



## FOR LEASE

High-Profile Retail Opportunity in South Edmonton

# ROYAL CENTRE ASTER

1219 Aster Boulevard NW Edmonton, AB

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## For Lease Brand New Prime Real Estate Commercial Construction

Royal Centre Aster is a modern retail development located at the busy intersection of 17 Street and Aster Boulevard in Southeast Edmonton. Anchored by Petro Canada and complemented by tenants like The Chai Bar and Blaster's Ice Cream, the centre benefits from strong daily traffic and excellent visibility. Situated just minutes from Anthony Henday Drive, the site is surrounded by rapidly growing residential communities and is within close proximity to The Meadows Recreation Centre and nearby schools, including Svend Hansen K-9.

Now available for lease is a fully built-out, 1,405 SF inline unit—ideal for a range of retail or service-based uses. The space features modern finishes, ample surface parking, and strong co-tenancy within a professionally managed development. This is a rare opportunity to establish your business in a high-growth, family-oriented neighbourhood with strong demand for essential services.

**Municipal Address: 1219 Aster Blvd NW Edmonton**

**Legal Description: Lot 1, Block 9, Plan 2022819**

### AREA HIGHLIGHTS

**TRANSIT**

LOCATED  
NEARBY

**12,149**

NEARBY  
POPULATION

**\$110,000**

AVERAGE  
HOUSEHOLD  
INCOME

**15,300**

AVERAGE  
WEEKLY  
TRAFFIC



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## BUILDING #2

Two Story

One Unit For Lease: Main Floor

**Address** 1249 Aster Boulevard NW

**Legal Description** Plan 2022819 Block 9, Lot 1

**Unit Size** 1,405 SF

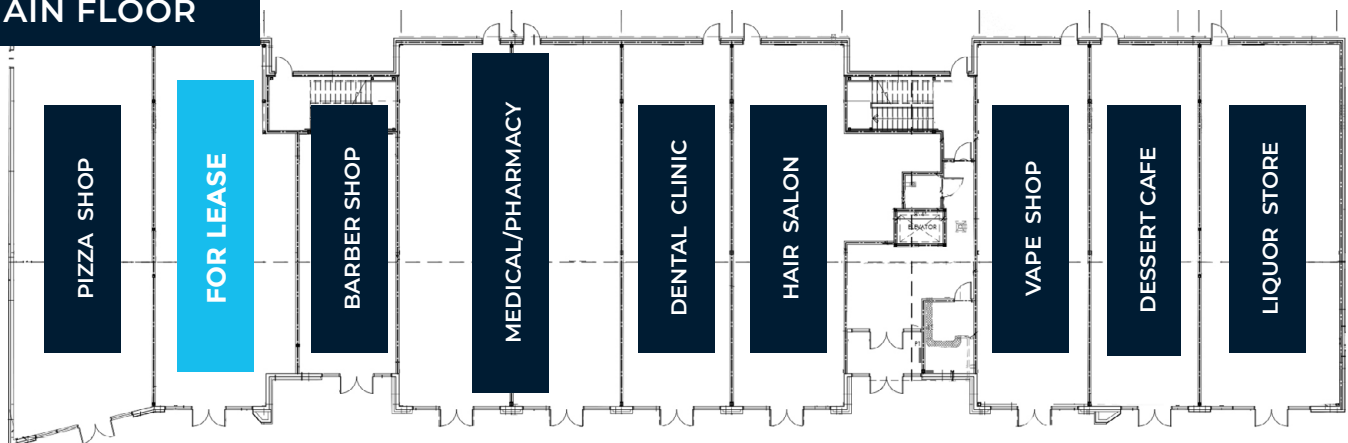
**Zoning** Neighbourhood Commercial (CN)

**Rent** Market  
+ \$17 PSF Additional Rent

**Existing Tenants** Pizza Shop, Medical Clinic and Pharmacy, Dental Clinic, Hair Salon, Vape Shop, Liquor Store, Physiotherapy, Mortgage Broker, Desserts Cafe, Barber Shop



## MAIN FLOOR



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**UNIT FOR LEASE**



**FOR LEASE**

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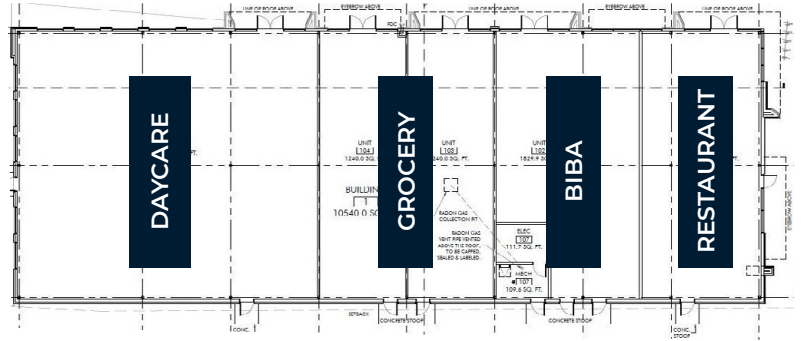
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## BUILDING #1

