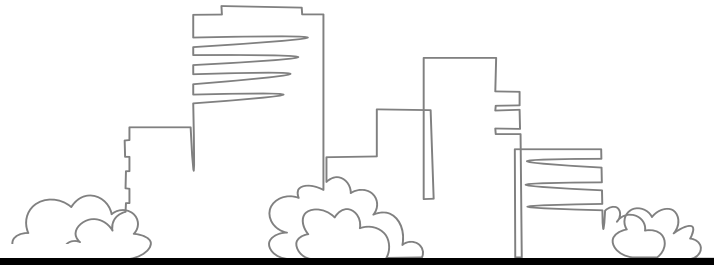


# FOR LEASE SCONA MARKET

10351/71 - 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 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](mailto:jewell@hcrgroup.ca)

**HCR** | HUGHES  
COMMERCIAL  
REALTY GROUP

[www.hcrgroup.ca](http://www.hcrgroup.ca)



# FOR LEASE | RETAIL SPACE IN SCONA MARKET



## PROPERTY DETAILS

### MUNICIPAL

10351/71 - 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 DETAILS

### BASE RENT

Market

### ADDITIONAL RENT

\$20.86 PSF

*Additional rent includes the 2025 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



1,163 SF



1,742 SF  
*\*can be demised*

## IDEAL TENANTS



Medical or  
Healthcare



Fast Food or  
Restaurant



Professional  
Services



Creation  
Services



Health and  
Supplements



Educational  
Services



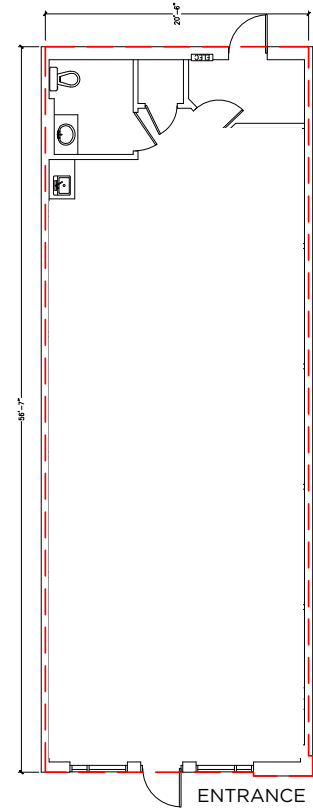
Indoor Participant  
Recreation



# FOR LEASE | RETAIL SPACE IN SCONA MARKET

**10351 - 78 AVENUE**  
INLINE UNIT

1,163 SF | AVAILABLE IMMEDIATELY



## UNIT FEATURES

- Featuring open shell space.





