

FOR LEASE

STRATHCONA TOWN CENTRE

7911-7915 104 STREET, EDMONTON, A.B.

PRIME LEASING OPPORTUNITIES ▷ 1,128 - 5,353 SF



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OVERVIEW + STATS / STRATHCONA TOWN CENTRE

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ABOUT STRATHCONA TOWN CENTRE

Located in a high-exposure corridor, the Strathcona Town Centre benefits from strong visibility along both 104 Street and Gateway Boulevard, with convenient access from Calgary Trail as well. The site offers ample on-site parking, an uncommon advantage in Old Strathcona, and is just two blocks south of Whyte Avenue, placing it within one of Edmonton's most vibrant and pedestrian-friendly districts. Strathcona Town Centre is shadow anchored by Save-On-Foods, which draws significant daily traffic and reinforces the area as a key neighbourhood shopping destination.

HIGHLIGHTS

- New adjacent high-rise development, with three additional towers planned
- Prominent signage opportunity capturing both north and southbound traffic, access also available to non-tenants
- Prime central location near Whyte Avenue
- Ample parking on site
- Join strong mix of co-tenants including Community Natural Foods, Pet Valu, Orange Theory Fitness, Rice Bowl Deluxe, Crave Cupcakes and many more
- Convenient access off of Calgary Trail and Gateway Boulevard
- Close proximity to numerous residential developments including The Hat Apartments, a 500 unit luxury project



SALIENT DETAILS

Municipal Address: 7911 & 7915 104 Street, Edmonton, Alberta

Legal Description: Lot 9, Block 43, Plan 0420636 Lot 1B, Block , Plan 9622129

Vacancy:

- **Main Floor:** Unit 10335: 3,104 SF plus 556 SF **Basement**
- Unit 10343: 3,016 SF
- Unit 7909: 5,353 SF (Former Restaurant)
- Unit 7919: 1,128 SF
- **Second Floor:** 300-3,000 SF

Zoning: Mixed Use (MU h16 f3.5 cf)

Lease Rates: Market

Additional Rent:

- **Main Floor:** \$11.70 PSF (2026 est.)
- **2nd Floor:** \$14.30 PSF (2026 est.)

Possession: Immediate

VACANCIES / STRATHCONA TOWN CENTRE

7911-7915 104 STREET, EDMONTON, A.B.

