



SmartCentres Clareview

Retail Opportunities

- Located in the Clareview trade area which is home to Costco, Home Depot, Superstore, Walmart, Safeway, amongst other national tenants
- SmartCentres NE is positioned along 137 Avenue which provides visibility to over 24,000 VPD
- Close proximity to the Clareview Community Recreation Centre, Edmonton Public Library, and the Clareview LRT Station
- Savoy's, Thousand Spices, and Fraser Physiotherapy all now open!

Get more information

Ben Volorney

Principal

+1 780 909 5810

ben.volorney@avisonyoung.com

Ben Snider

Senior Associate

+1 780 915 8417

ben.snider@avisonyoung.com

Siv Lalli

Senior Associate

+1 780 803 9000

siv.lalli@avisonyoung.com

avisonyoung.com

Retail For Lease
Edmonton, AB



Site Plan

AVAILABLE 

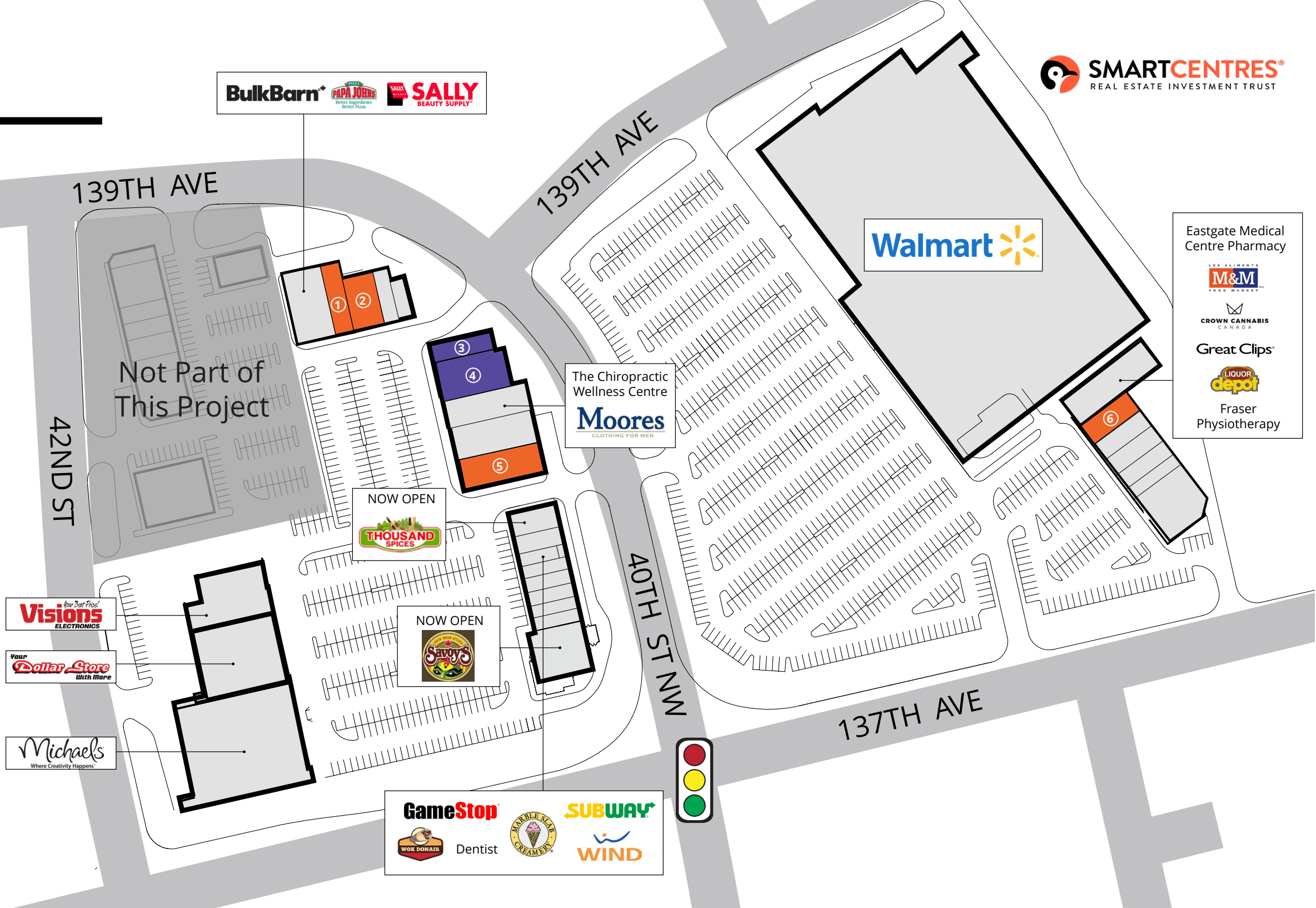
PENDING 

LEASED 

COMING SOON 

Offering Summary

Address:		13703 40th Street NW	
Area Available:		2,425 - 5,531 SF	
Details	CAM (PSF)	Taxes (PSF)	
➊ 2,997 SF	\$4.75	\$7.75	
➋ 4,351 SF	\$4.75	\$7.75	
➌ 2,512 SF	\$4.75	\$7.88	
➍ 5,531 SF	\$4.75	\$5.80	
➎ 5,511 SF	\$4.75	\$5.80	
➏ 2,425 SF	\$4.75	\$10.03	
Lease Rate:		Contact Agents	
Zoning:		DC2	
Pylon Signage:		Various Panels Available	
Parking:		Ample Surface Stalls	
Availability:		Immediate	



Unit 3 & 4 - PENDING
Endcap & inline retail fashion oportunities



Unit 5 - AVAILABLE
Partially fixtured, endcap retail fashion opportunity



THOUSAND SPICES
NOW OPEN



SAVOY'S
NOW OPEN



CROWN ANNABIS
PHYSIOTHERAPY
NOW OPEN

Retail For Lease

SmartCentres Edmonton Northeast
13703 40th Street NW



291,556
population
within 5 km



\$91,612
household annual
income within 5 km



108,837
Daytime population
within 5 km



Ben Volorney
Principal
+1 780 909 5810
ben.volorney@avisonyoung.com

Ben Snider
Senior Associate
+1 780 915 8417
ben.snider@avisonyoung.com

Siv Lalli
Senior Associate
+1 780 803 9000
siv.lalli@avisonyoung.com