Single  
Story

Fully Leased

<b>Address</b>	1219 Aster Blvd NW Edmonton
<b>Zoning</b>	CB1
<b>Unit Size</b>	No units available
<b>Existing Tenants</b>	Indian Restaurant, Grocery Store, Daycare, Indian Clothing Store

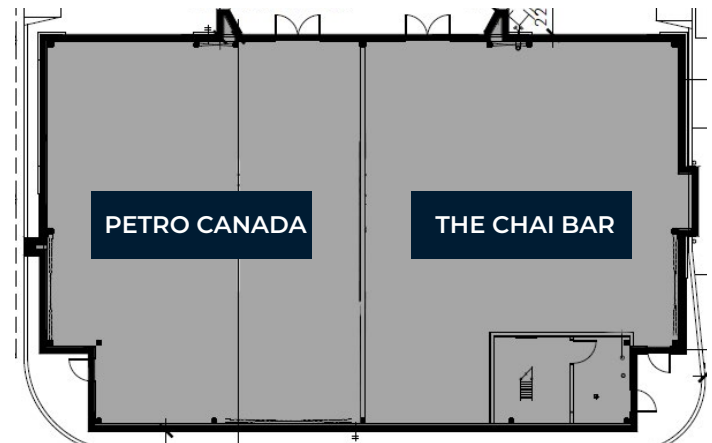


## BUILDING #3

Single  
Story

Fully Leased

<b>Address</b>	1293 Aster Blvd NW Edmonton
<b>Zoning</b>	CB1
<b>Unit Size</b>	No units available
<b>Existing Tenants</b>	Petro Canada Gas & Convenience Store, The Chai Bar



