



# SMARTCENTRES EDMONTON EAST

5004-98 AVENUE NORTH WEST | EDMONTON, AB



SmartCentres Edmonton East is a Walmart Supercentre-anchored shopping centre in the city's Capilano neighbourhood. Notable tenants include Winners, Safeway and Dollarama. The property is minutes from Highway 100 and accessible by public transit.

## PROPERTY DETAILS

Total GLA:

**362,278 sf**

Site Size:

**29.82 acres**

Major Intersection:

**98th Avenue Northwest & 50th Street Northwest**

## DEMOGRAPHICS

### 5 KILOMETERS

### 10 KILOMETERS

### 20 KILOMETERS

|                      |                  |                  |                  |
|----------------------|------------------|------------------|------------------|
| Population           | <b>23,676</b>    | <b>820,023</b>   | <b>1,265,519</b> |
| Household Income     | <b>\$115,266</b> | <b>\$113,303</b> | <b>\$126,226</b> |
| Number of Households | <b>9,344</b>     | <b>311,528</b>   | <b>464,701</b>   |

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EXPLORE PROPERTY  
<https://smartcentres.com/property/1229>

## LEASING CONTACT

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# SITE PLAN



| AVAILABLE<br>UNITS | NEW BUILD<br>OPPORTUNITY |
|--------------------|--------------------------|
|--------------------|--------------------------|

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|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>1. Safeway</li> <li>2. Petland</li> <li>3. Ace Liquor</li> <li>4. Available (~2,000 sf)</li> <li>5. Skechers</li> <li>6. All Insurance Ltd.</li> <li>7. Four20</li> <li>8. Backstage Beauty Bar</li> <li>9. DBA Capilano Smiles</li> <li>10. Available (~2,000 sf)</li> <li>11. Kunitz Shoes</li> <li>12. Dollarama</li> <li>13. Winners</li> <li>14. Available (~1,100 sf)</li> <li>15. Capilano Hair</li> <li>16. Quiznos</li> <li>17. Chopped Leaf</li> <li>18. Joey's Only Seafood</li> <li>19. Walmart Supercentre</li> <li>20. Fit4Less</li> <li>21. New Build Opportunity</li> <li>22. Mucho Burrito</li> <li>23. Fat Franks</li> <li>24. Massage Addict</li> <li>25. Oodle Noodle</li> <li>26. Five Guys Burgers &amp; Fries</li> <li>27. Shoppers Drug Mart</li> <li>28. Boston Pizza</li> <li>29. Servus Credit Union</li> <li>30. Mark's</li> </ul> | <ul style="list-style-type: none"> <li>31. TD Bank</li> <li>32. Capilano Hearing Clinic</li> <li>33. Bell</li> <li>34. Famous Mobile</li> <li>35. Available (~6,700 sf)</li> </ul> <p><b>2nd Floor</b></p> <ul style="list-style-type: none"> <li>36. Sweetgrass Daycare</li> <li>37. The Salvation Army Divisional Headquarters</li> <li>38. Available (~3,000 sf)</li> </ul> |
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