UP TO 6,250 SF - CORNER RETAIL UNITS IN NEW DEVELOPMENT

RETAIL FOR LEASE



STRATHEARN HEIGHTS 9504 87 Street, Edmonton, AB

- New mixed-use development featuring rare corner retail units, benefiting from 183 on-site residential units
- Strong connectivity with direct access off Connors Road and transit service via the Valley Line Southeast LRT
- South-facing patio opportunity ideal for a sit-down restaurant and café
- Well suited for a vareity of uses including personal services, medical, fitness, financial services, restaurant and café

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PROPERTY FEATURES

Vacancy	Up to 6,250 SF Demisable to min. 1,250 SF
Available	Fall 2027
Municipal	9504 87 Street, Edmonton, AB
Legal	Plan 2520824, Block 5, Lot 9
Zoning	Direct Control (DC(21007))
Additional Rent	Contact for details
Base Rent	Negotiable

Construction Progress
November 2026

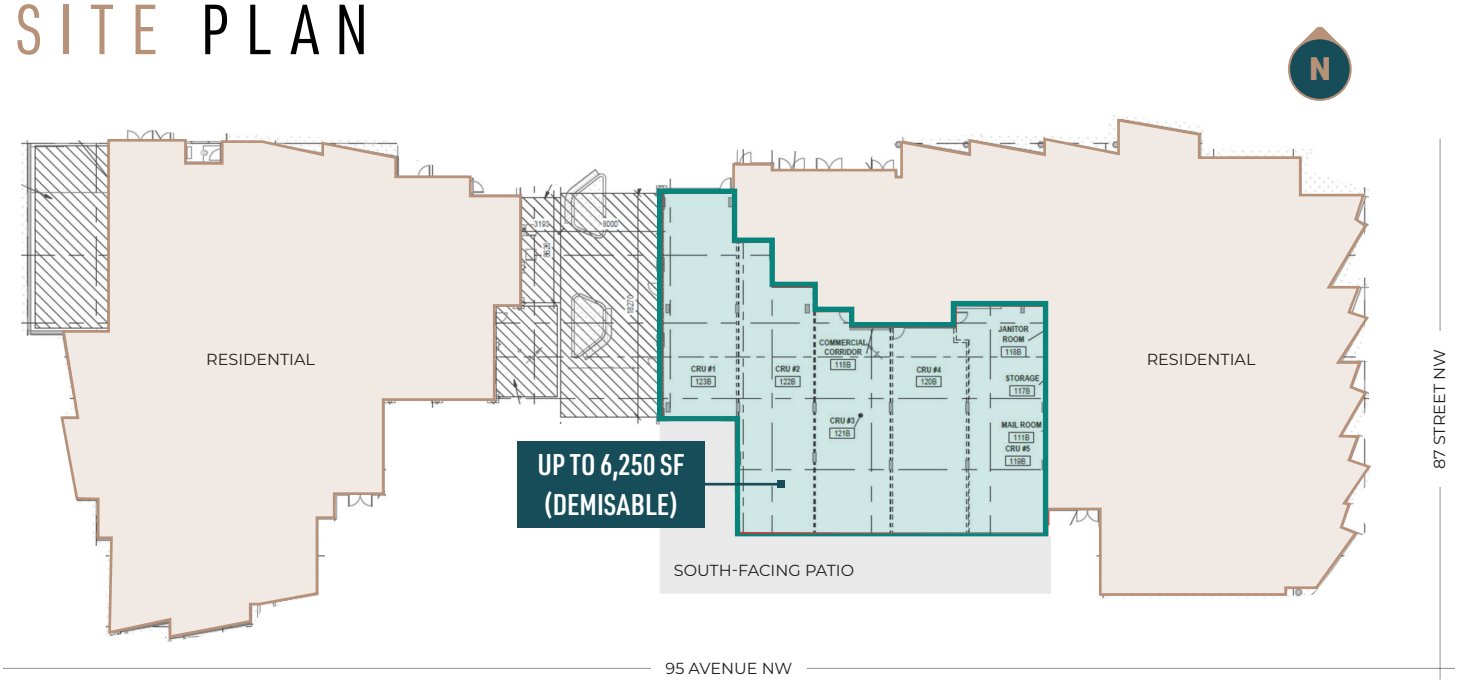


COMMERCIALLY UNDER-SERVED RESIDENTIAL COMMUNITY

183 RESIDENTIAL UNITS ONSITE

SOUTH-FACING PATIO OPPORTUNITY

SITE PLAN



MARKET INSIGHT

"Edmonton's first transit-oriented developments of this scale"

