

| ±864 - 4,252 SF |

RETAIL FOR LEASE



TRAIL SOUTH 10407/11 51 Avenue NW, Edmonton, AB

- **Former medical retail space**
- End cap unit with existing medical clinic build-out; Located next to the Italian Centre
- Pylon signage available with exposure along 51 Avenue and over 200 surface stalls
- Well connected retail shopping centre with nearby bus stops and large residential population, shadow-anchored by Italian Centre Shop
- Flexible zoning allows for wide range of uses to join diverse existing tenant mix
- Excellent access via a fully signalized, all-direction intersection on 51st Avenue

CAM PICKETTS

Partner I Broker

780.485.7654

cam.picketts@omada-cre.com

NICOLE MCKAY

Associate

780.221.7262

nicole.mckay@omada-cre.com

GAVNEET CHEEMA

Associate

780.243.6113

gavneet.cheema@omada-cre.com

OMADA-CRE.COM

780.540.5320

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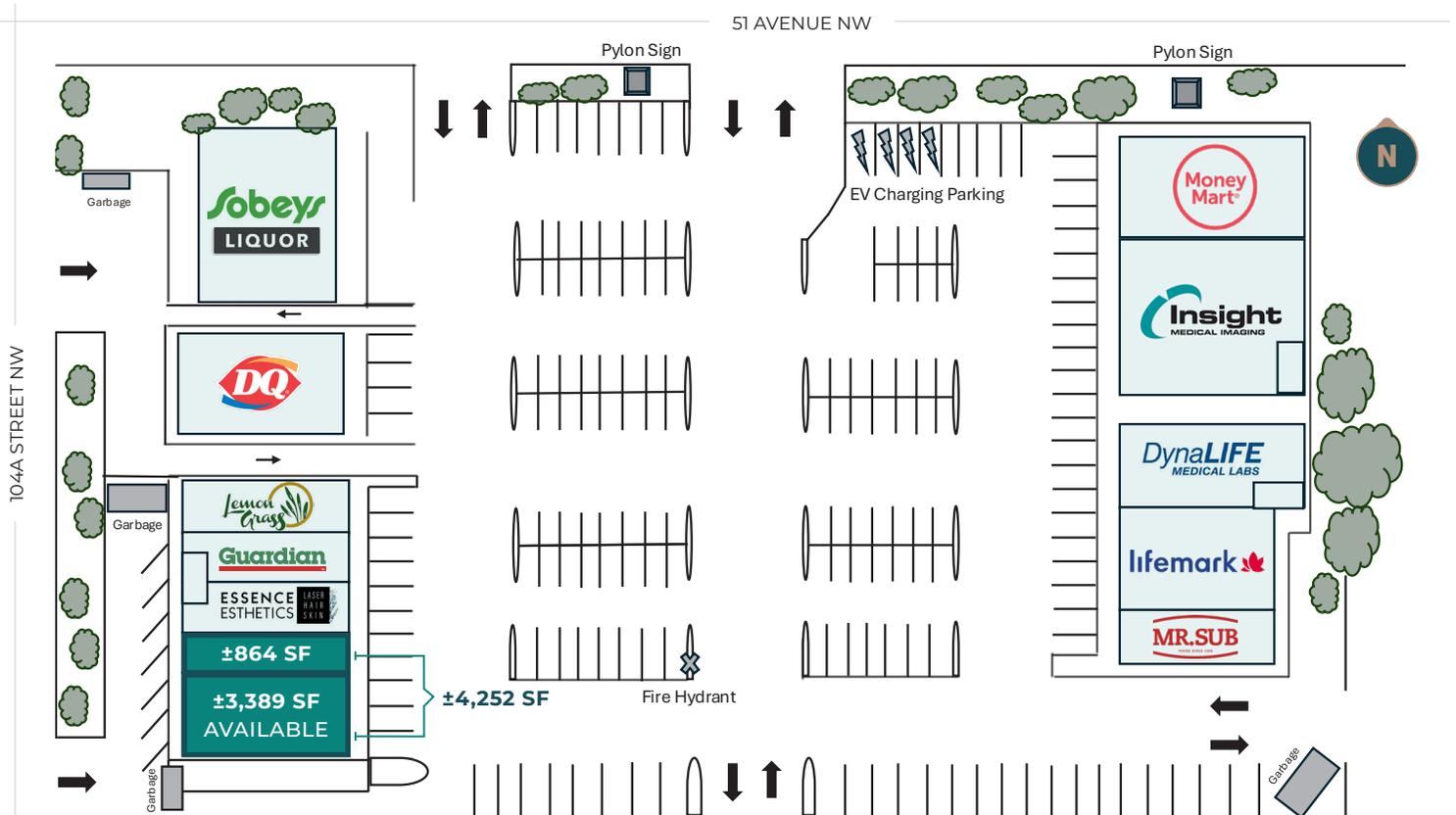
PROPERTY FEATURES

