



PLAZA 34

9258 34 Ave Nw, Edmonton, AB

FOR LEASE

FALL POSSESSION

2026



Conceptual Final Image

The information contained herein was contained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract. All measurements need to be independently verified by the Purchaser/Tenant.

PLAZA 34

LOCATION HIGHLIGHTS

- Prime south Edmonton location: Plaza 34 offers excellent exposure along 34 Avenue NW with easy access to Gateway Boulevard, Calgary Trail, and Whitemud Drive, providing strong visibility and connectivity to surrounding residential and commercial areas.
- High-traffic commercial setting: Located in a busy multi-tenant retail centre, the property benefits from a diverse mix of nearby businesses, strong daily traffic, ample parking, and a densely populated trade area that supports a wide range of retail, office, medical, and professional uses.

Transportation Links

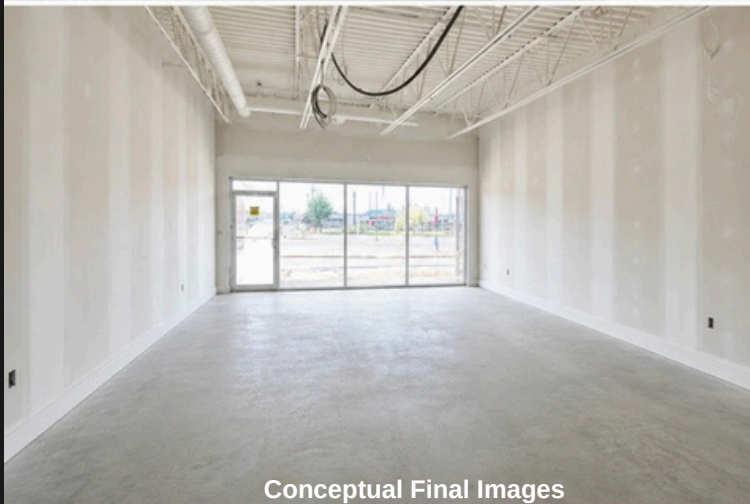
- Quick access to Gateway Boulevard, Calgary Trail, and Whitemud Drive.
- Excellent connectivity to south Edmonton's residential and commercial districts.
- Accessible by public transit with ample on-site parking.

Surrounding Demographics

- Surrounded by established residential communities and employment centres.
- Diverse retail, dining, and service businesses drive consistent daily traffic.



PROPERTY PHOTOS



Conceptual Final Images



Conceptual Final Images

HOUSEHOLD INCOME & EMPLOYMENT



Median household income	\$72,000
Average household income	\$120,931
Unemployment rate	8.8%

