

FOR LEASE

SCONA MARKET

10347, 10351 & 10371 78 AVE NW, EDMONTON, AB

Anchored by Save-On-Foods • Prime Leasing Opportunities ▷ 1,163 & 1,742 SF



Casey McClelland
Senior Managing Director
Casey.McClelland@MarcusMillichap.com

Mike Hoffert
Director
Mike.Hoffert@MarcusMillichap.com

Kevin Glass
Director
Kevin.Glass@MarcusMillichap.com

Marcus & Millichap

OVERVIEW + STATS / SCONA MARKET

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ABOUT SCONA MARKET

Located in a high-exposure corridor, the Scona Market 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. Scona Market is anchored by Save-On-Foods, which draws significant daily traffic and reinforces the area as a key neighbourhood shopping destination.

HIGHLIGHTS

- Grocery-anchored retail centre serving a rapidly growing, high-density area with an expanding young population
- 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 Save-On-Foods, Miss Saigon Noodle House, Press’d and many more
- Convenient and rare access and egress off of both Calgary Trail and Gateway Boulevard
- Close proximity to numerous residential developments including The Hat Apartments, a 500 unit luxury project

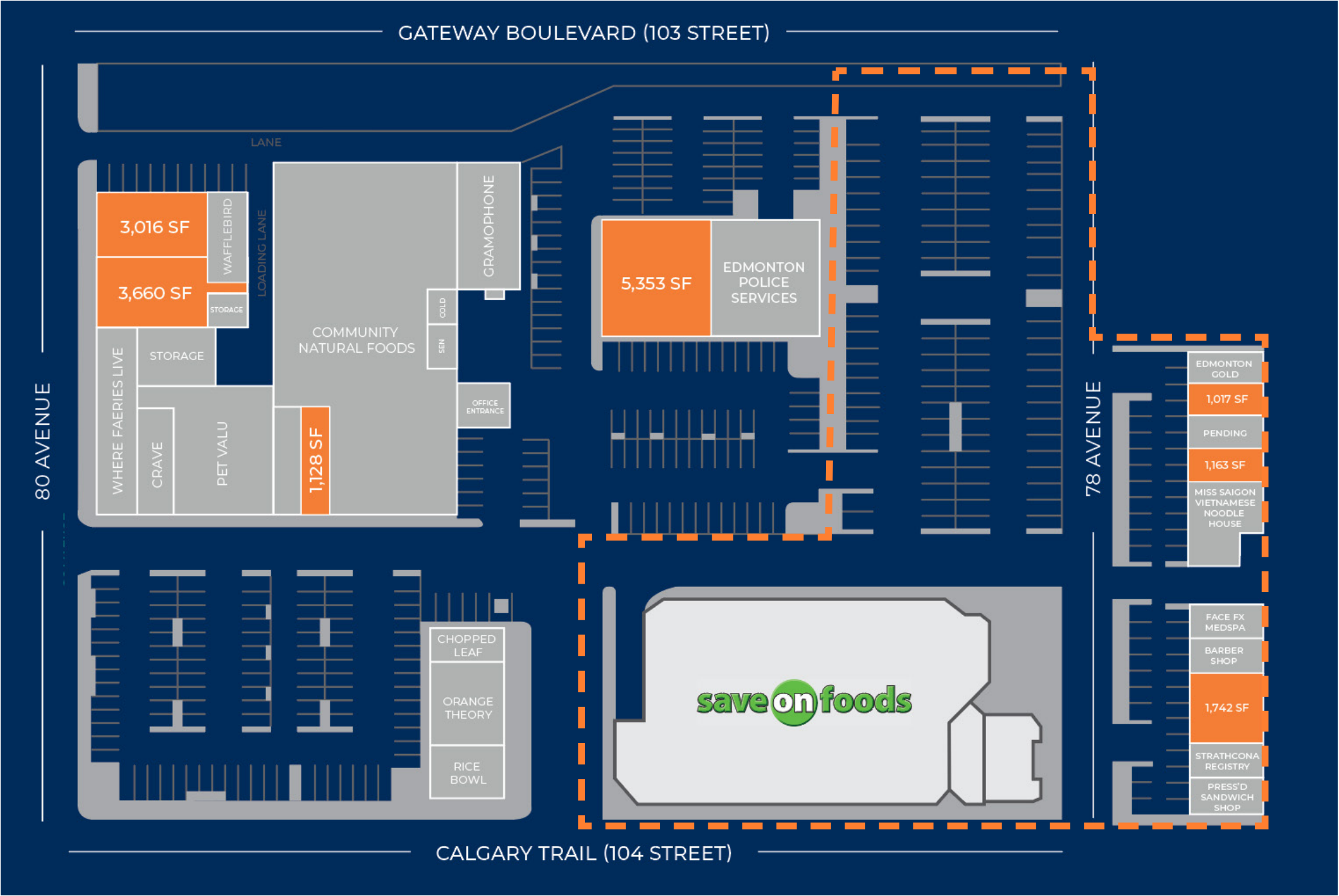


SALIENT DETAILS

Municipal Address:	10347, 10351 & 10371 78 Ave NW, Edmonton, AB T6E 6T2
Legal Description:	Plan 1750R Blk 25A Lot 5,6,7,8 & Plan 1750R Blk 25A Lot 9,10,11,12
Vacancy:	• Unit 10347: 1,017 SF • Unit 10351: 1,163 SF • Unit 10371: 1,742 SF (former restaurant)
Zoning:	Mixed Use (MU h16 f3.5 cf)
Lease Rates:	Market
Additional Rent:	• \$22.20/SF (2026 est.)
Possession:	Immediate

