

# FOR LEASE TERRACE ROAD SQUARE

6130 101 AVE NW, EDMONTON, AB



▷ 1,700 - 4,650 SF

▷ MAIN FLOOR - 4,650 SF (DEMISABLE)  
BASEMENT - 1,469 SF  
DRIVE-THRU

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## OPPORTUNITY

Ideal opportunity to join Terrace Road's commercial scene with a diverse community in the surrounding area. This retail building features main floor commercial space all within close proximity to Sherwood Park Freeway, 50th Street, and Capilano Mall.

## HIGHLIGHTS

- Former bank space including +/- 4,650 SF of main floor and +/- 1,469 SF of basement
- Drive-thru option available
- Positioned within the well established Capilano community, greatly benefiting from access to major thoroughfares 50 Street and Terrace Road
- Average household income within the area is \$103,229 with an estimated population growth of 7% from 2021-2025
- Join H&W Produce, Husky, Capilano Eye Centre and more

Marcus & Millichap

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# AREA + STATS / TERRACE ROAD SQUARE

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Terrace Plaza borders the Capilano neighbourhood of Edmonton and is surrounded by an abundance of commercial services, mature streets and a busy residential atmosphere. Located directly on along Terrace Road adjacent to Capilano Mall, a regional shopping centre located adjacent to the property, the area provides residents with a variety of commercial services within the immediate vicinity.

Capilano	1 minute
50th Street	2 minutes
Bonnie Doon	8 minutes
Sherwood Park	9 minutes



**16,700**  
vehicles  
per day



**EXPOSURE**  
58 Street &  
Terrace Road



**PARKING**  
ample on-site  
surface stalls



**TRANSIT**  
in direct  
proximity



**\$103,229**  
household income  
average within 3 km



**30,788**  
daytime  
population



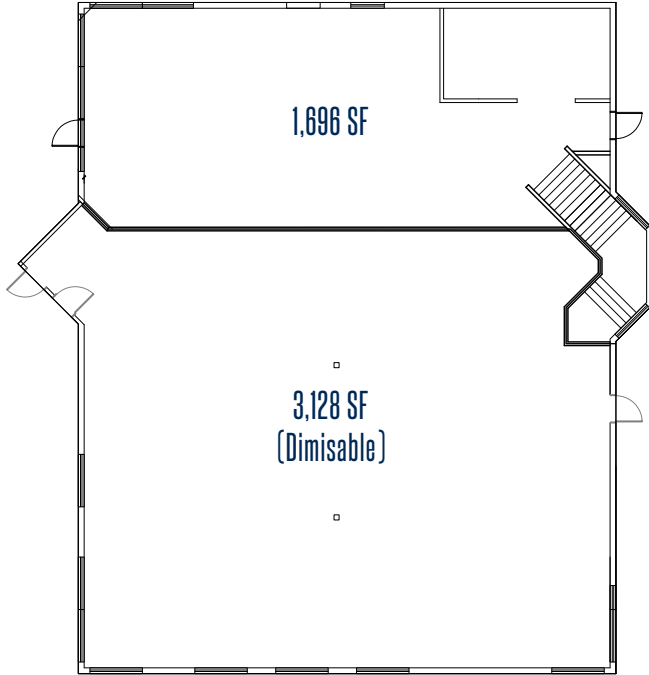
**MAIN FLOOR**  
commercial  
retail space



# DETAILS + SITE / TERRACE ROAD SQUARE

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## FLOOR PLAN



**Municipal Address:** 6130 Terrace Road NW, Edmonton

**Legal Description:** Plan 6591K-S, Block 2A, Lot 1

**Neighbourhood:** Capilano

**Zoning:** CSC - Commercial Shopping Centre

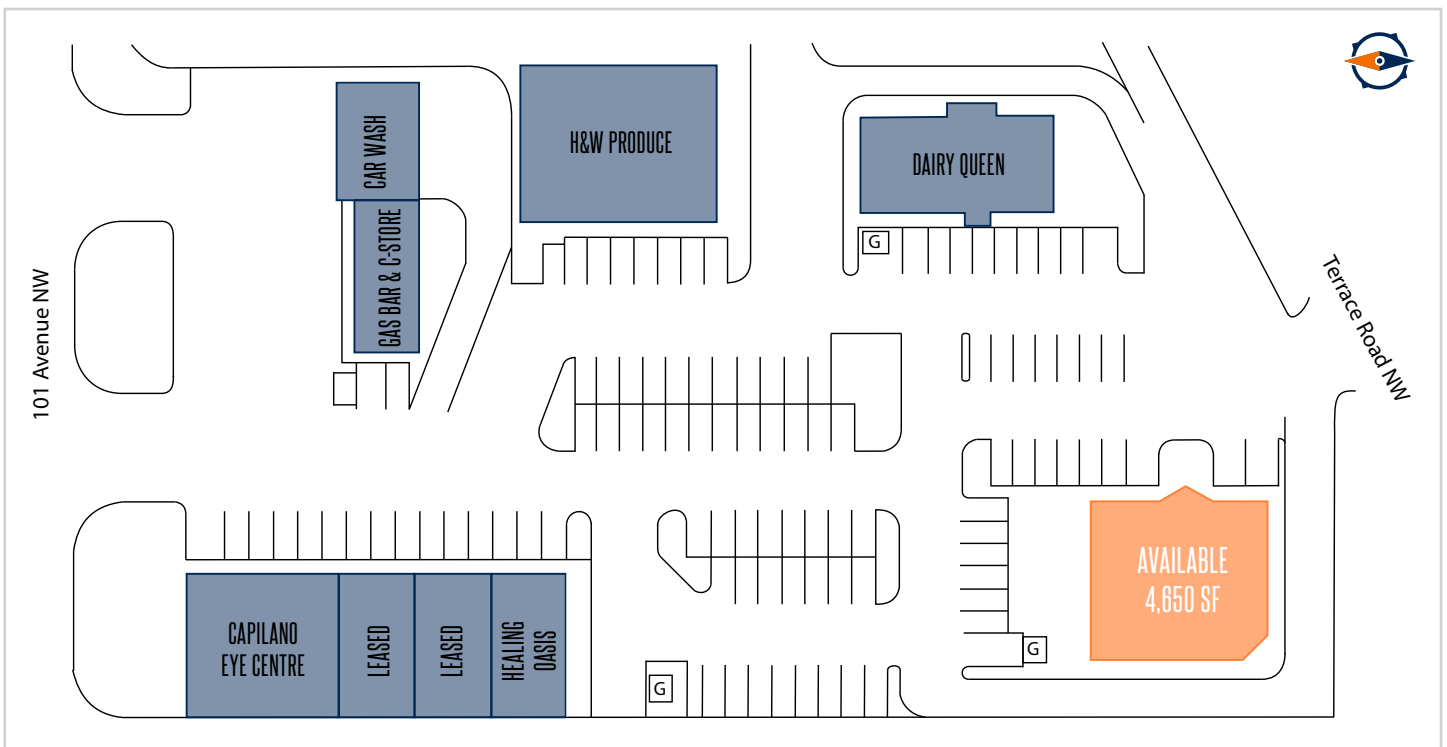
**Signage:** Fascia signage

**Vacancy:** 4,650 SF - Main Floor  
1,496 SF - Basement  
6,146 SF - Total

**Lease Rate:** Market

**Operating Costs:** \$10.00/SF

## SITE MAP





# Marcus & Millichap

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