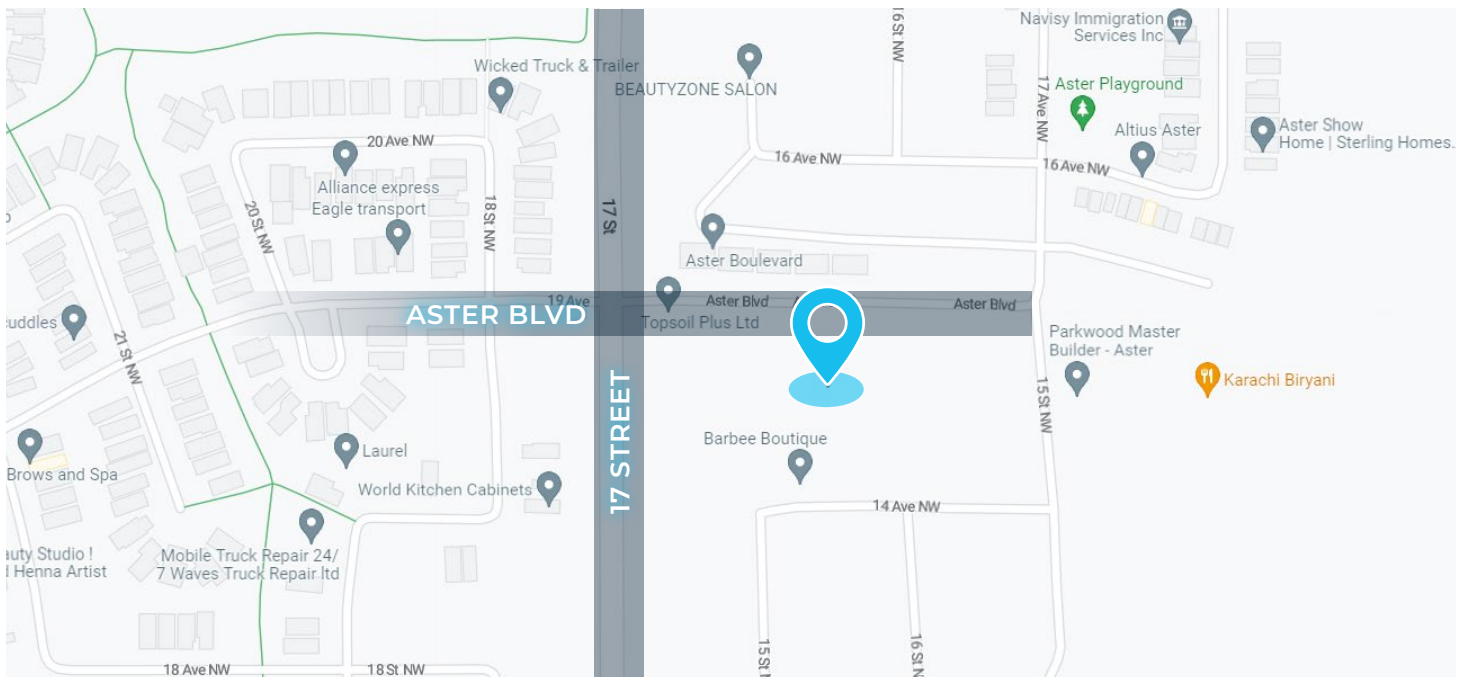
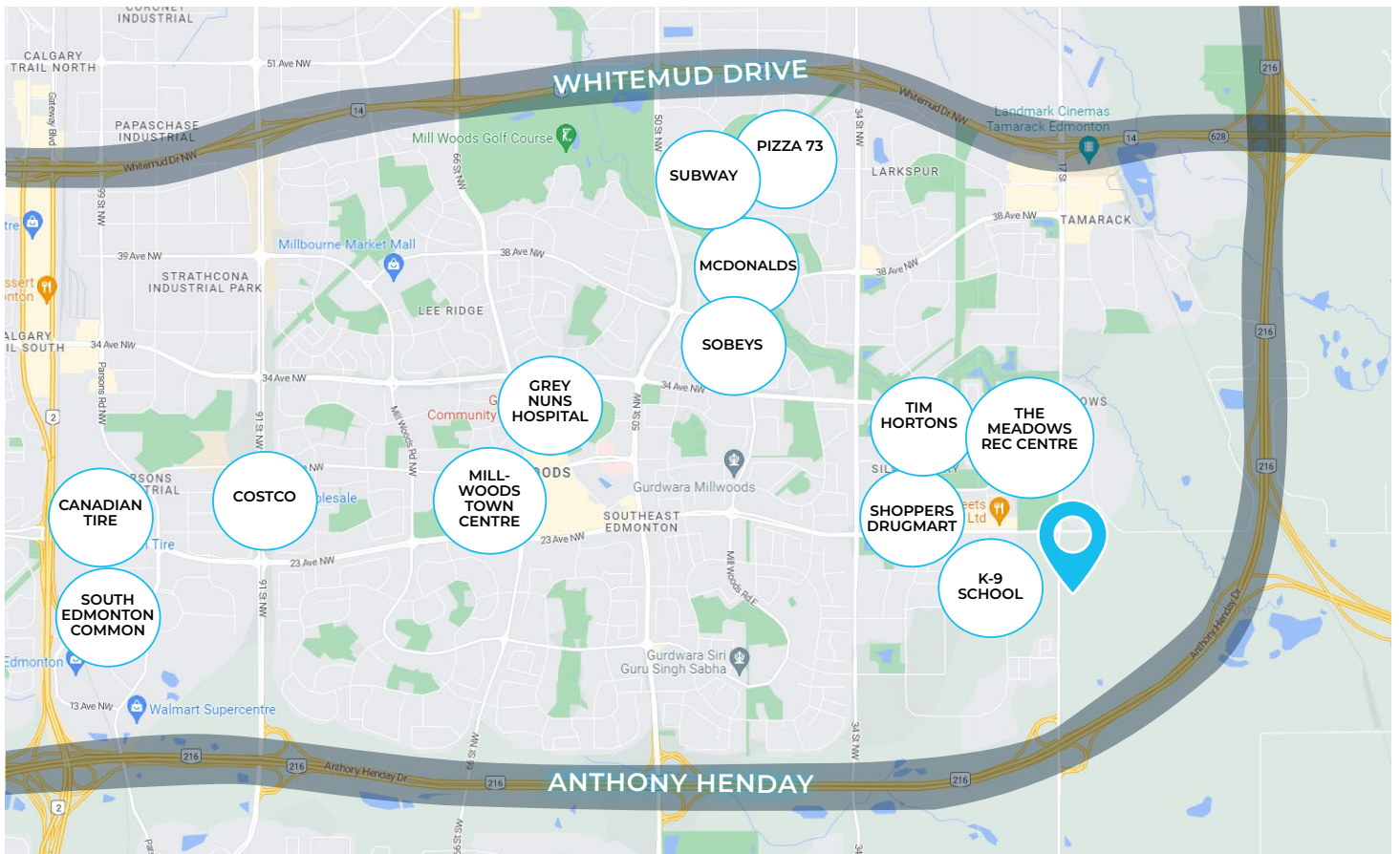
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