3,660 SF
10339 80 AVE NW



1,128 SF
7919 104 STREET



3,016 SF
10343 80 AVE NW

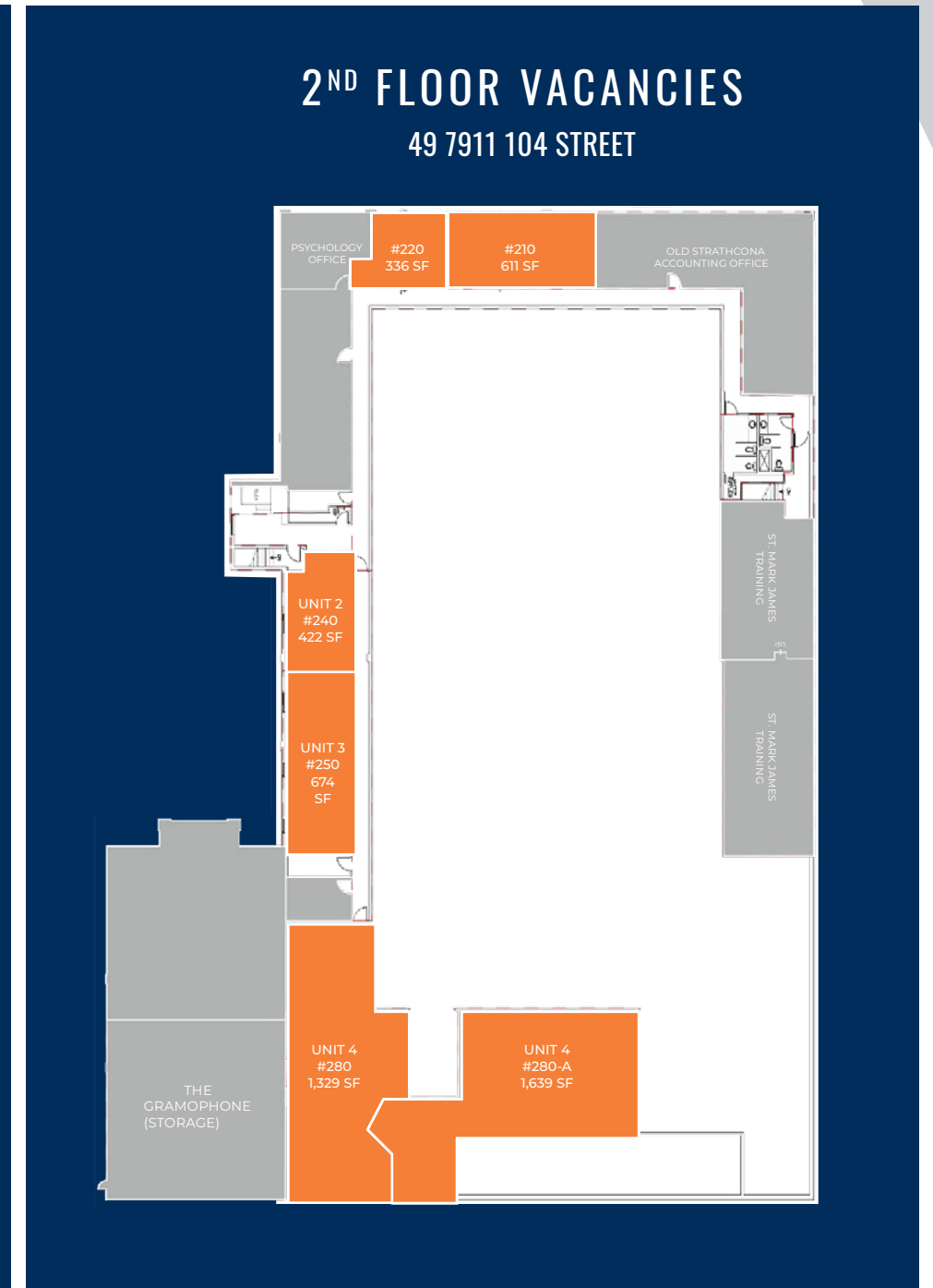
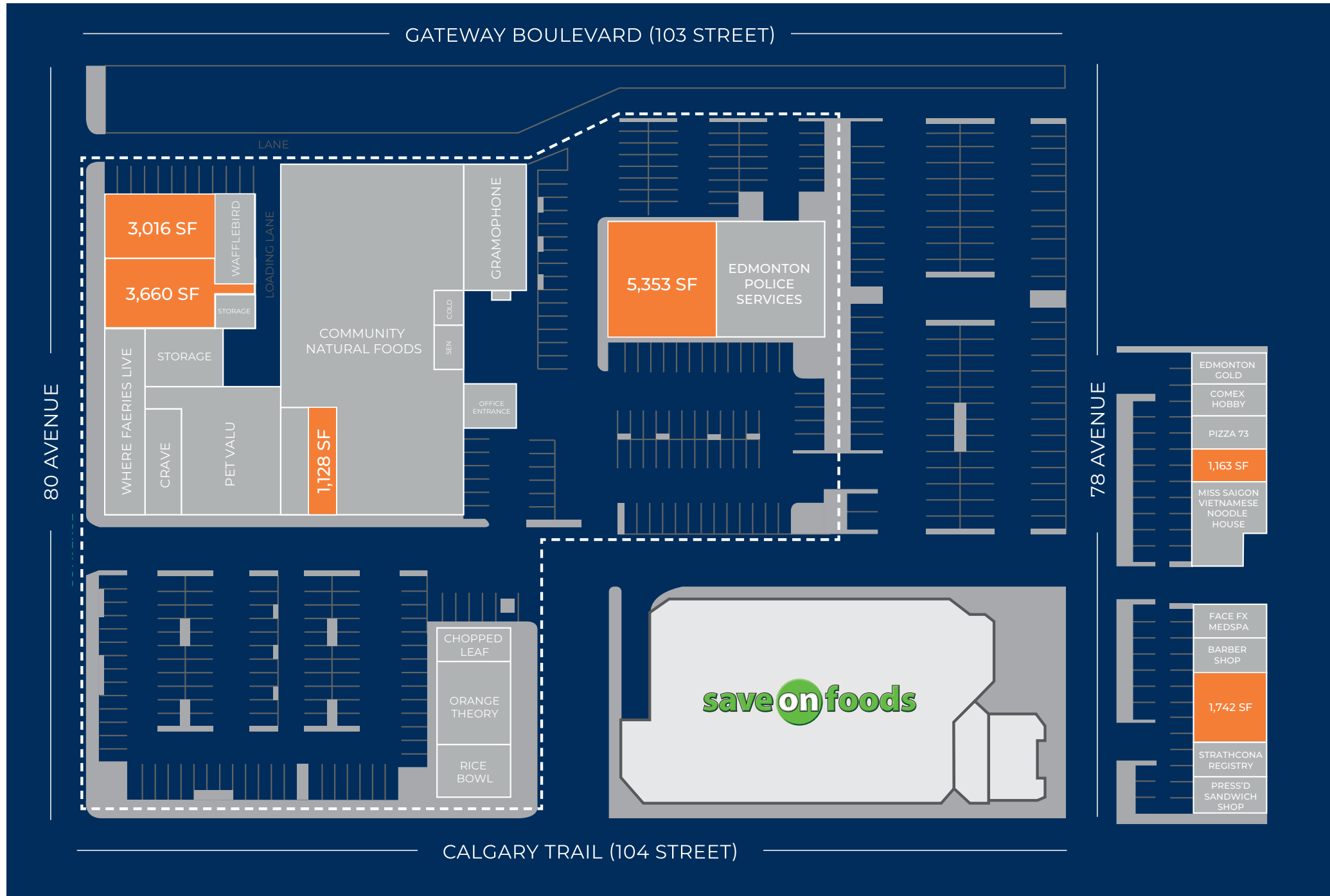


