SOUTHSIDE SHOPPERS PLAZA

8035 104 Street, Edmonton, AB

± 1,552 SF

FORMER RESTAURANT SPACE
ALONG CALGARY TRAIL

RETAIL FOR LEASE



- **Former restaurant space with commercial hood fan and open seating area in place**
- Anchored by Bulk Barn and Shoppers Drug Mart
- Ideal for quick service or sit down restaurants, and general retail uses due to the existing buildout and flexible zoning
- Central location between Gateway Boulevard and Calgary Trail with ample parking on site

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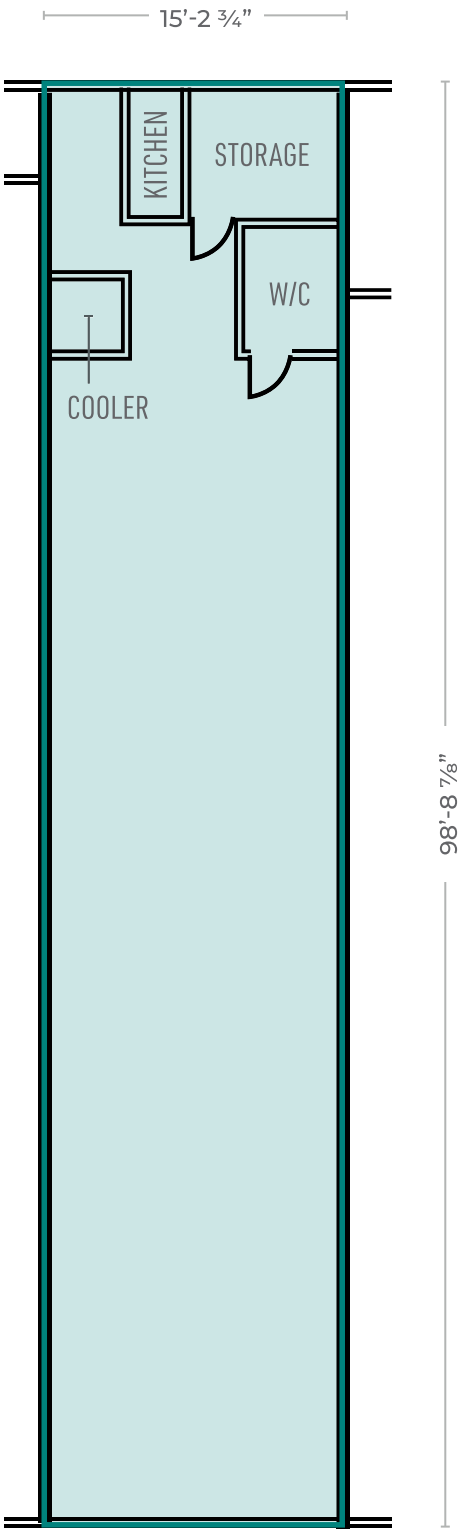
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PROPERTY FEATURES

Vacancy	± 1,552 SF
Available	Immediately
Municipal	8025 104 Street, Edmonton
Legal	Plan I, Block 50, Lot 1-13, 26-30
Access	104 Street, 80 Avenue
Zoning	Mixed Use
Basic Rent	Negotiable
Op Costs	$19.29 PSF (2026 est. – includes utilities)
HVAC	RTUs
Power	TBC by Tenant
Parking	Scramble
Signage	Fascia & Pylon (subject to availability)
Tenant Mix	Bulk Barn, Shoppers Drug Mart, Coterie, and more