POPULATION



Total population	163,432
Population density	-
Median age	36.8 years

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PROPERTY PHOTOS

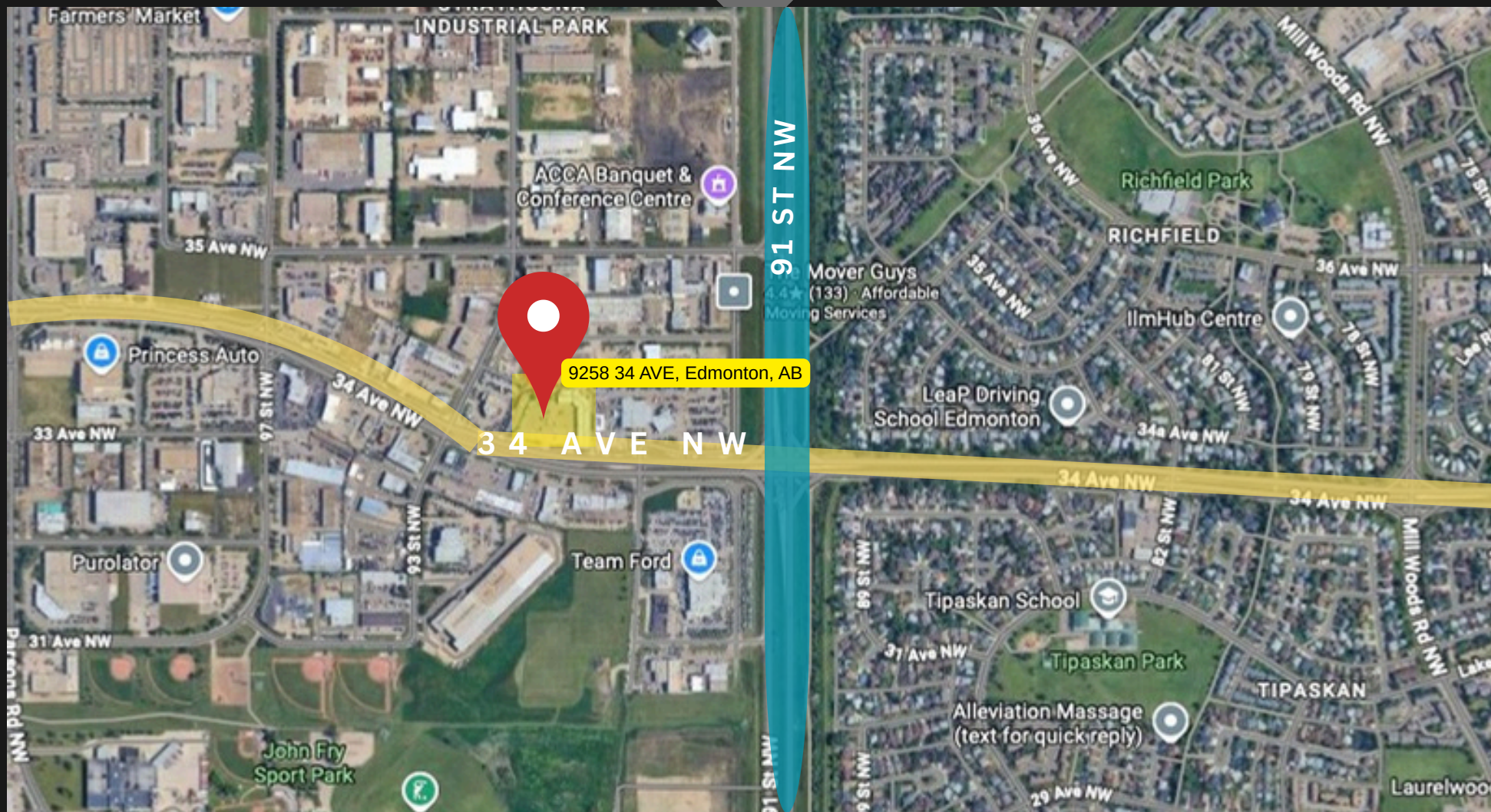


PROPERTY HIGHLIGHTS

- Former jewelry store with existing safes, offering secure infrastructure ideal for jewelry, luxury retail, financial services, or other security-conscious businesses.
- Lease opportunities for 1,200 SF.
- Possession will be available in Fall 2026 for lease.
- Lease rates starting at \$38.00 PSF
- Estimated 2026 operating costs of \$18.00 PSF.
- Zoned BE (Business Employment) for a variety of commercial uses.



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PROPERTY DETAILS



PROPERTY & TRANSACTION INFORMATION

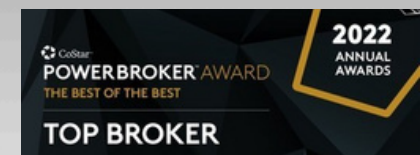
Transaction Type	For Lease
Retail Lease Rate	Starts at \$38.00 PSF
Op Costs	\$18.00 PSF (Estimated for 2026)
Total Area	1,200 SF +/-
Possession	FALL 2026
Municipal Address	Unit 3, 9258 34 Ave NW, Edmonton, AB, T6E 5P2
Legal Address	Plan 0424262 Block 3
Zoning	General Commercial Zone (CG)



CONTACT US

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