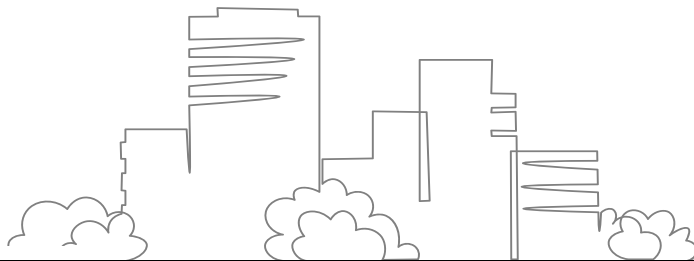


FOR LEASE SCONA MARKET

10349/51/71 - 78 AVENUE | EDMONTON, ALBERTA



Welcome to Scona Market - a prime commercial property offering an array of versatile lease spaces perfectly suited to cater to your business needs.

1,163, 1,182 and 1,742 square foot spaces to suit the unique requirements of your business. Whether you're envisioning a boutique, a cozy cafe, a sleek office, or a healthcare practice, Scona Market has the perfect space for you with ample on-site parking.

Scona Market enjoys a high-traffic commercial center location with convenient access from both Calgary Trail and Gateway Boulevard and is anchored by Save-on-Foods, a trusted and established brand. This prominent anchor tenant draws a continuous flow of visitors to the area, presenting ample potential for foot traffic to your business.

As a professionally managed property, you can rest assured that maintenance, security, and overall property management will be handled with the utmost care and attention to detail.

Join the thriving community of entrepreneurs who have already discovered the potential of this prime location.

Jewell Hansen, VP
Healthcare, Office/Retail Sales & Leasing
780 919 7672 | jewell@hcrgroup.ca



HUGHES
COMMERCIAL
REALTY GROUP

www.hcrgroup.ca

FOR LEASE | RETAIL SPACE IN SCONA MARKET



The Property

MUNICIPAL
10349/51/71 - 78 Avenue | Edmonton, Alberta

SPACE TYPE
Retail/ Restaurant/ Healthcare

DEVELOPMENT SIZE
± 46,218 SF (CRU A, B, C & Food Market Grocery)

PARKING
± 151 surface stalls (± 3.3 stalls per 1,000 SF) and plenty of unmetered street parking

YEAR BUILT
2000

SITE AREA
± 2.55 Acres | 41.46% site coverage

ZONING
CB2 - General Business Zone



CLICK FOR
CURRENT
CB2 USES

Lease Financials

BASE RENT
Market

ADDITIONAL RENT
\$22.20 PSF

Additional rent includes the 2026 estimate of the proportionate share of operating costs, property taxes, building insurance, & management fees.

UTILITIES
Tenant is responsible for power, water and gas.

LEASE TERM
5 to 10 years

Available Space

UNIT
10349
1,182 SF

UNIT
10351
1,163 SF

UNIT
10371
1,742 SF
[can be demised]

Ideal Tenants

Food & Beverage / QSR

- Boutique Coffee Shop or Café
- Pizza Concept
- Quick Service Burger, Chicken or Ethnic*
- Breakfast-Focused Concept
- Dessert, Ice Cream or Frozen Yogurt

** non-sandwich based*

Personal Services

- Ladies Hair Salon
- Dry Cleaner
- Tailor/Alterations
- Pet Food and Supplies
- Vitamins and Supplements