# FOR LEASE | RETAIL SPACE IN SCONA MARKET

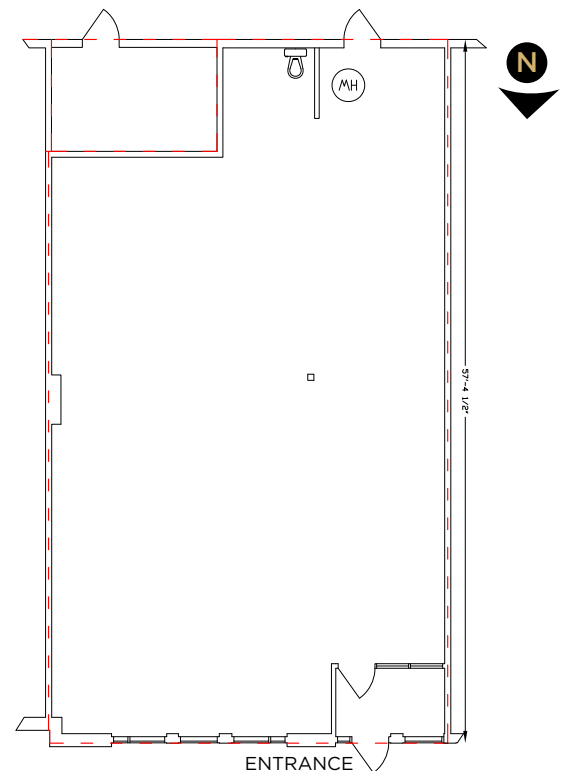
**10371 - 78 AVENUE**  
INLINE UNIT

**1,742 SF | AVAILABLE IMMEDIATELY**



## UNIT FEATURES

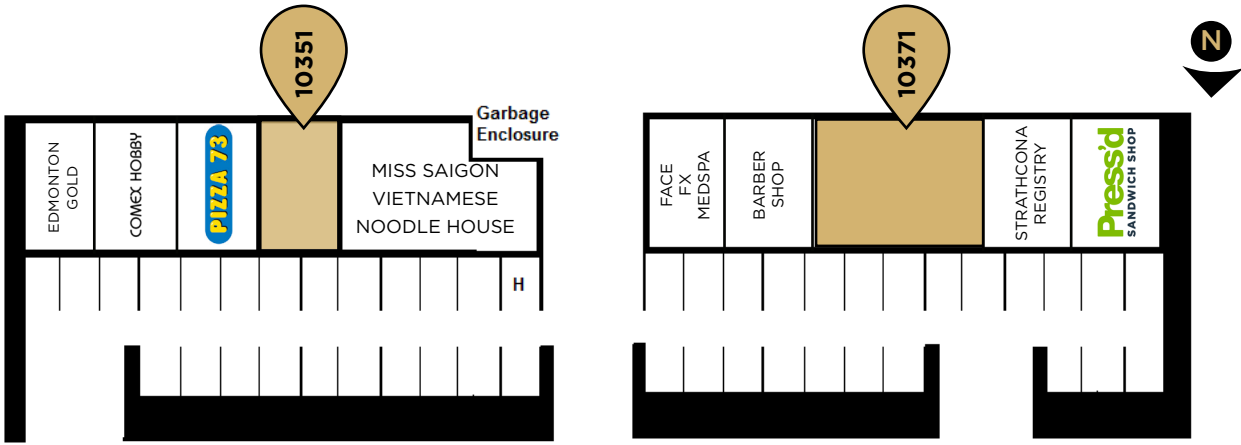
- Former Toyko Express space. Featuring open shell space ready for improvements.