SITE PLAN / SCONA MARKET

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AREA + DEMOGRAPHICS / SCONA MARKET

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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



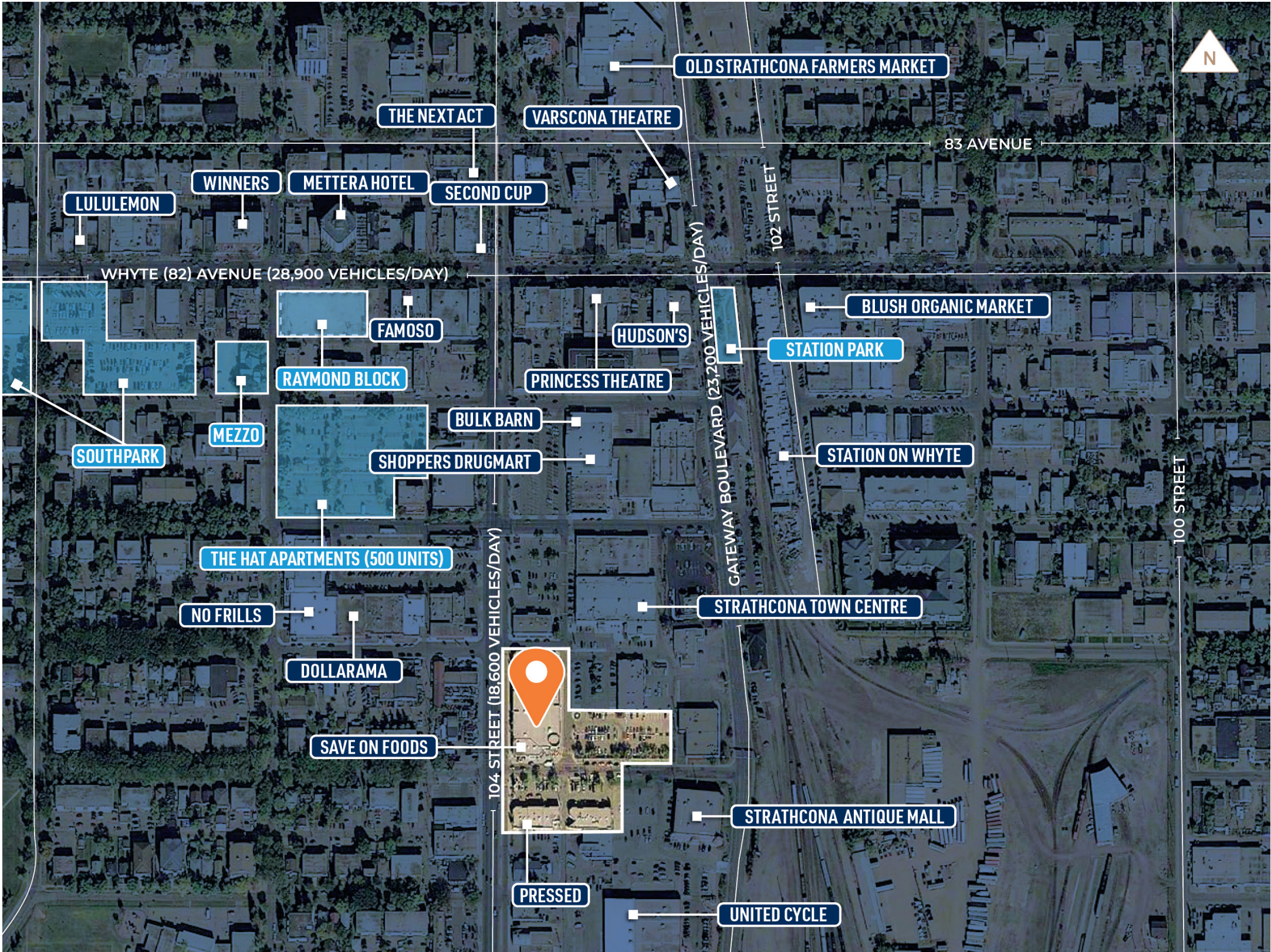
83,757

POPULATION WITHIN 3KM



\$102,066

AVERAGE HOUSEHOLD INCOME
(2025 EST)





Marcus & Millichap

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

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

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

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

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