

FOR LEASE

# OLIVER PLACE

11704 JASPER AVE  
EDMONTON, AB



▶ 3,718 SF

▶ Kevin Glass

Kevin.Glass@  
MarcusMillichap.com  
+1 (587) 756 1570

Casey McClelland

Casey.McClelland@  
MarcusMillichap.com  
+1 (587) 756 1560

Mike Hoffert

Mike.Hoffert@  
MarcusMillichap.com  
+1 (587) 756 1550

## OPPORTUNITY

Take advantage of this high-profile end cap retail opportunity located in the densely populated neighborhood of Oliver. The available units offers floor-to-ceiling windows, wrapped around the front and side, which draws in an abundance of natural light. This results in ideal street-front exposure to the high volume of pedestrian and vehicle traffic along Jasper Avenue and 117th Street.

## HIGHLIGHTS

- Located within the densely populated Oliver neighbourhood
- 3,718 SF main floor retail space with corner exposure available for lease
- Mixed-use site with commercial space and residential rental tower
- Prime exposure to over 23,686 vehicles per day along Jasper Avenue
- Daytime population reaches a very impressive total of 183,644
- Ideal uses include banking services, general retail, casual dining, and more

# AREA + STATS / OLIVER PLACE

11704 JASPER AVE, EDMONTON, AB

Oliver is a mature neighbourhood that boasts the highest residential density in Edmonton. It is located immediately to the west of the Downtown core and offers a mix of single family homes and multistory residential apartments, along with a diverse, vibrant, and young demographic of consumers.

MacEwan University	<b>2 minutes</b>
University of Alberta	<b>9 minutes</b>
Bonnie Doon Mall	<b>12 minutes</b>
Southgate Centre	<b>14 minutes</b>
WEM	<b>16 minutes</b>



**23,686**  
vehicles  
per day



**EXPOSURE**  
high traffic  
Jasper Ave



**PARKING**  
street parking &  
surface parking



**TRANSIT**  
in convenient  
proximity



**\$92,872**  
household income  
average within 3 km



**81,341**  
population  
within 3 km



**BUILDING**  
mixed use  
Commercial Retail  
& Residential

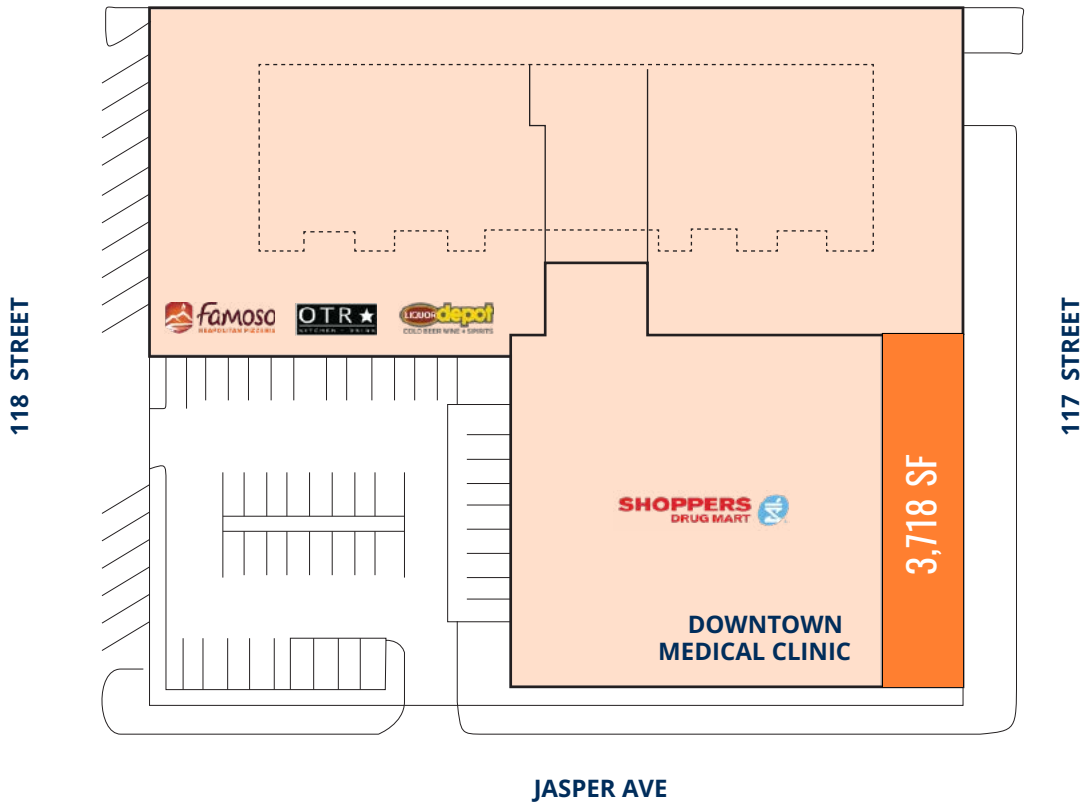
# DOWNTOWN EDMONTON / EAST VIEW



# DETAILS + SITE PLAN / OLIVER PLACE

10116 - 117 STREET, EDMONTON, AB

<b>Municipal Address:</b>	11704 Jasper Avenue, Edmonton	<b>Area:</b>	3,718 SF
<b>Legal Description:</b>	Plan 5349NW, Block 17, Lot 28A	<b>Available:</b>	Immediately
<b>Zoning:</b>	DC1 (18573) - Direct Development Control Provision	<b>Operating Costs:</b>	\$16.00/SF (est.)
<b>Neighbourhood:</b>	Oliver	<b>Lease Rate:</b>	Market





# Marcus & Millichap

Marcus & Millichap 10175 - 101 Street  
 1820 Enbridge Centre Edmonton, AB T5J 0H3 +1 (587) 756 1600

Casey McClelland / Senior Managing Director  
 Casey.McClelland@  
 MarcusMillichap.com  
 +1 (587) 756 1560

Kevin Glass / Director  
 Kevin.Glass@  
 MarcusMillichap.com  
 +1 (587) 756 1570

Mike Hoffert / Director  
 Mike.Hoffert@  
 MarcusMillichap.com  
 +1 (587) 756 1550

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable, however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap.

and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a trademark of Marcus & Millichap Real Estate Investment Services, Inc. Used under license by Marcus & Millichap Real Estate Investment Services Canada Inc. © 2026 Marcus & Millichap. All rights reserved.

**SPECIAL COVID-19 NOTICE**  
 All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.