STRACHAN CORNER

1800-1870 Strachan Road SE, Medicine Hat, AB

4,112 SF

GROCERY ANCHORED
SHOPPING CENTRE

RETAIL FOR LEASE



- 4,112 SF end-cap available for lease
- Save-on-Foods anchored shopping centre in an established retail node
- High exposure site on Highway 1 and South Boundary Road SE
- Strong daytime population and residential, with growing communities to the south

ALEX FU
Partner
780.263.9619
alex.fu@omada-cre.com

MAY CUAN
Partner
780.995.0699
may.cuan@omada-cre.com

PROPERTY FEATURES

Vacancy	4,112 SF
Available	Immediately
Municipal	#102 1840 Strachan Rd SE, Medicine Hat, AB
Legal	Plan 9710582, Block 1, Lot 1
Zoning	Urban Villages and Corridors (UVC)
Basic Rent	Negotiable

Op. Costs	$14.16 PSF (2027 est.) - CAM $5.58 PSF - Tax $8.58 PSF
Utilities	Separately metered
*Electrical	200A, 120/208V, 3-phase, 4-wire
*HVAC	3 RTUs (5 ton and two-4 ton)

** DISLCAIMER: Any plans, drawings, specifications, measurements, equipment, or other information provided by the Omada and/or the Landlord relating to the Leased Premises or the Centre are provided for information purposes only. Omada and the Landlord make no representation or warranty as to the accuracy or completeness of such information, and the Tenant shall independently verify the same.*

