

# FOR LEASE

# MAYFAIR ON JASPER

10803 JASPER AVENUE, EDMONTON, AB

HIGH EXPOSURE MAIN FLOOR RETAIL SPACE AVAILABLE



**Kevin Glass**  
Director  
Kevin.Glass@MarcusMillichap.com

**Casey McClelland**  
Senior Managing Director, Investments  
Casey.McClelland@MarcusMillichap.com

**Mike Hoffert**  
Director  
Mike.Hoffert@MarcusMillichap.com

**Marcus & Millichap**

# OVERVIEW + SITE PLAN / MAYFAIR ON JASPER

10803 JASPER AVENUE, EDMONTON, AB

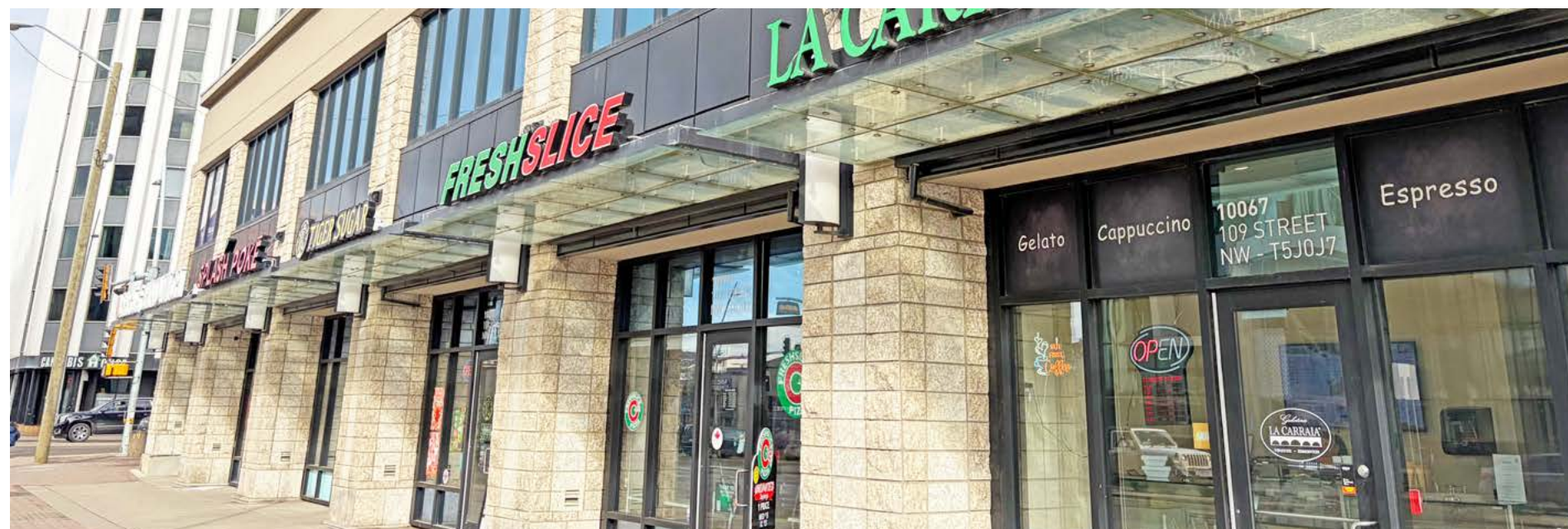
## ABOUT MAYFAIR ON JASPER

Mayfair on Jasper is a contemporary mixed-use development prominently located along Jasper Avenue in Downtown Edmonton, a high-density, transit-rich corridor surrounded by government offices, established residential towers, major employers, and key urban amenities. With the return of provincial government workers to the downtown area, strong visibility, steady foot traffic, and immediate access to the city's core population, the property is well positioned to capture demand from the area's growing residential base and the ongoing return-to-office activity.

Offering a range of flexible commercial units from 1,071 SF to 2,304 SF, Mayfair on Jasper supports a wide variety of retail, service, medical, and food-oriented uses under its Jasper Avenue Main Street Commercial (JAMSC) zoning. Anchored by a roster of diverse operators and surrounded by amenity nodes such as MacEwan University, and the Government District, the property presents a compelling opportunity for tenants seeking a highly visible, well-connected storefront within one of Edmonton's most active urban corridors.

