

# FOR LEASE

**CUSHMAN & WAKEFIELD**  
Edmonton

**CAMERON**  
DEVELOPMENT  
CORPORATION



# CAVANAGH

10906 - 30 AVENUE SW  
EDMONTON, ALBERTA

**AVAILABLE IMMEDIATELY**

**1,063 - 4,588 SF AVAILABLE**

**CUSHMAN & WAKEFIELD**  
Edmonton  
Suite 2700, TD Tower  
10088 - 102 Avenue  
Edmonton, AB T5J 2Z1  
[www.cwedm.com](http://www.cwedm.com)

Cushman & Wakefield Edmonton is independently owned and operated / A Member of the Cushman & Wakefield Alliance. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. January 2026

**Karina Lopez**  
Senior Associate  
780 429 9393  
[karina.lopez@cwedm.com](mailto:karina.lopez@cwedm.com)

**Devan Ramage**  
Associate  
780-420-1177  
[devan.ramage@cwedm.com](mailto:devan.ramage@cwedm.com)

# PROPERTY DETAILS

<b>Municipal Address</b>	10906 - 30 AVENUE SW, Edmonton, AB
<b>Legal Description</b>	Plan 1822591, Block 7, Lot 100
<b>Zoning</b>	CN - Neighbourhood Commercial Zoning
<b>Neighbourhood</b>	Cavanagh
<b>Built</b>	2025



# PROPERTY HIGHLIGHTS

- Come join Kepler Academy, Shell Gas Station, Cavanagh Dental, Prime Taekwondo, Uno Pizza and Boss Liquor.
- High traffic neighborhood shopping centre strategically located on the northeast corner of 111 Street & 30th Avenue.
- Nearby area businesses include: Heritage Valley Mercedes, Infiniti South Edmonton, Gateway Toyota and Leading Edge Physio.
- High exposure signage opportunities available.
- CN - Neighbourhood Commercial Zoning allows for a large variety of uses.
- Lease Rate: Market
- Estimated Additional Rent (Plus Admin): \$23.96 /SF (2026)



# AREA DEMOS



## HOUSEHOLDS

1KM	3KM	5KM
2,824	21,258	44,242



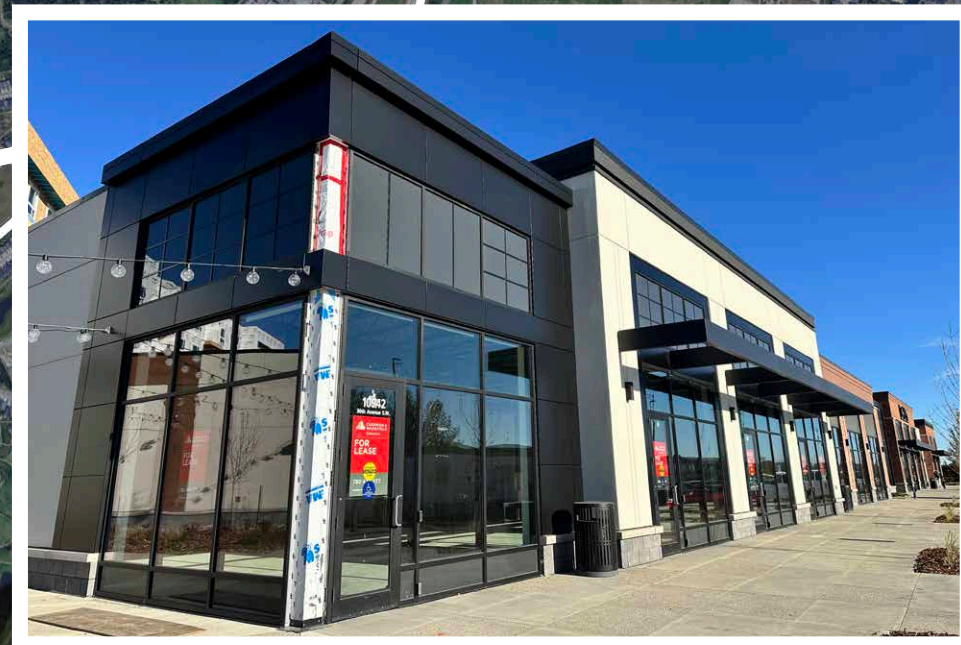
## POPULATION

1KM	3KM	5KM
8,697	60,953	128,940



## AVERAGE INCOME

1KM	3KM	5KM
\$155,306	\$145,701	\$150,897





# KEEP IN TOUCH



**Karina Lopez**  
Senior Associate  
780 429 9393  
karina.lopez@cwedm.com

**Devan Ramage**  
Associate  
780-420-1177  
devan.ramage@cwedm.com

**CUSHMAN & WAKEFIELD**  
Edmonton  
Suite 2700, TD Tower  
10088 - 102 Avenue  
Edmonton, AB T5J 2Z1  
[www.cwedm.com](http://www.cwedm.com)

Cushman & Wakefield Edmonton is independently owned and operated / A Member of the Cushman & Wakefield Alliance. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. January 2026