SITE PLAN



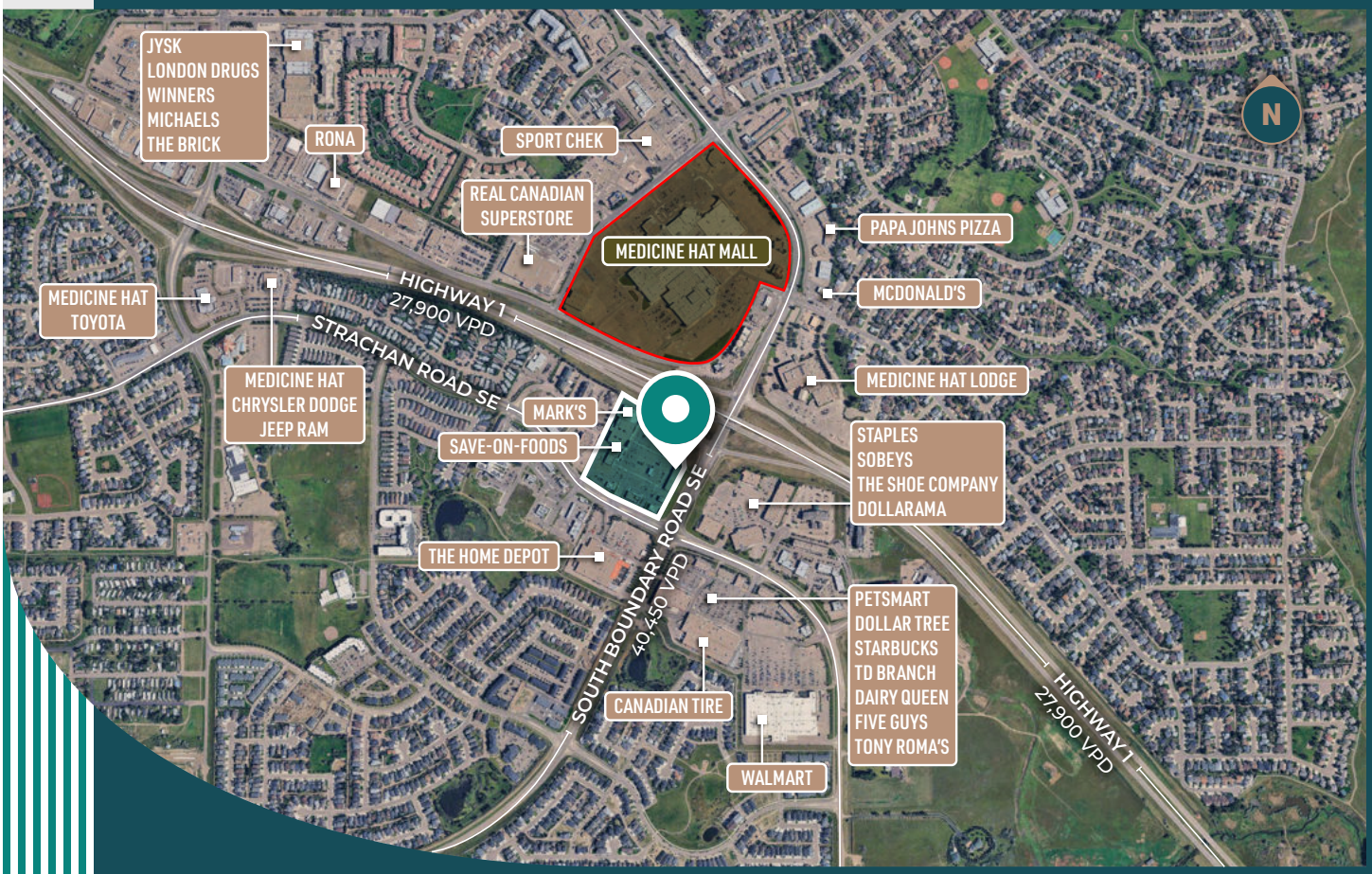
MARKET INSIGHT

Strachan Corner is located within an established retail node featuring a mix of national and regional Tenants. The property is well positioned on Highway 1 (Trans-Canada-Highway) to serve Medicine Hat and the surrounding trade area, including the growing residential communities of south Medicine Hat.

The premises offers excellent exposure, prominent signage opportunities and convenient customer access. The end-cap configuration provides strong visibility and flexibility for a variety of retail and service-oriented users.







GROCERY ANCHORED | ESTABLISHED RETAIL NODE | HIGH EXPOSURE

AREA DEMOGRAPHICS

2 KM RADIUS

18,289

DAYTIME POPULATION

20,308 residents
5.4% growth (2018-2025)
3.0% projected growth (2025-2030)

$105,281

AVERAGE HOUSEHOLD INCOME

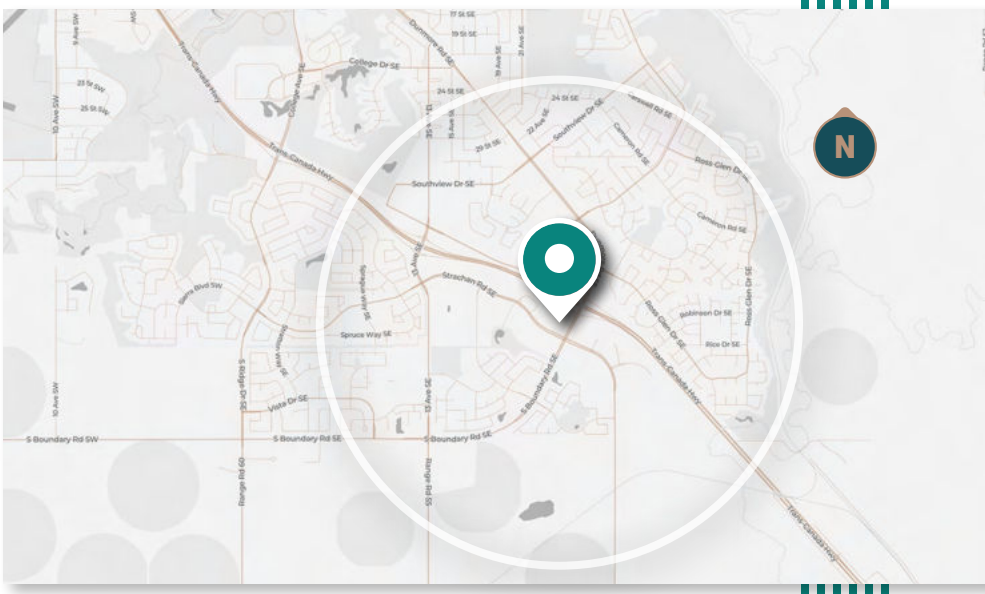
8,833 – total households
24.3% earn $60 - $100,000
38.5% earn $100,000+

22.4%

20-39 YEARS

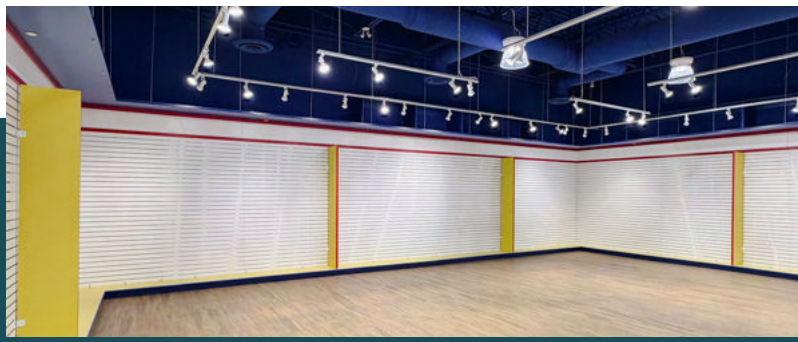
20.5% – 0-19 years
22.1% – 40-59 years
35.0% – 60+ years

27,900 VPD ON HIGHWAY 1
40,450 VPD ON SOUTH BOUNDARY ROAD SE









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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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