5,353 SF
7903 104 STREET




SITE PLAN / STRATHCONA TOWN CENTRE


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AREA + DEMOGRAPHICS / STRATHCONA TOWN CENTRE


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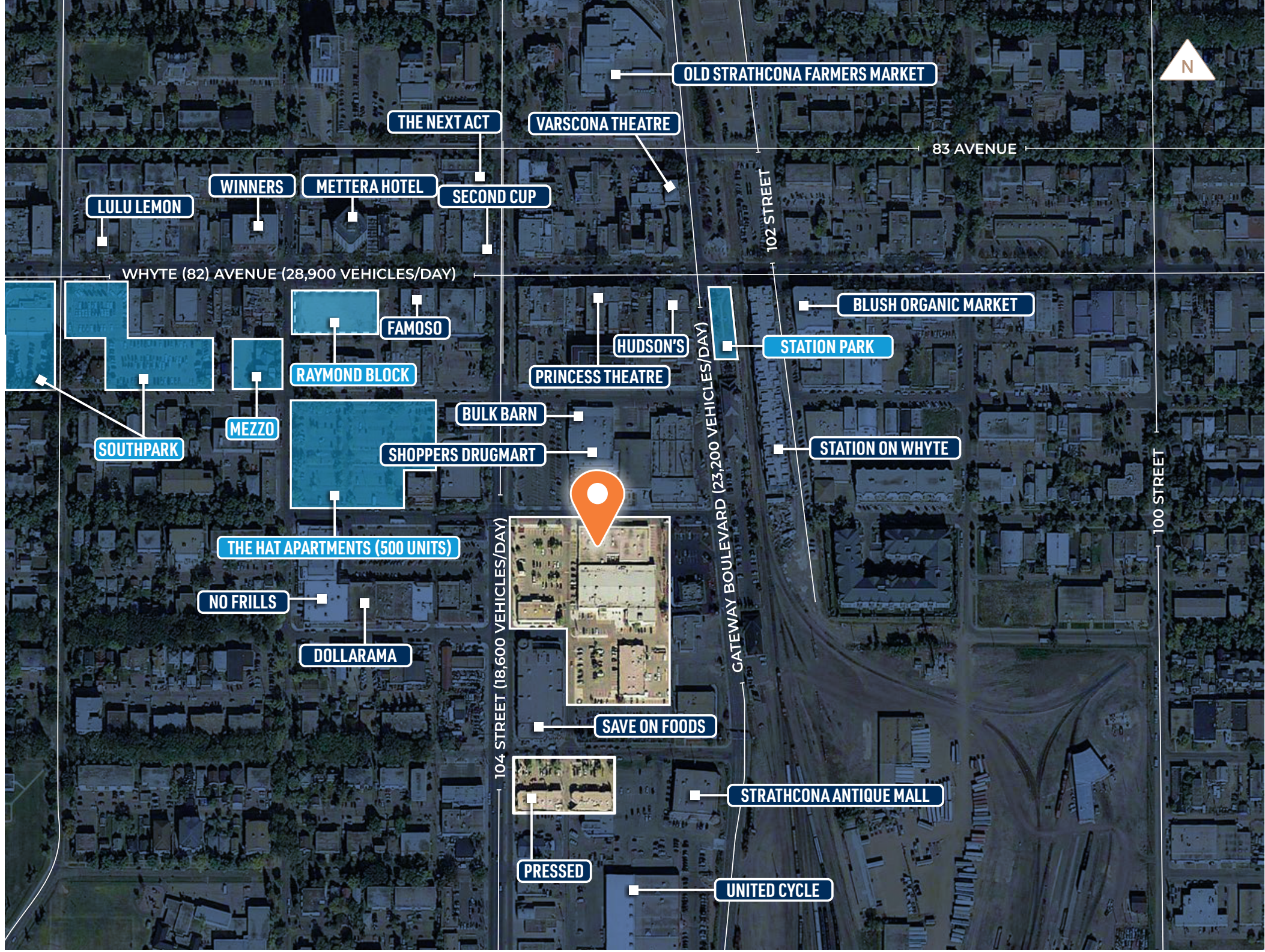

15,048
VEHICLES PER DAY
(TWO-WAY) ALONG 104 STREET


15.1%
POPULATION CHANGE
(2025 - 2030 EST.)


36.1
MEDIAN
AGE


83,757
POPULATION WITHIN 3KM


\$102,066
AVERAGE HOUSEHOLD INCOME
(2025 EST)





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