

# FOR LEASE

**CUSHMAN & WAKEFIELD**  
Edmonton

**CAMERON**  
DEVELOPMENT  
CORPORATION



# CAVANAGH

10906 - 30 AVENUE SW  
EDMONTON, ALBERTA

**AVAILABLE IMMEDIATELY**

**1,063 - 4,588 SF AVAILABLE**

**CUSHMAN & WAKEFIELD**  
Edmonton  
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# PROPERTY DETAILS

<b>Municipal Address</b>	10906 - 30 AVENUE SW, Edmonton, AB
<b>Legal Description</b>	Plan 1822591, Block 7, Lot 100
<b>Zoning</b>	CN - Neighbourhood Commercial Zoning
<b>Neighbourhood</b>	Cavanagh
<b>Built</b>	2025



# PROPERTY HIGHLIGHTS

- Come join Kepler Academy, Shell Gas Station, Cavanagh Dental, Prime Taekwondo, Uno Pizza and Boss Liquor.
- High traffic neighborhood shopping centre strategically located on the northeast corner of 111 Street & 30th Avenue.
- Nearby area businesses include: Heritage Valley Mercedes, Infiniti South Edmonton, Gateway Toyota and Leading Edge Physio.
- High exposure signage opportunities available.
- CN - Neighbourhood Commercial Zoning allows for a large variety of uses.
- Lease Rate: Market
- Estimated Additional Rent (Plus Admin): \$23.96 /SF (2026)



# AREA DEMOS



## HOUSEHOLDS

1KM	3KM	5KM
2,824	21,258	44,242



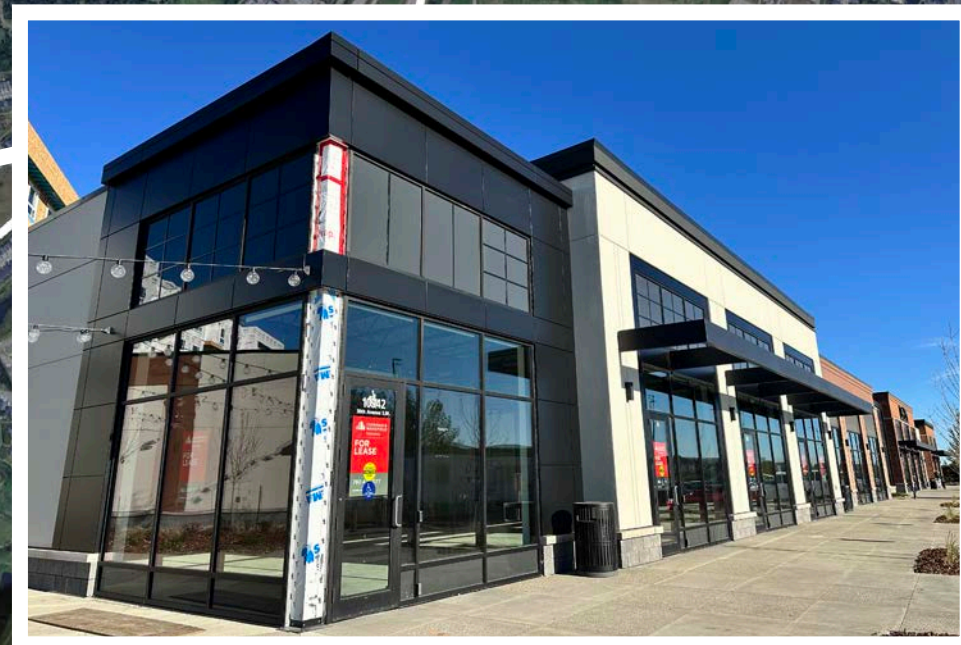
## POPULATION

1KM	3KM	5KM
8,697	60,953	128,940



## AVERAGE INCOME

1KM	3KM	5KM
\$155,306	\$145,701	\$150,897





# MULTIFAMILY UNDER CONSTRUCTION



# KEEP IN TOUCH



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