Vacancy	± 864 - 4,252 SF
Available	Immediately
Municipal	10407/11 51 Avenue NW, Edmonton, AB
Legal	Plan 0424375, Block 1, Lot 11
Access	51 Avenue, 104A Street

Zoning	DC2 (632)
Basic Rent	Market
Op Costs	\$20.86 PSF (2026 est.)
Tenant Mix	Insight Medical, Dynalife, Physiotherapy, Pharmacy, Money Mart, and more

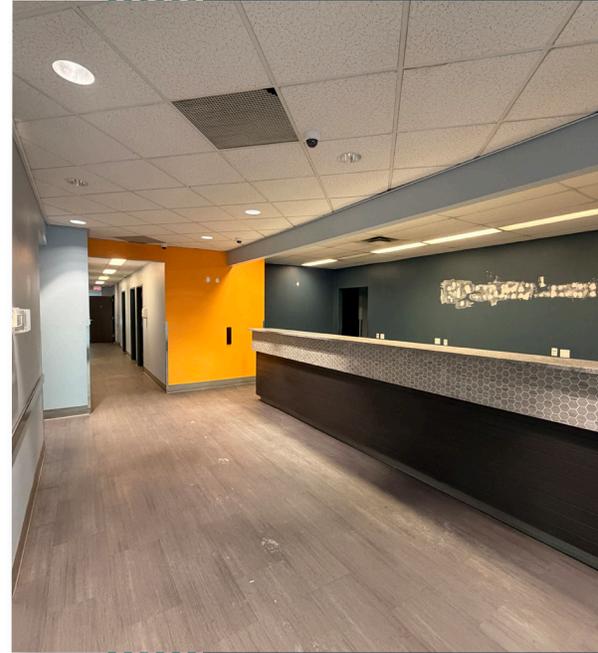
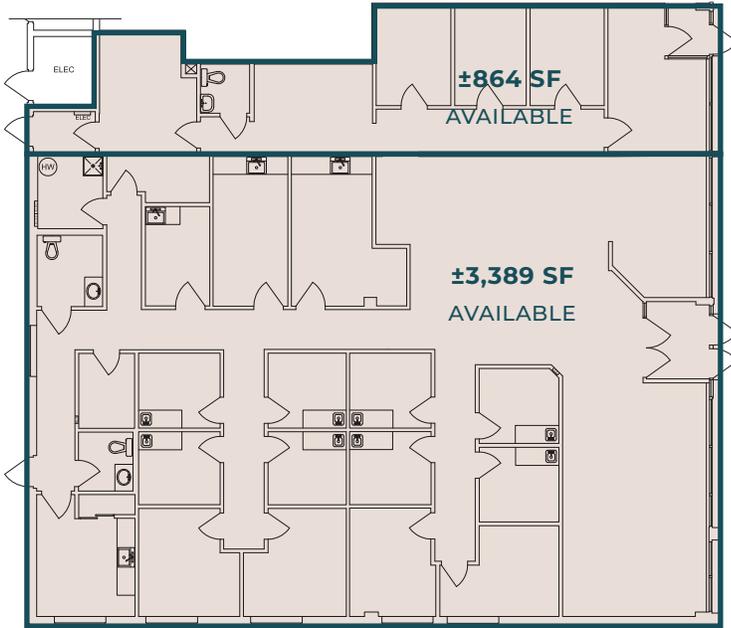


