE.COM

780.540.5320

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# PROPERTY FEATURES

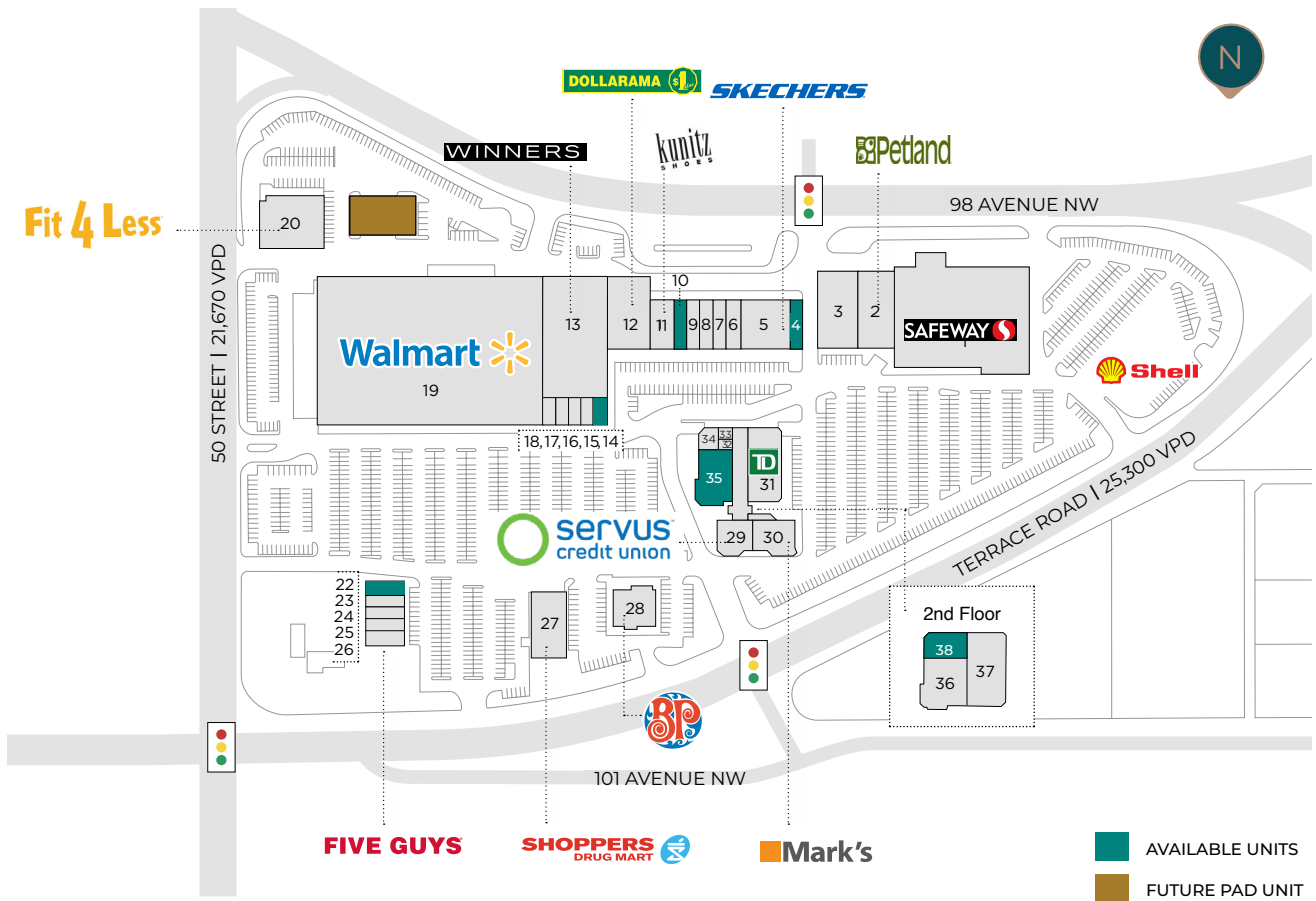
Legal Plan 2542NY, Block 3, Lot 1

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)	Available
4	Optometrist	2,000	Negotiable	\$15.50 PSF	Immediately
10	Vacant Shell	2,000	Negotiable	\$15.50 PSF	Immediately
14	General Retail	1,130	Negotiable	\$15.50 PSF	Immediately
22	Fixtured Restaurant	2,018	Negotiable	\$15.50 PSF	30 day notice
35	Fixtured Restaurant	6,700	Negotiable	\$19.75 PSF	Immediately
2 <sup>nd</sup> Floor	Office	3,465	Negotiable	\$16.50 PSF	Immediately