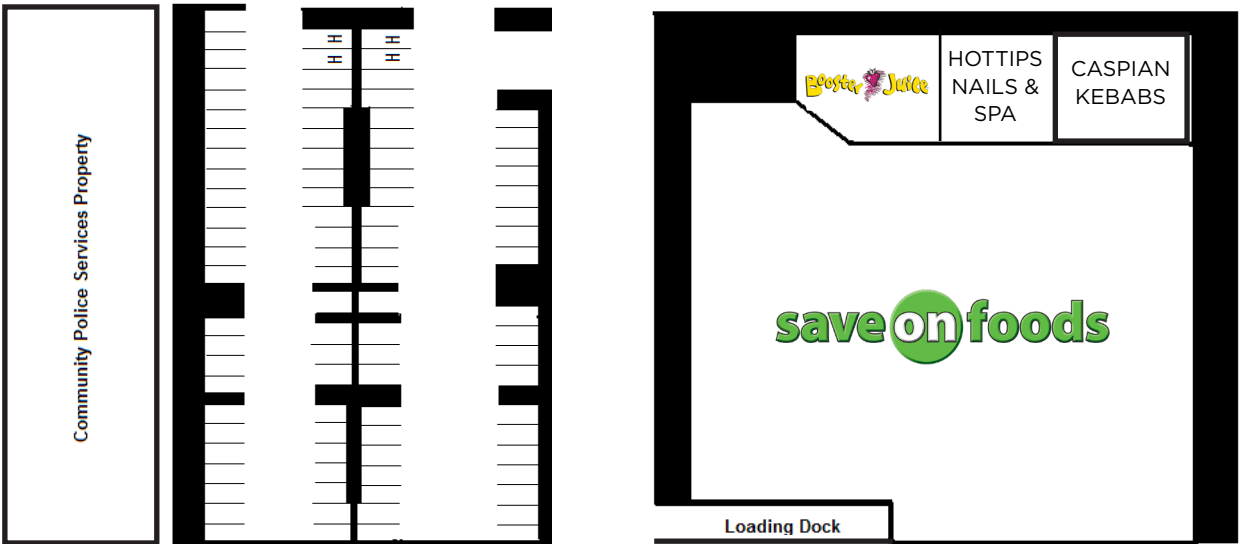


# FOR LEASE | RETAIL SPACE IN SCONA MARKET

## SITE PLAN



78 AVENUE



79 AVENUE

CALGARY TRAIL

///  
PYLON SIGNAGE  
BASED ON AVAILABILITY  
AT MARKET RENT  
//



PYLON

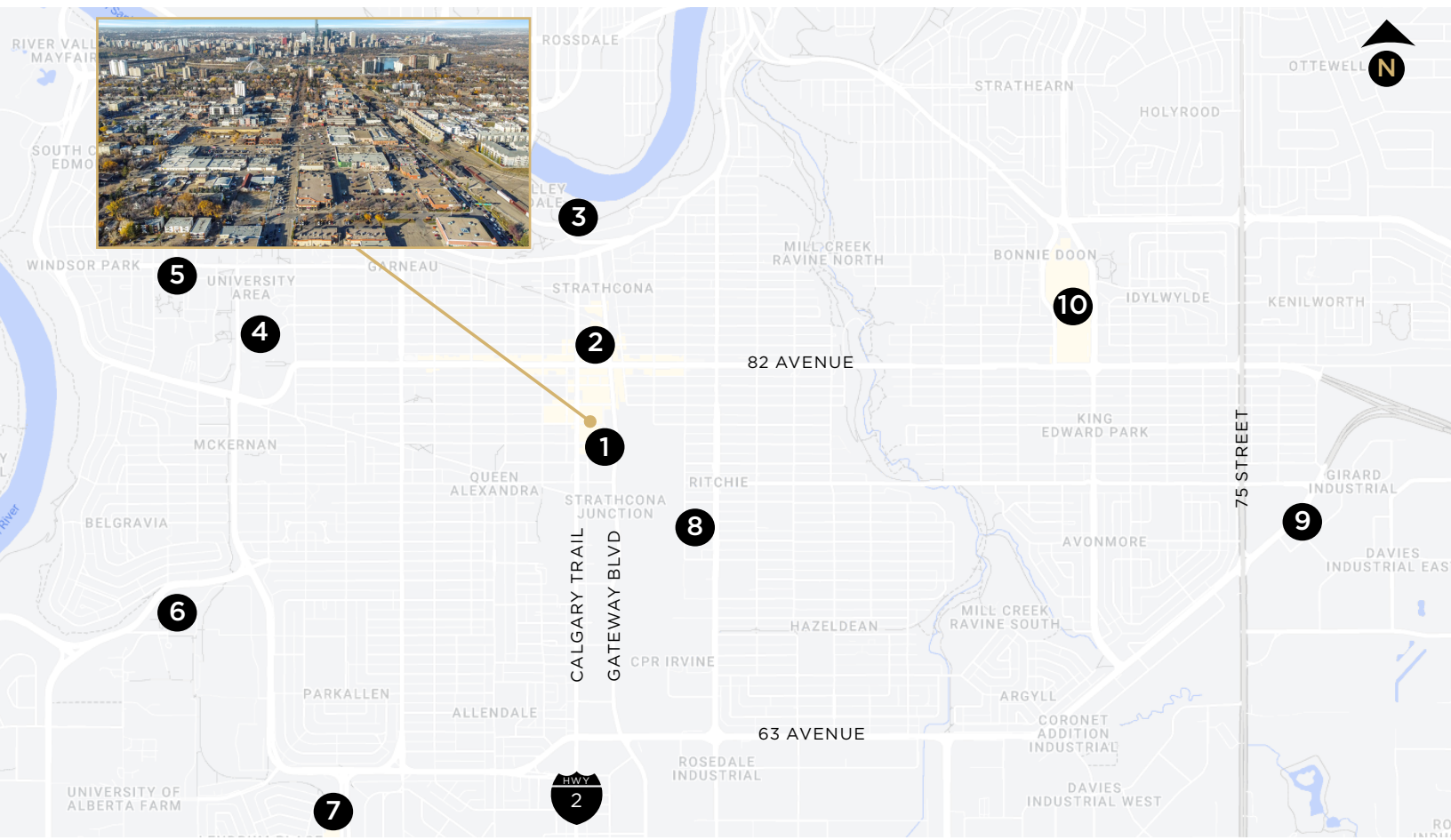


CRU A



CRU C

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

## CONTACT

**JEWELL HANSEN, VP**  
Healthcare, Office/Retail Sales & Leasing  
780 919 7672 | [jewell@hcrgroup.ca](mailto:jewell@hcrgroup.ca)



HUGHES  
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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.