SITE PLAN

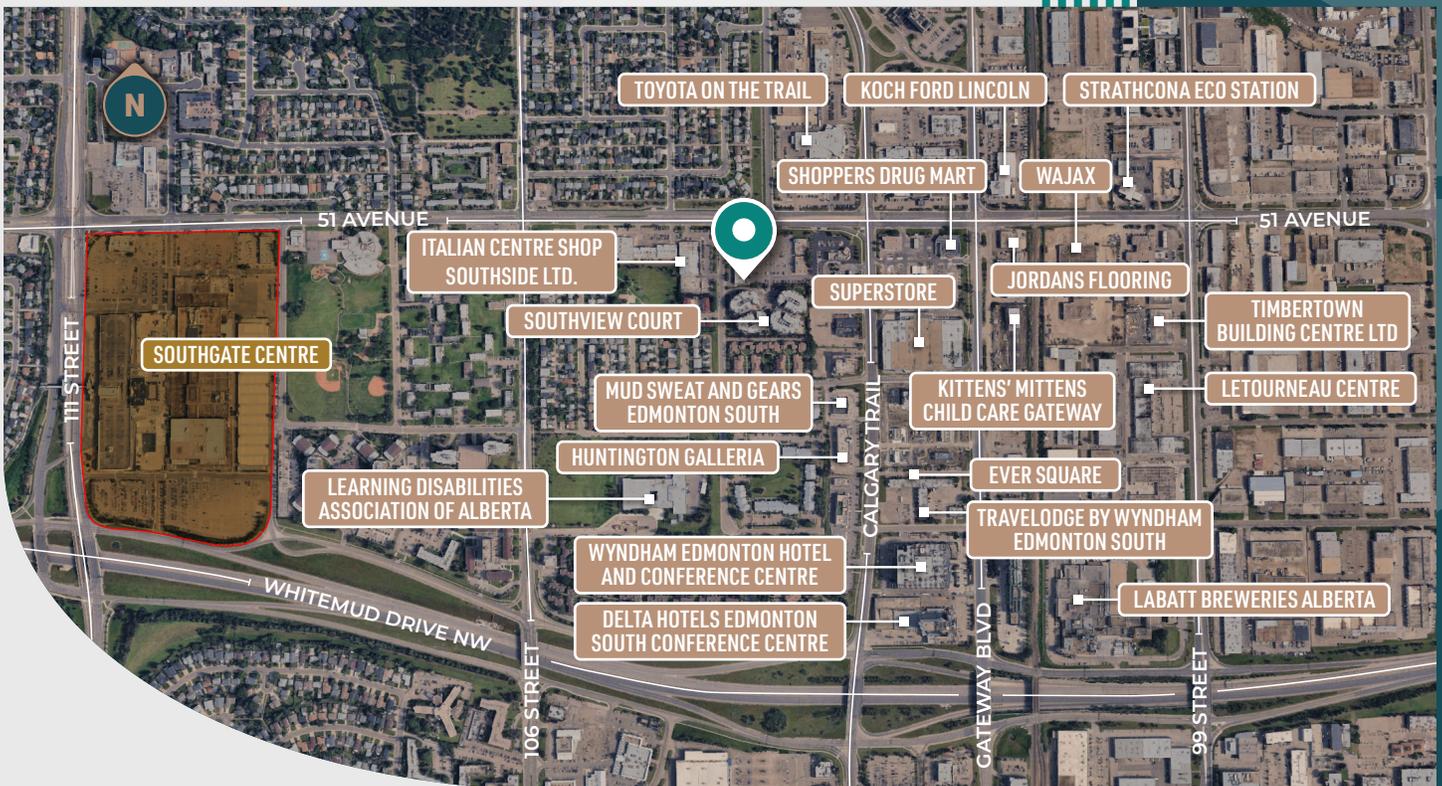


FLOOR PLAN

±4,252 SF TOTAL CONTIGUOUS



LOCATION OVERVIEW



AREA DEMOGRAPHICS

2 KM RADIUS

42,935

DAYTIME POPULATION

21,763 residents
5.8% growth (2018-2025)
9.5% projected growth (2025-2030)