FLOOR PLAN



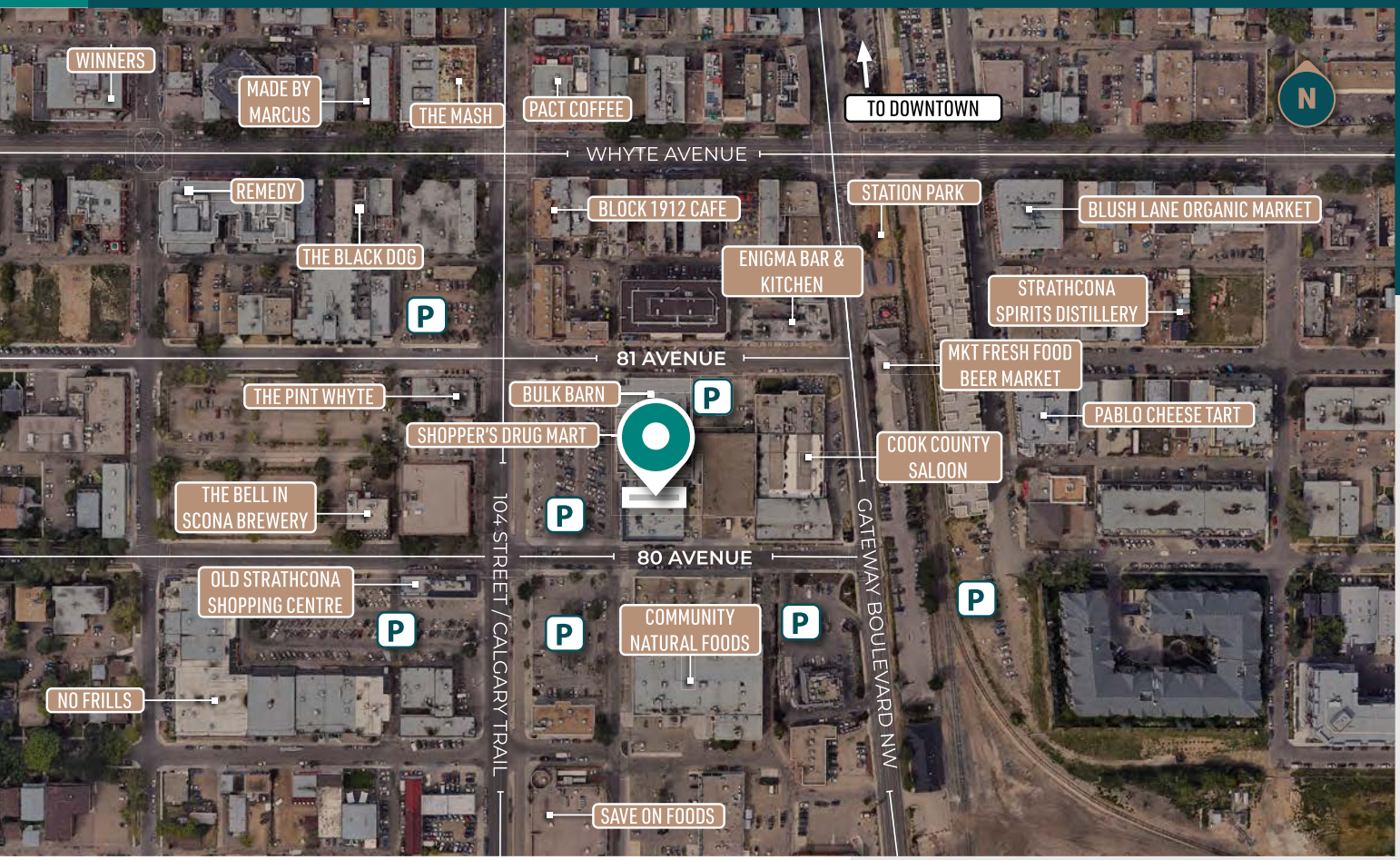
LOCATION OVERVIEW



FORMER RESTAURANT

EXPOSURE ALONG CALGARY TRAIL

AMPLE SURFACE PARKING



AREA DEMOGRAPHICS

2 KM RADIUS

44,119

DAYTIME POPULATION

42,217 residents
13.6% growth (2020-2025)
10.9% projected growth (2025-2030)

