

FOR LEASE | 4805 - 167 AVENUE NW, EDMONTON, AB

**JIM PATTISON
DEVELOPMENTS**

50th Street Market



1,531 SF - 2,415 SF RETAIL BAYS AVAILABLE

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**AVISON
YOUNG**

50th Street Market

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50th Street Market is located in one of North Edmonton's fastest growing trade areas with growth rates exceeding 8% since 2021, driven by affordable housing opportunities along with proximity and connectivity to Anthony Henday, Manning Drive, and 50th Street. Retailers at this shopping centre benefit Save-on-Foods' anchor tenancy, ample parking, ease of access, and professional management under Jim Pattison Developments.

OFFERING SUMMARY

AVAILABLE
1,531 SF (PENDING) 1,540 SF (PENDING) 2,415 SF
ZONING
CSC - Shopping Centre Zone
PARKING
Ample surface parking
OP. COSTS
CAM: \$8.47 psf Tax: \$12.19 psf + Management Fee & Water Consumption
LEASE RATE
Market

DEMOGRAPHICS WITHIN 5KM

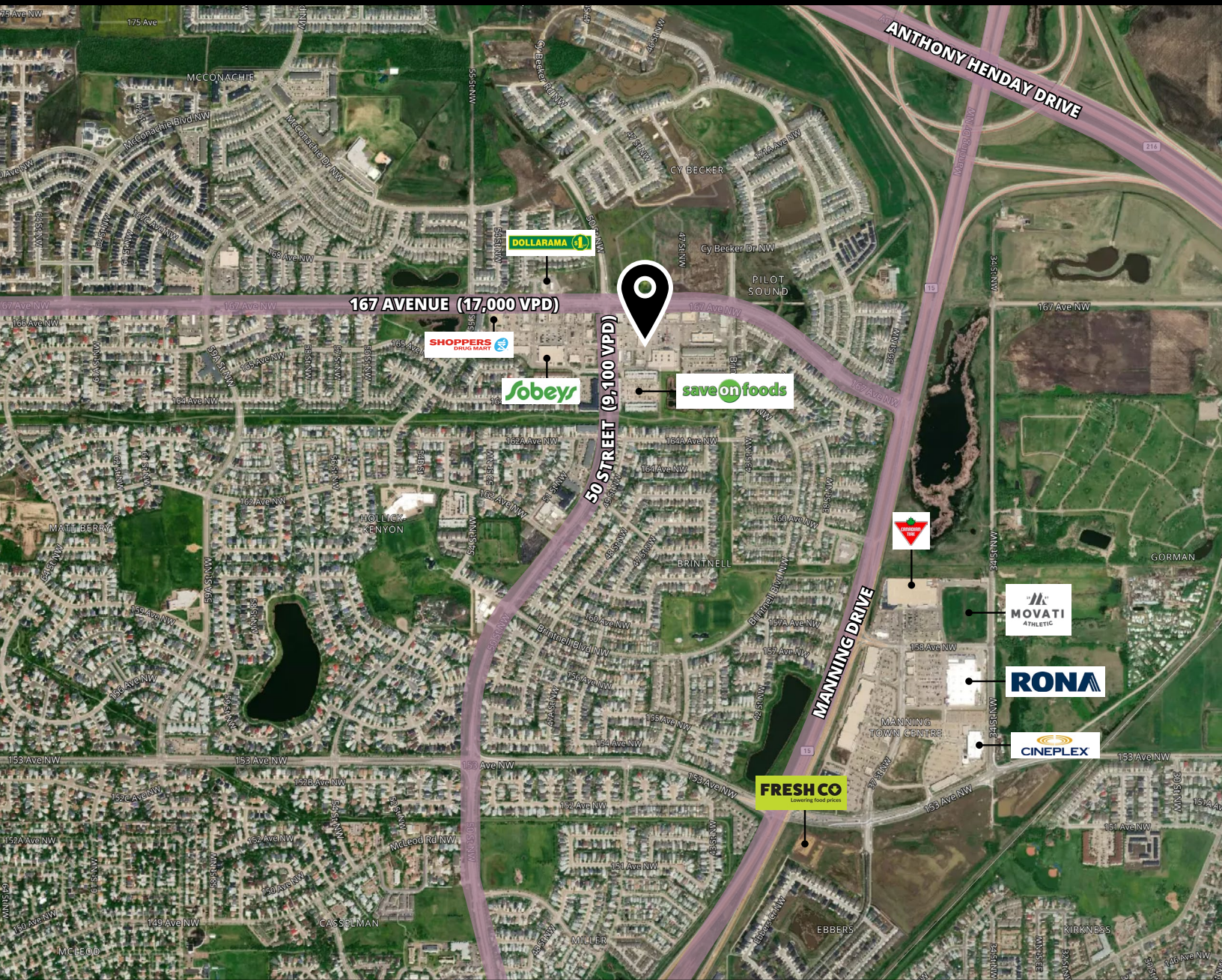
	15,822 Population (2025)
	52,016 Households (2025)
	2.9 Average family size (2025)
	13,252 Vehicles per day along 50 Street (2024)
	\$114,094 Average household income (2025)



-  Save-On-Foods anchored shopping centre in one of north Edmonton's fastest growing trade areas
-  Intersection of 50th Street and 167 Avenue is home to Save-on-Foods, Sobeys, Shoppers, Dollarama, amongst several other national retailers
-  Site sees traffic volumes in excess of 26,000 vehicles per day

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Get in touch

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