\$100,440

AVERAGE HOUSEHOLD INCOME

25.3% earn \$60-100,000
36.4% earn \$100,000+

37.7%

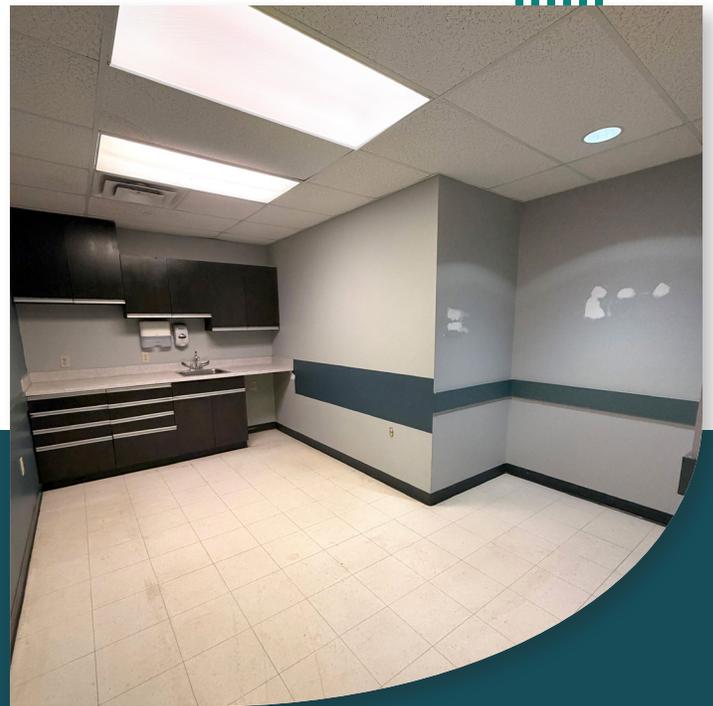
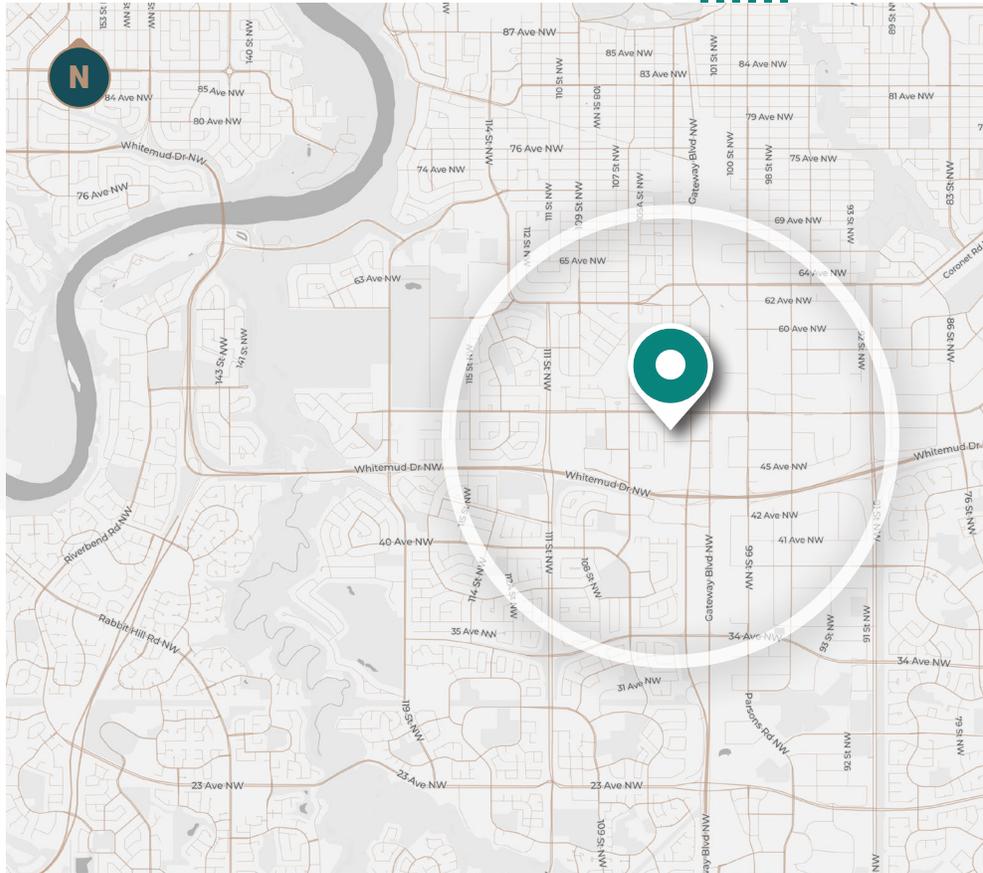
20-39 YRS

0-19 yrs = 17.3%
40-59 yrs = 22.8%
60+ yrs = 22.2%

17,802

VPD ON 51 AVENUE

41,432 VPD on Calgary Trail
17,802 VPD on 51 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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