

# FOR LEASE TERRACE PLAZA

5804 TERRACE ROAD, EDMONTON, AB



▷ 4,300 SF

▷ Mike Hoffert

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## OPPORTUNITY

Terrace Plaza present an excellent commercial retail space available in Southeast Edmonton servicing the well established community. Take advantage of close proximity to Sherwood Park Freeway, 50th Street, and Capilano Mall.

## HIGHLIGHTS

- Commercial space: 4,300 SF available for lease
- Positioned within the well established Capilano community, greatly benefiting from access to major throughfares 50 Street and Terrace Road
- Average household income within the area is \$119,391 with an estimated population growth of 2.8% to 2023-2028
- Join Easy Financial, Panago, Subway, Mary Browns and more

**Marcus & Millichap**

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# STATS + MAP / TERRACE PLAZA

5804 TERRACE ROAD, EDMONTON, AB

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 Mall	1 minute
50th Street	2 minutes
Bonnie Doon	8 minutes
Sherwood Park	9 minutes
Downtown Edmonton	10 minutes



**15,200**  
vehicles  
per day on  
Terrace Road



**EXPOSURE**  
58 Street &  
Terrace Road



**PARKING**  
ample street  
parking



**TRANSIT**  
directly in front  
of property



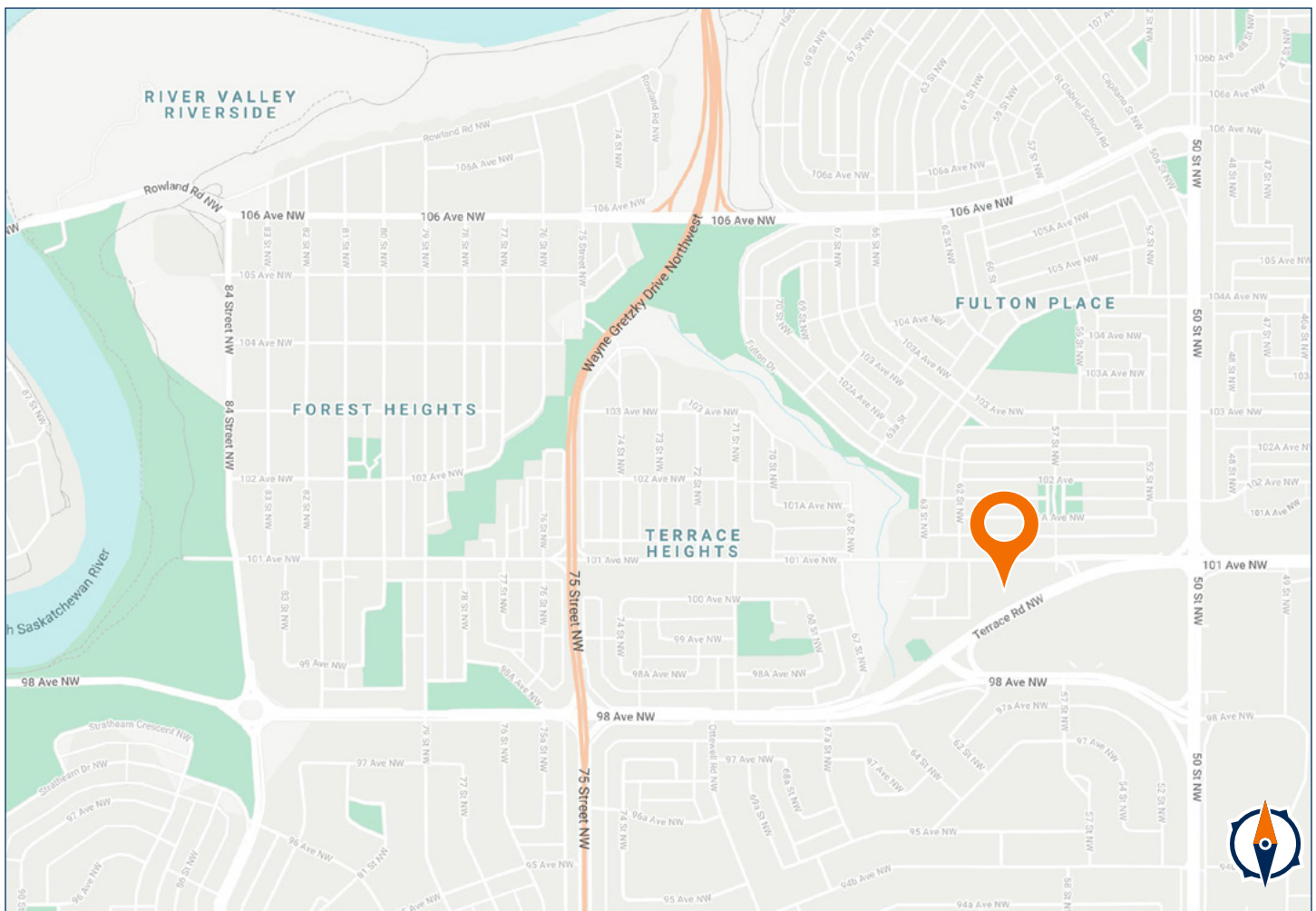
**\$119,391**  
household income  
average within 3 km