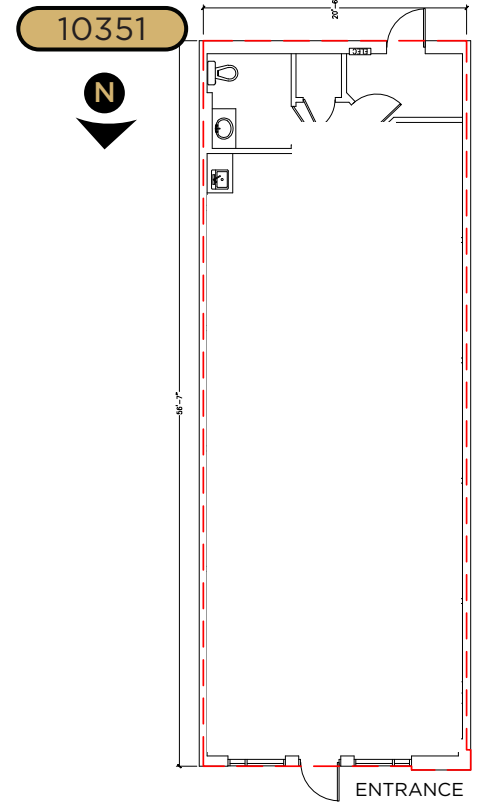
Health and Wellness

- Medical Clinic
- Physiotherapy, Chiropractic
- Massage Therapy
- Optometry or Hearing Clinic
- Dental Practice

FOR LEASE | RETAIL SPACE IN SCONA MARKET

INLINE UNITS

1,163 SF & 1,182 SF | AVAILABLE IMMEDIATELY



UNIT FEATURES

- Featuring open shell spaces. Units may be combined to provide approximately 2,345 SF of contiguous space.



FOR LEASE | RETAIL SPACE IN SCONA MARKET

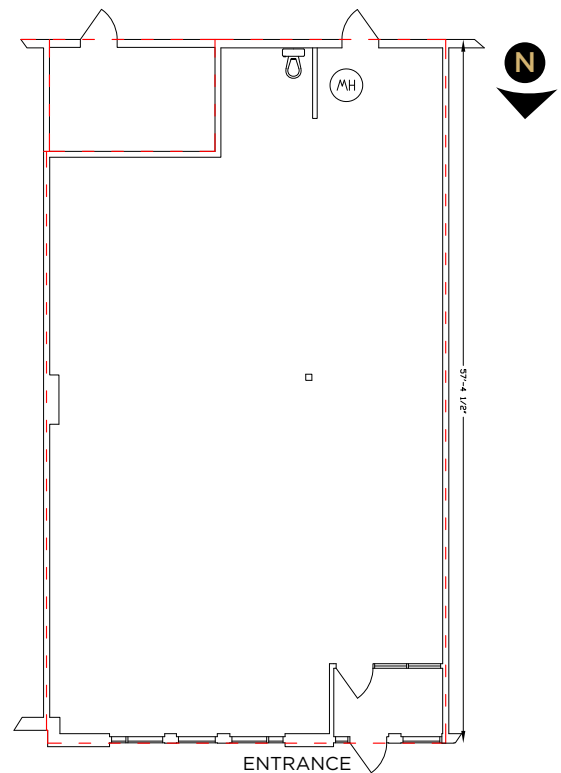
10371 - 78 AVENUE
INLINE UNIT

1,742 SF | AVAILABLE IMMEDIATELY



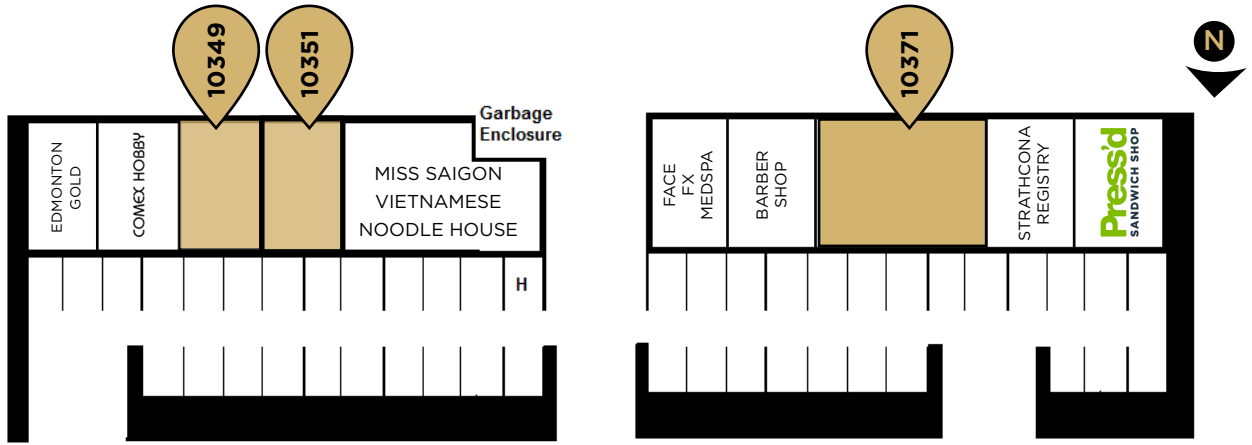
UNIT FEATURES

- Former Toyko Express space. Featuring open shell space ready for improvements.

