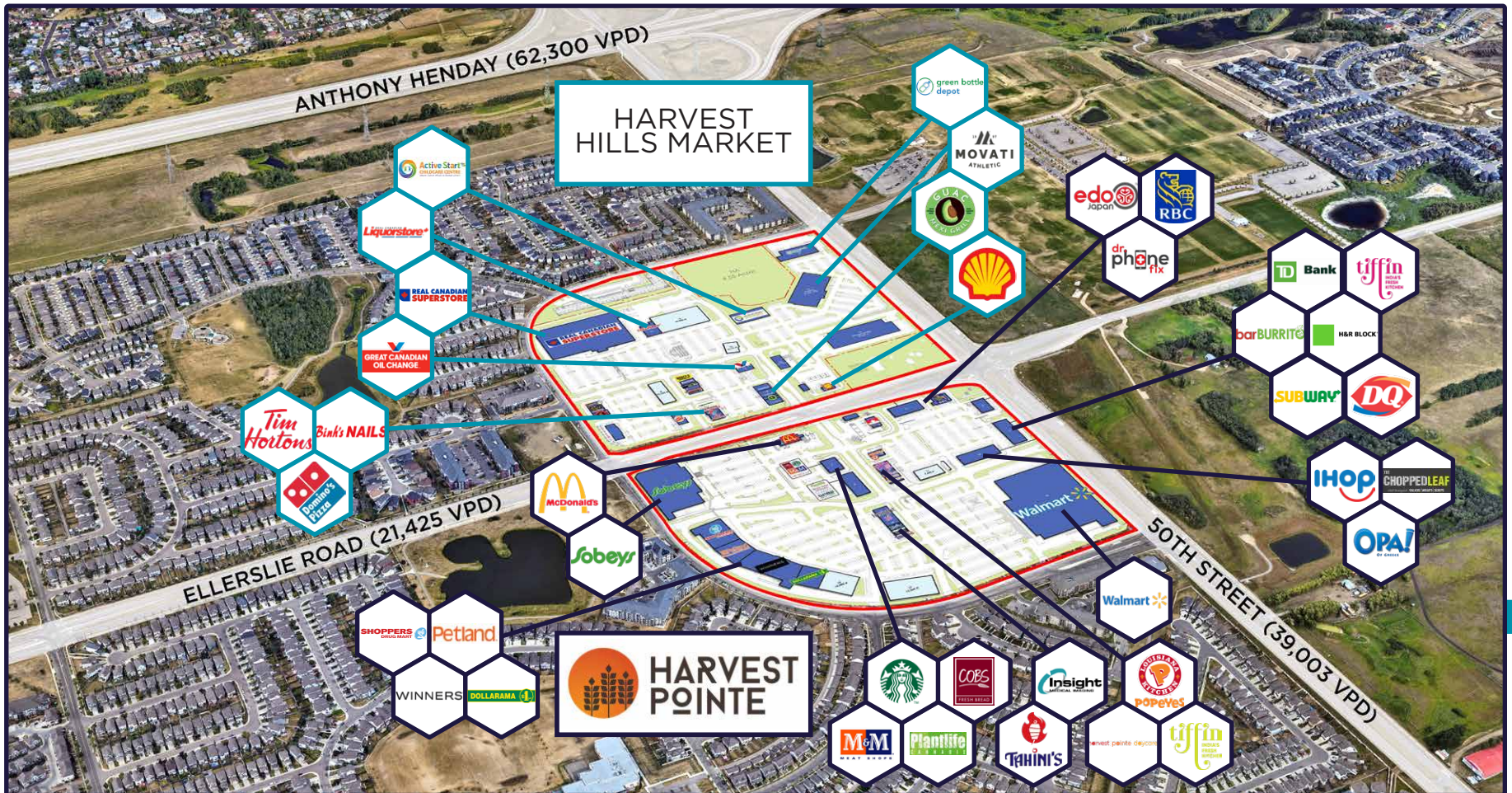




HARVEST POINTE / HARVEST HILLS MARKET

SW CORNER OF 50TH STREET & ELLERSLIE ROAD, EDMONTON, AB

RETAIL SPACE IMMEDIATELY AVAILABLE FOR LEASE

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Karina Lopez
Senior Associate
780-429-9393
karina.lopez@cwedmonton.com