49.0%

20-39 YEARS

12.3% – 0-19 years
20.4% – 40-59 years
18.3% – 60+ years

$94,661

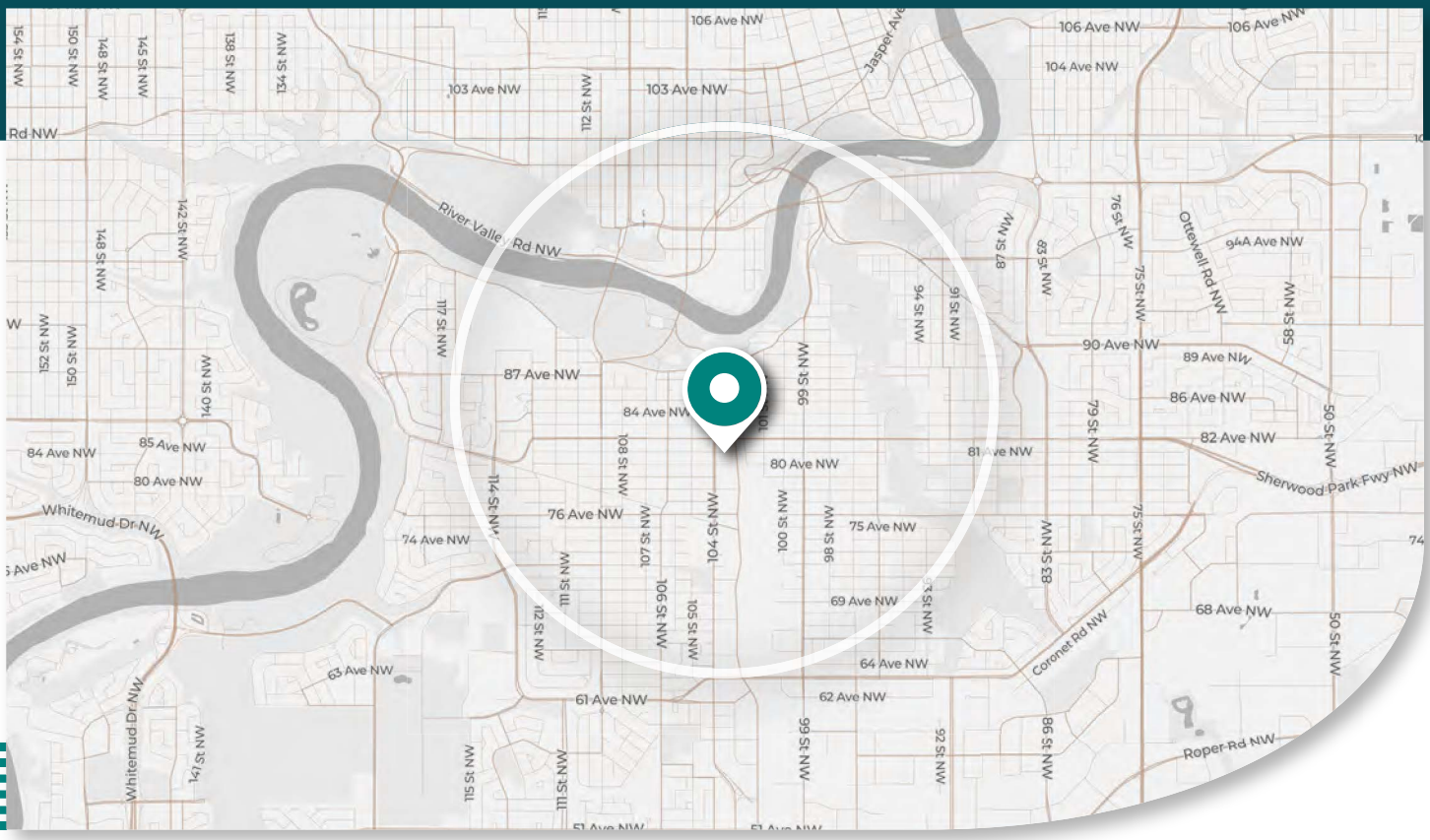
AVERAGE HOUSEHOLD INCOME

25.5% earn $60 - $100,000
30.9% earn $100,000+

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10,666 VPD ON 104 STREET



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