## HIGHLIGHTS

- Supported by rising foot traffic as provincial government staff continue returning to on-site work throughout the downtown core
- Situated by government office towers with close proximity to multi-family residential towers
- Premium residential building (238 suites) with main-floor retail
- Positioned on the corner of Downtown's busiest intersection
- Near to high-traffic bus and LRT stops, and benefits from two floors of heated monthly parking
- Area has very active daytime and night-time foot traffic



## SALIENT DETAILS

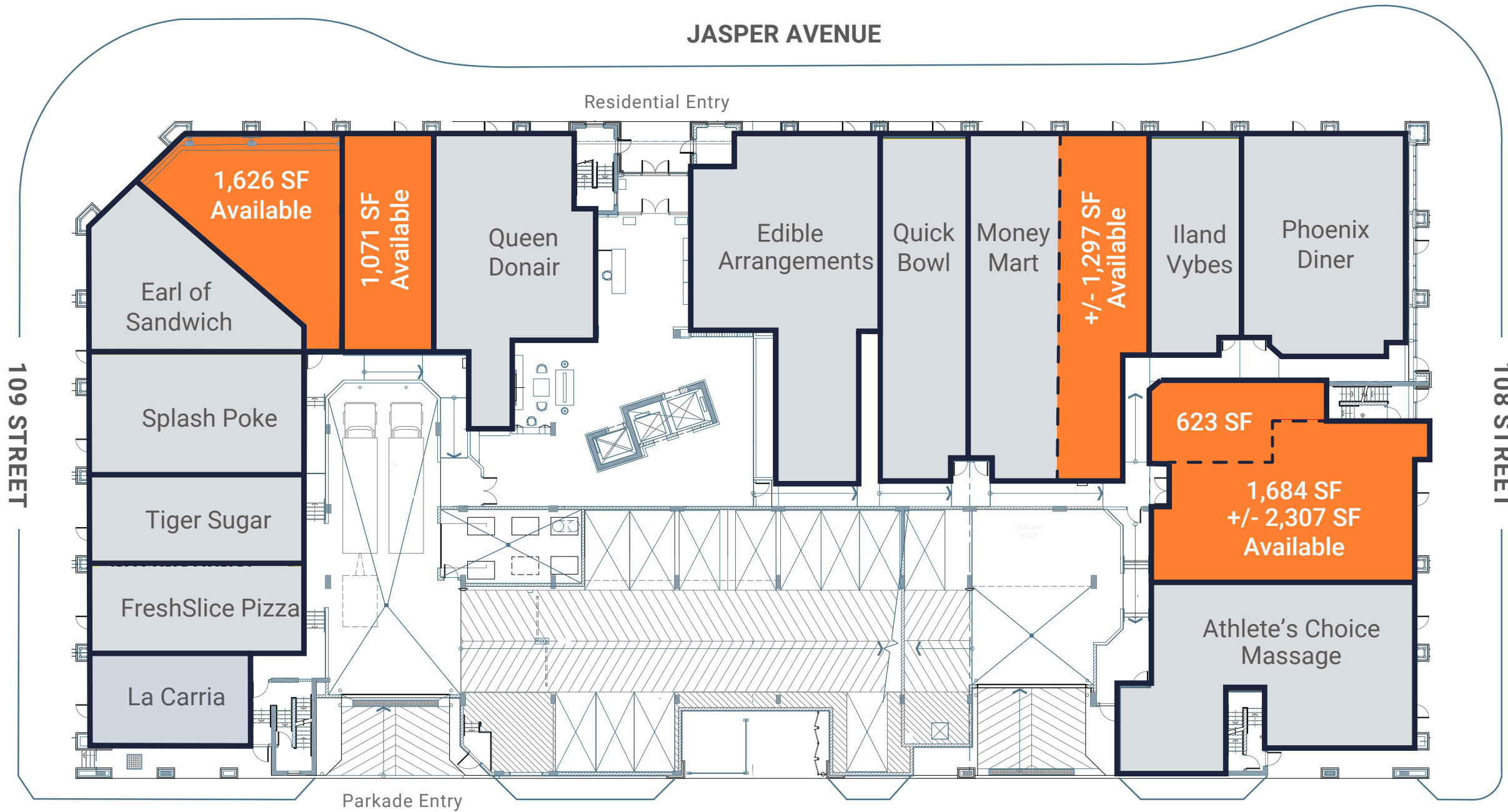
<b>Municipal Address:</b>	10803 Jasper Avenue, Edmonton
<b>Legal Description:</b>	Plan 1222211 Blk 8 Lot 46A
<b>Zoning:</b>	Jasper Avenue Main Street Commercial
<b>Lease Rate:</b>	Market
<b>Operating Costs:</b>	\$16.89/SF
<b>Possession:</b>	Immediately
<b>Availability:</b>	<ul style="list-style-type: none"><li>• 1,626 SF</li><li>• 1,297 SF</li><li>• 1,071 SF</li><li>• 1,684 SF - 2,304 SF</li></ul>