Devan Ramage
Associate
780-932-2635
devan.ramage@cwedmonton.com

CUSHMAN & WAKEFIELD
Edmonton
Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5J 2Z1
www.cwedm.com



SOBEYS AT HARVEST POINTE



SUPERSTORE AT HARVEST HILLS MARKET

OVERVIEW

- Be a part of SE Edmonton's largest power centres (Harvest Pointe and Harvest Hills Market)
- Located along Ellerslie Road (21,425 VPD) and 50th Street (39,003 VPD)
- Excellent access to the Anthony Henday, Ellerslie Road and 50th Street, close proximity to Beaumont
- Anchored by Walmart, Sobeys and Superstore

PROPERTY DETAILS

Municipal Address: SW & NW Corner of 50th Street & Ellerslie Road

Zoning: DC1 - Allows for a variety of uses.

Opportunities: Starting from ±1,100 SF

Lease Rate: Market

Additional Rent:

- Harvest Pointe - Estimated \$21.87/SF Plus Administration Fee (2026)
- Harvest Hills Market - Estimated \$23.44/SF Plus Administration Fee (2026)



WINNERS AT HARVEST POINTE

HARVEST HILLS MARKET



HARVEST POINTE



1,072 SF LEASED!



3,818 SF



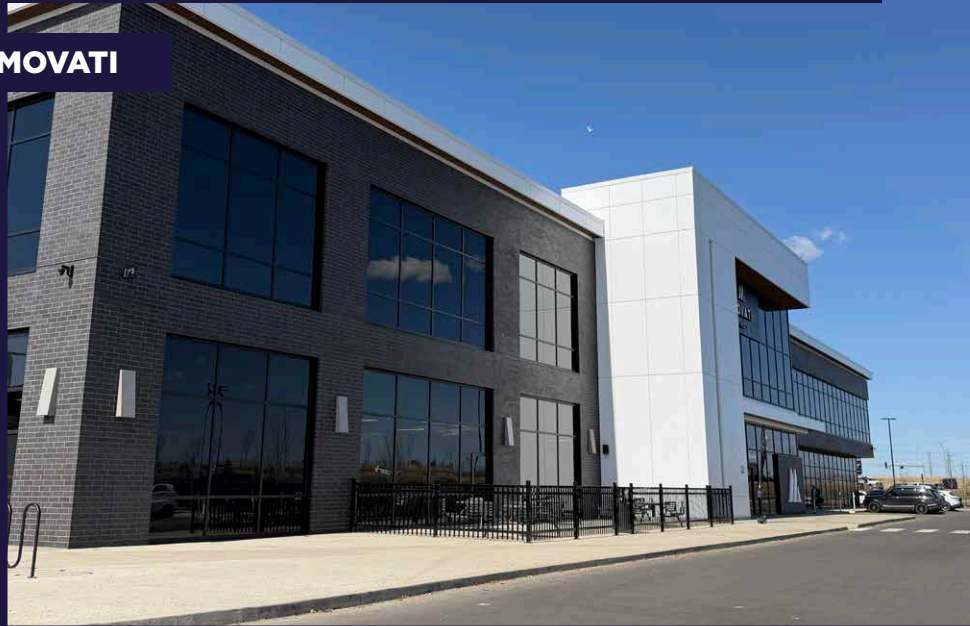
4,381 SF



2,680 SF

PROPERTY PHOTOS

MOVATI



HARVEST HILLS MARKET



ACTIVE START DAYCARE



HARVEST POINTE



Harvest Hills
MARKET



ELLERSLIE ROAD VPD: 21,425 (2024)

HARVEST POINTE



DEMOGRAPHICS



POPULATION

1km	3km	5km
13,544	69,021	140,435



HOUSEHOLDS

1km	3km	5km
3,945	21,570	44,214



AVERAGE INCOME

1km	3km	5km
\$136,356	\$137,928	\$132,678



VEHICLES PER DAY

14,300 VPD on Ellerslie Road SW
29,200 VPD on 50 Street SW