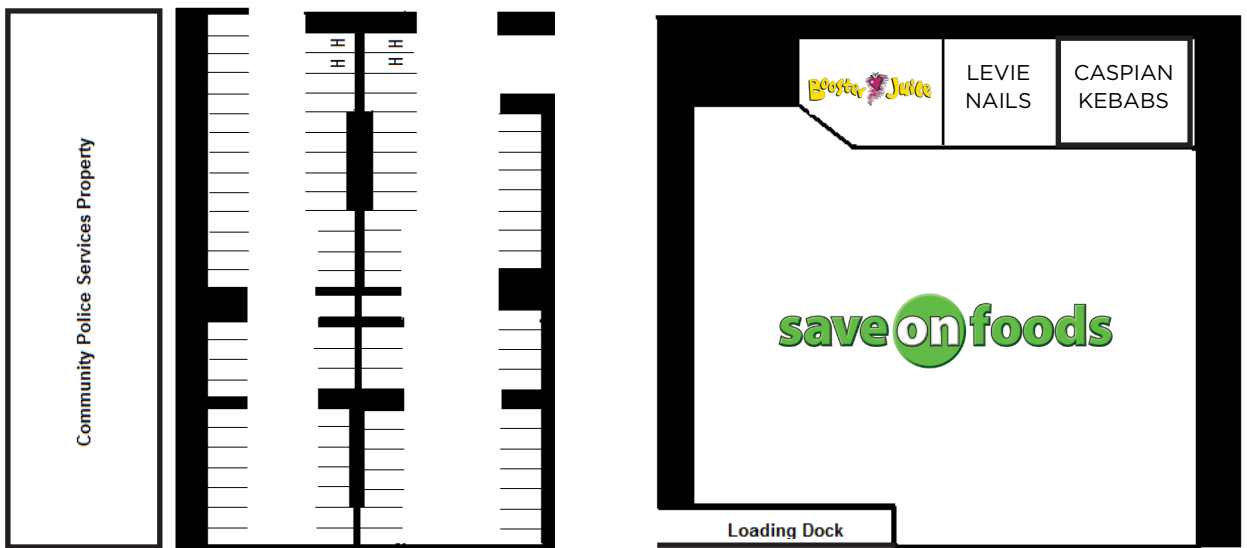


FOR LEASE | RETAIL SPACE IN SCONA MARKET

SITE PLAN



78 AVENUE



79 AVENUE

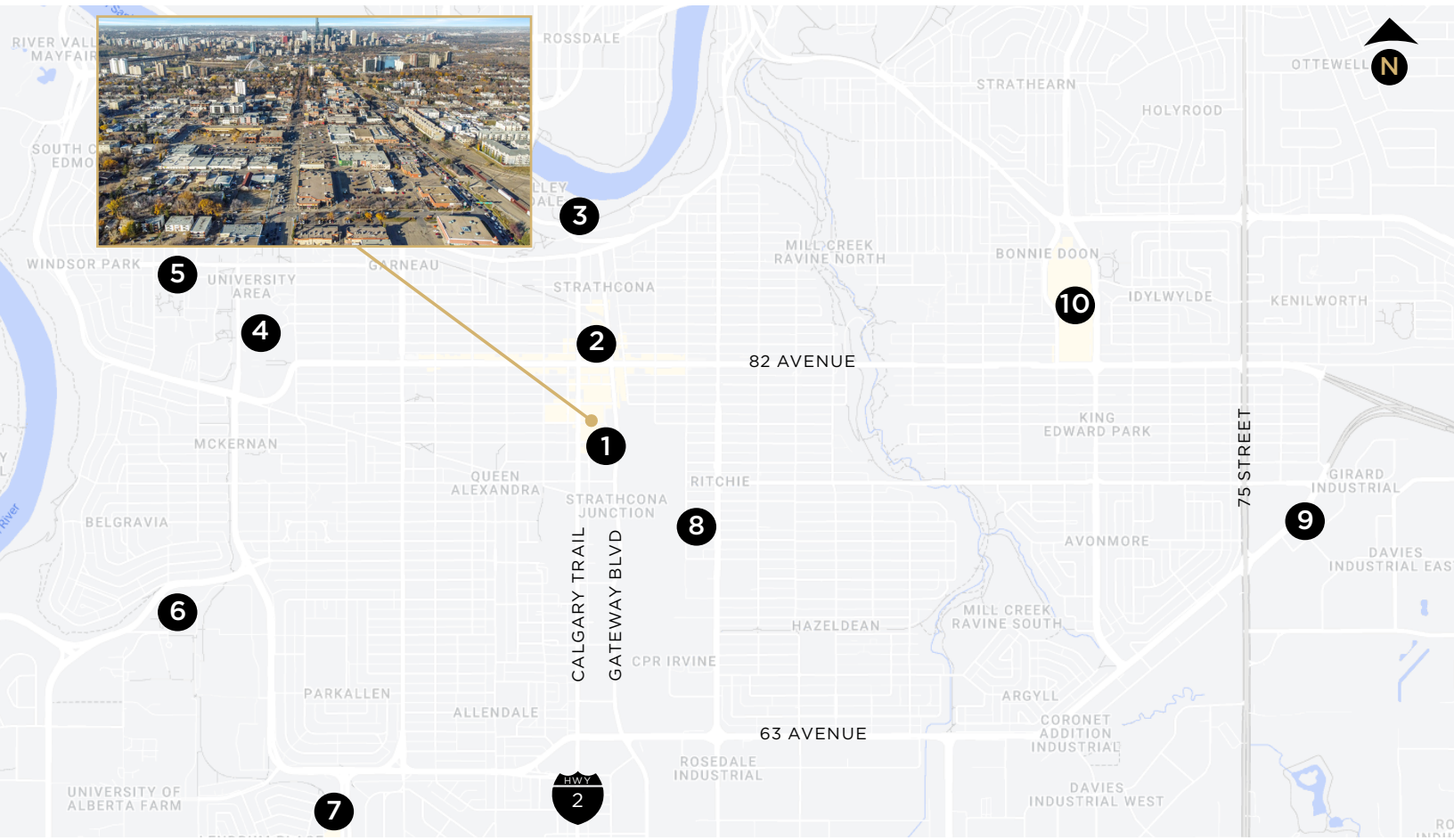
CALGARY TRAIL



PYLON SIGNAGE
BASED ON AVAILABILITY
AT MARKET RENT



FOR LEASE | RETAIL SPACE IN SCONA MARKET



NEIGHBOURHOOD POPULATION
(5 KM | 2023) 188,121



5-YEAR GROWTH FORECAST
(5 KM | 2023) 2.7%



AVERAGE HOUSEHOLD INCOME
(5 KM | 2023) \$97,074



TRAFFIC COUNTS
78 AVENUE & 104 STREET (2018) 16,100
78 AVENUE & GATEWAY BOULEVARD (2018) 26,400



DRIVE TIMES

Whitemud Drive	5 Minutes
Anthony Henday	15 Minutes
Downtown Edmonton	15 Minutes
Edmonton Int'l Airport	20 Minutes

NEARBY AMENITIES

- | | |
|--------------------------------|--------------------------|
| 1. Old Strathcona Antique Mall | 6. Saviile Sports Centre |
| 2. Strathcona Farmers Market | 7. Lendrum Place |
| 3. Queen Elizabeth Park | 8. Wholesale Club |
| 4. U of A Hospital | 9. Pure Casino |
| 5. Jubilee Auditorium | 10. Bonnie Doon Mall |

CONTACT

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HUGHES COMMERCIAL REALTY GROUP

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The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract. All measurements need to be independently verified by the Tenant.