

FOR SALE / LEASE

10151, 10153 Saskatchewan Dr, Edmonton AB T6E 4R5



SALE PRICE	LEASE RATE	CAM COST	SIZE	ZONING
\$1,650,000	\$30/SQ FT	\$17/SQ FT	4348 SF	DC2 ZONING

Commercial Opportunity

A well positioned main floor 4348 sq ft retail/office space in Edmonton's desirable Strathcona corridor, offering strong visibility, flexible DC2 zoning, and a fully approved development permit for a 90-child daycare.

Ideal Uses

Childcare Services

Personal Service Shop

Convenience Store

Health Services

General Retail Store

Office Support Services

Investment Highlights

- Prime Strathcona / Saskatchewan Drive location
- Strong visibility & urban accessibility
- Surrounded by dense residential population
- Minutes from Whyte Ave and the University of Alberta
- Strong accessibility for customers, staff & families
- Approved 90-child daycare development permit



AREA DEMOGRAPHICS

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Demographic Snapshot

Population, household and income data within 1 km, 2 km and 3 km of the property.

HOUSEHOLDS

	1 km	2 kms	3 kms
2023 Households	6,473	24,778	52,667
2028 Household Projection	7,451	28,550	60,537
2033 Household Projection	8,486	32,514	68,402
Annual Growth 2023-2028	3.0%	3.0%	3.0%
Annual Growth 2023-2033 Avg	3.1%	3.1%	3.0%
Household Size	1.7	1.7	1.8
Private Household Population	10,869	42,274	93,007

INCOME

	1 kms	2 kms	3 kms
Avg Household Income	\$97,347	\$89,801	\$92,889
Median Household Income	\$63,830	\$61,882	\$64,575
Per Capita Income	\$57,959	\$50,608	\$49,593
Aggregate Household Expenditure	\$607.5M	\$2.2B	\$4.8B
Average Household Expenditure	\$93,850	\$88,657	\$90,796
< \$40,000	2,030	8,382	16,776
\$40,000 - 60,000	1,046	3,711	8,021
\$60,000 - 80,000	814	3,002	6,439
\$80,000 - 100,000	771	2,823	6,167
\$100,000 - 150,000	901	3,638	8,107
\$150,000 - 200,000	470	1,904	4,214
\$200,000+	441	1,319	2,942

POPULATION

	1 km	2 kms	3 kms
2023 Population	10,872	43,967	98,646
2028 Population Projection	12,357	50,028	111,964
2033 Population Projection	13,917	56,390	125,295
Annual Growth 2023-2028	2.7%	2.8%	2.7%
Annual Growth 2023-2033	2.8%	2.8%	2.7%
Daytime Population	9,861	74,635	165,677
Median Age	36.4	35.7	37

KEY AREA INDICATORS

98,646

2023 population within 3 km

\$92,889

Average household income within 3 km

52,667

2023 households within 3 km



SUNNY DHILLON

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