

ROSS PLAZA

5704 - 104 Street NW, Edmonton, AB

1,300 SF

BUILT OUT UNIT
AVAILABLE

RETAIL FOR LEASE



- **Small bay available with existing build out**
- Professionally Managed Centre
- Renovations complete and new tenants added recently
- Great exposure, and easy access/ egress to Calgary Trail

ERIC SLATTER

Partner

780.686.3742

eric.slatter@omada-cre.com

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1400 Connect Tower

10020 101A Ave, Edmonton, AB T5J 3G2

| OMADA-CRE.COM

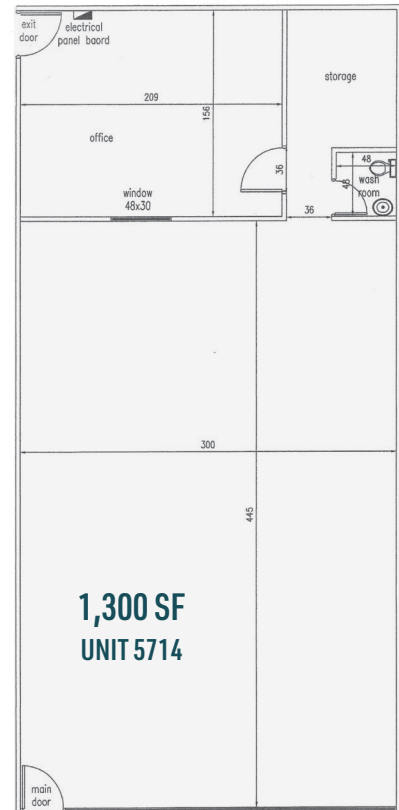
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PROPERTY FEATURES

Property Type	Retail Strip Centre
Property Sub-type	CRU
Vacancy	1,300 SF
Available	Immediate
Construction Status	Built out
Year Built	1980
Municipal	Unit 5714, 5704 - 104 Street NW, Edmonton, AB T6H 2K2
Legal Description	Lot 6B, Block 52A, Plan 7621019
Access	Calgary Trail & 58 Avenue
Zoning	General Commercial (CG)
Basic Rent	Negotiable
Operating Costs	\$14.00 PSF (2026 est.)
Parking	Approximately 39 surface stalls
Signage	Fascia
Tenant Mix	Portrait Salon Plato's Closet True Beauty Esthetics Creative Corner Early Learning & OSC Mahjong Noodle Spot Calgary Trail Noodle House

FLOOR PLAN



CALGARY TRAIL



AREA DEMOGRAPHICS

2 KM RADIUS

39,392

DAYTIME POPULATION

22,850 residents
5.1% growth (2018-2025)
10.0% projected growth (2025-2030)

39.5%

20-39 YEARS

16.2% – 0-19 years
23.0% – 40-59 years
21.3% – 60+ years

\$98,815

AVERAGE HOUSEHOLD INCOME

9,611 – total households
25.9% earn \$60 - \$100,000
35.2% earn \$100,000+

THE OPPORTUNITY

Ross Plaza is an established retail strip centre along Calgary Trail which has just undergone renovations, and secured some unique new tenancies. There is currently one 1,300 square foot unit available. This premises offers a modern build-out and is available immediately.

 33,000 VPD ON CALGARY TRL



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