– Rockwell, Canderel JV launches Edmonton's Strathearn

Strathearn Heights is a centrally located, established neighbourhood in southeast Edmonton with a projected population growth rate of approximately 5%. The area demonstrates strong purchasing power, with an average household income of $101,569 and 31.6% of residents between the ages of 20 and 39 — a key demographic for food and beverage, personal services, and convenience-oriented retail.

The neighbourhood is well serviced by public transit, anchored by the Valley Line Southeast LRT with stops along 95 Avenue and 85 Street.

The Strathearn LRT stop, located directly south of the new development, provides direct connectivity to downtown and the broader city.

The site also benefits from exposure and connectivity via Connors Road, which carries approximately 15,134 vehicles per day (VPD). This arterial linkage supports both neighbourhood and pass-by traffic, positioning the site to capture local demand while maintaining city-wide accessibility.

We believe the Strathearn Heights development is coming available at the right time. It addresses a commercially under-served residential node and creates an opportunity to introduce needed retail and services. It also generates additional on-site clientele through its mixed use design.

LOCATION OVERVIEW



AREA DEMOGRAPHICS

2 KM RADIUS

24,649
DAYTIME POPULATION

31,909 residents
2.9% growth (2018-2025)
5.0% projected growth (2025-2030)

$101,569
AVERAGE HOUSEHOLD INCOME

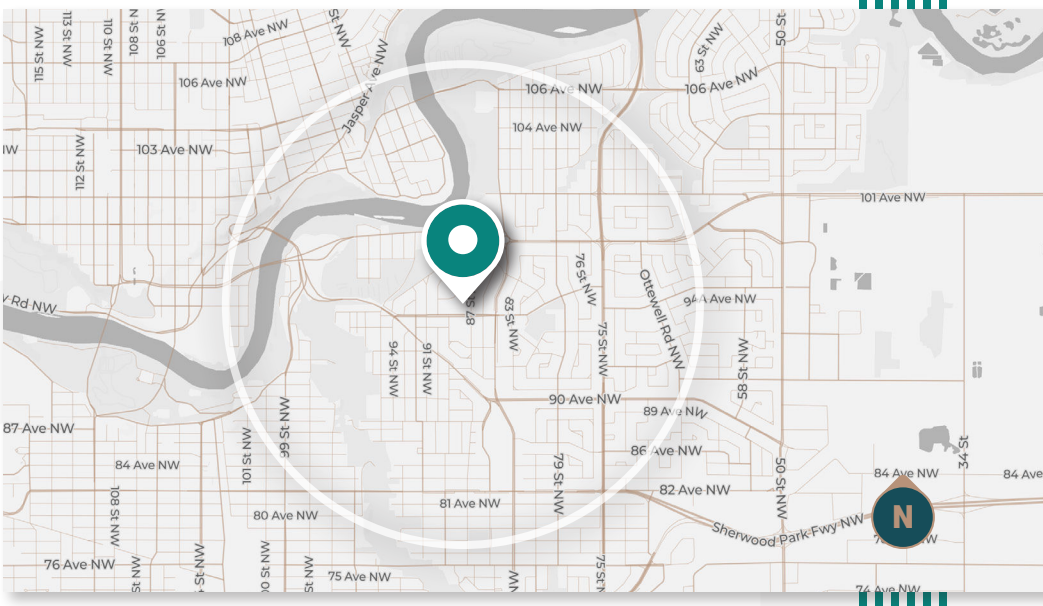
22.4% earn $60 - $100,000
42.8% earn $100,000+

31.60%
20-39 YEARS

16.2% – 0-19 years
25.2% – 40-59 years
27.0% – 60+ years

15,134
VPD ON CONNORS ROAD

15,134 VPD on Connors Road
5,668 VPD on 85 Street NW



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