# SITE PLAN / MAYFAIR ON JASPER

10803 JASPER AVENUE, EDMONTON, AB



JASPER AVENUE



**Available:** 1,626 SF partially built-out space on the corner of Jasper Avenue and 109 Street

**Available:** 1,071 SF fully built out QSR space facing Jasper Avenue

**Available:** 1,297 shell space available facing Jasper Avenue

**Available:** 1,684 - 2,307 SF partially built-out space facing 108 Street, ideal for fitness user or medical spa

# AREA + DEMOGRAPHICS / MAYFAIR ON JASPER

10803 JASPER AVENUE, EDMONTON, AB



**58,627**  
Vehicles  
Per Day



**EXPOSURE**  
Jasper Avenue  
109 & 108 Street



**PARKING**  
Street Parking  
& Covered Parking



**TRANSIT**  
Directly In Front  
Of Property



**\$87,067**  
Household Income Average Within 3 KM

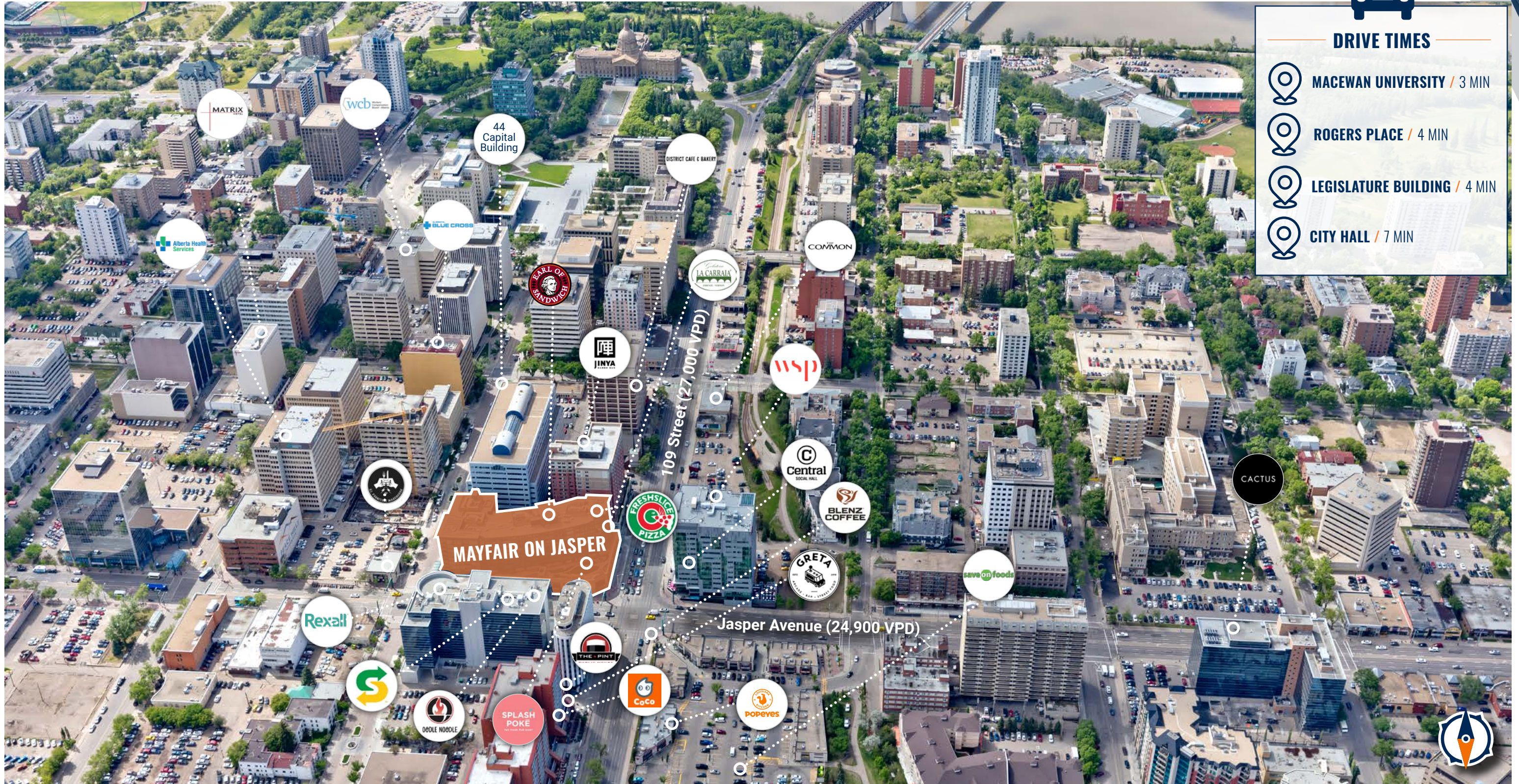


**112,000**  
Daytime  
Population



# AREA + STATS / MAYFAIR ON JASPER

10803 JASPER AVENUE, EDMONTON, AB





# Marcus & Millichap

Marcus & Millichap 10175 - 101 Street  
1820 Enbridge Centre Edmonton, AB T5J 0H3 +1 (587) 756 1600

**Kevin Glass** / Director  
Kevin.Glass@MarcusMillichap.com  
+1 (587) 756 1570

**Casey McClelland** / Senior Managing Director, Investments  
Casey.McClelland@MarcusMillichap.com  
+1 (587) 756 1560

**Mike Hoffert** / Director  
Mike.Hoffert@MarcusMillichap.com  
+1 (587) 756 1550

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted

any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a trademark of Marcus & Millichap Real Estate Investment Services, Inc. Used under license by Marcus & Millichap Real Estate Investment Services Canada Inc. © 2026 Marcus & Millichap. All rights reserved.