**30,788**  
daytime  
population



**MAIN  
FLOOR**  
commercial  
retail space





# SPECS + SITE PLAN / TERRACE PLAZA

5804 TERRACE ROAD, EDMONTON, AB

Municipal Address: 5804 Terrace Road, Edmonton

Lease Rate: Market

Legal Description: Plan 9220704, Block 2A, Lot 5

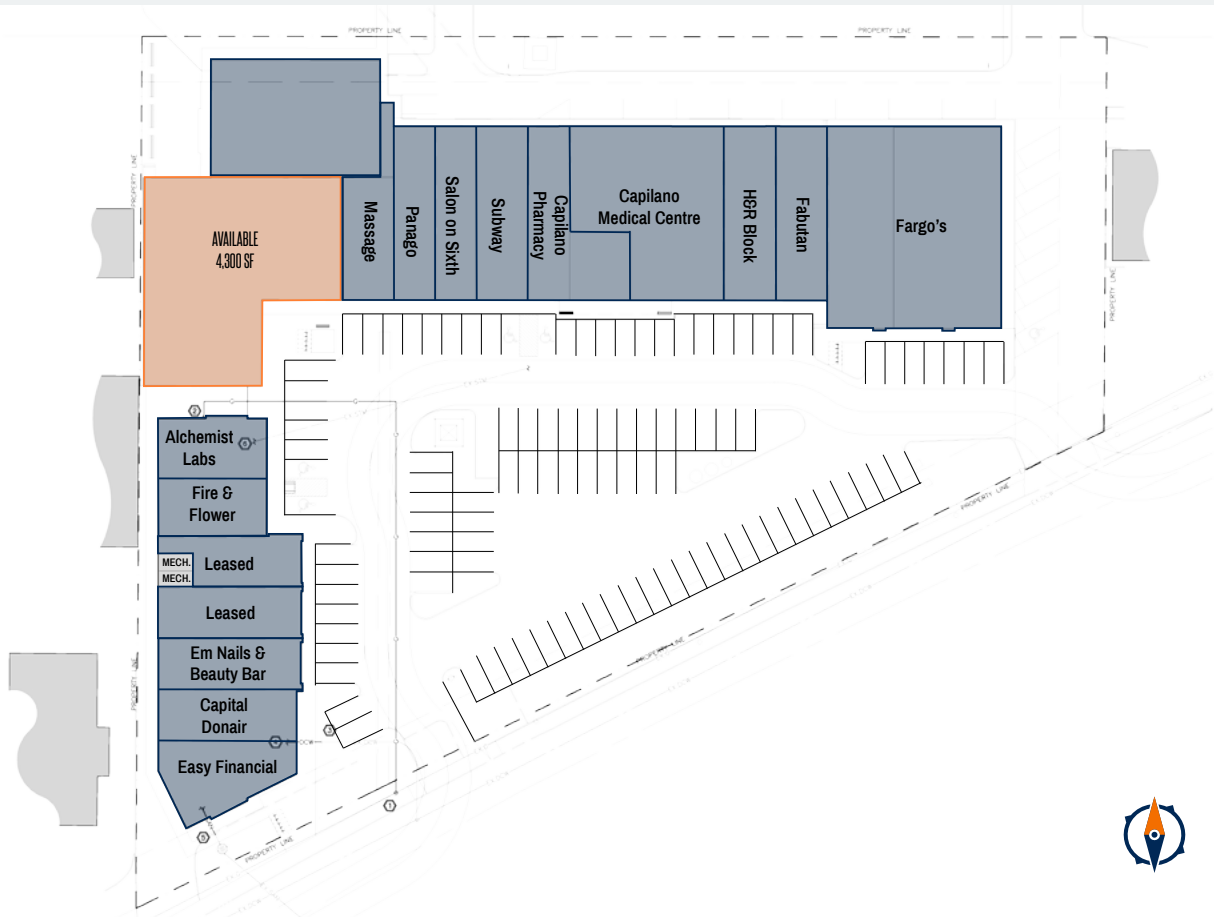
Units: 4,300 SF

Zoning: CSC - Commercial Shopping Centre

Available: Immediately

Operating Costs: \$10.48/SF (Estimate)

Parking: Ample Street Parking







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