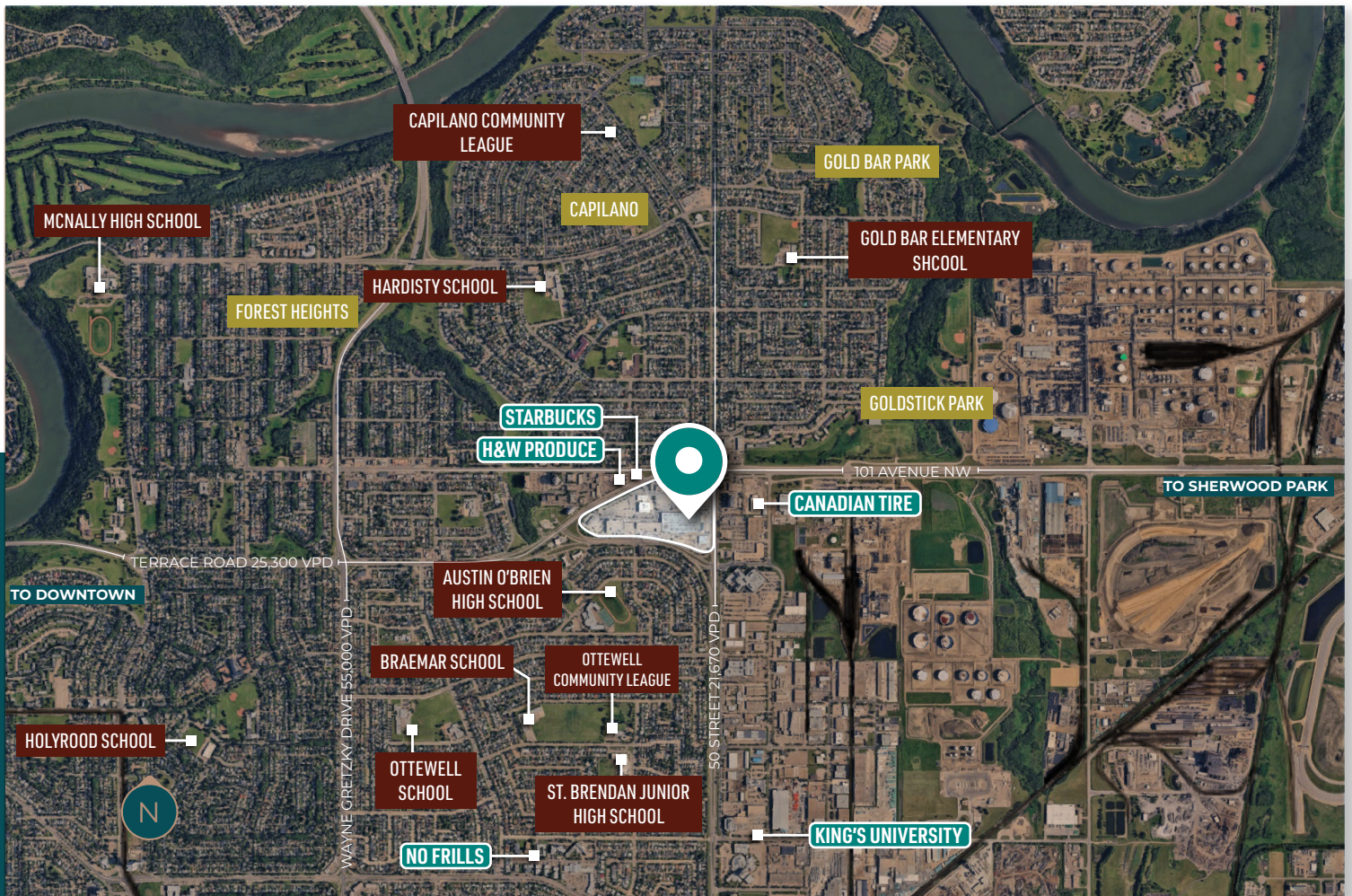
# SITE PLAN



# 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 50<sup>TH</sup> STREET

UNIT #22 (ENDCAP)



2<sup>ND</sup> FLOOR - READY FOR YOUR VISION



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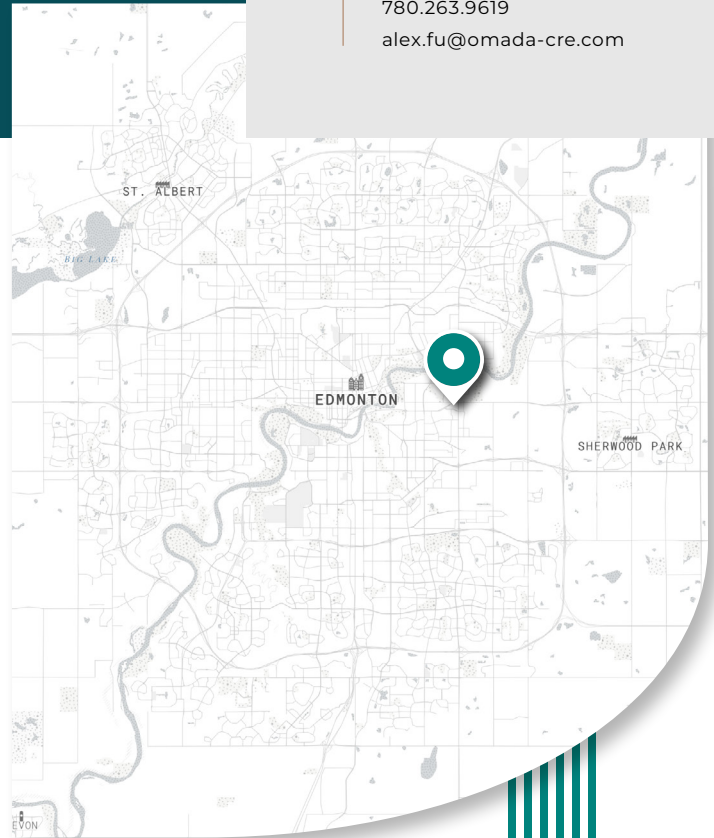
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OMADA-CRE.COM

780.540.5320

OMADA COMMERCIAL  
1400 Connect Tower  
10020 101A Ave, Edmonton, AB T5J 3G2

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