

| 105 STREET BUILDING |

8207 105 STREET | EDMONTON | AB

RETAIL FOR LEASE



SHORT-TERM LEASE OPPORTUNITY ON WHYTE AVENUE

- 1,760 SF available for a short term lease
- Located on Whyte Avenue & 105 street
- Join When Pigs Fly, Burlington Tobacconist, Winners, Remedy Cafe, and other retailers on this prominent intersection
- Ideal for professional services, general retail and more

MAY CUAN

Partner

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Partner

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OMADA COMMERCIAL
1400 Phipps-McKinnon Building
10020 101A Ave, Edmonton AB T5J 3G2

Omada
COMMERCIAL



PROPERTY FEATURES

Vacancy	1,760 SF
Available	Immediately
Term	1 year
Renewal	1 year option
Municipal	8207 105 Street, Edmonton, AB
Legal	Lot 21, Block 67, Plan I
Access	Whyte Avenue 105 Street Back Alley
Zoning	DC1 (999) Direct Development Control Provision
Gross Rent	Negotiable



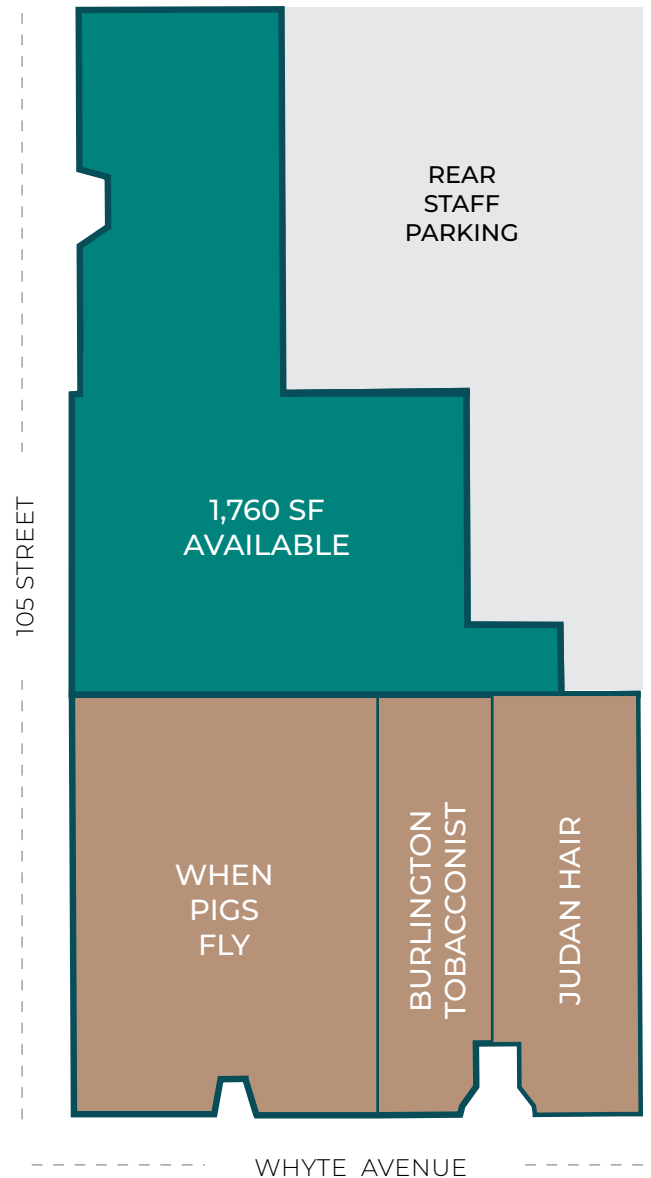
TURN-KEY SPACE



PEDESTRIAN-ORIENTED
RETAIL DESTINATION



HIGH TRAFFIC
INTERSECTION

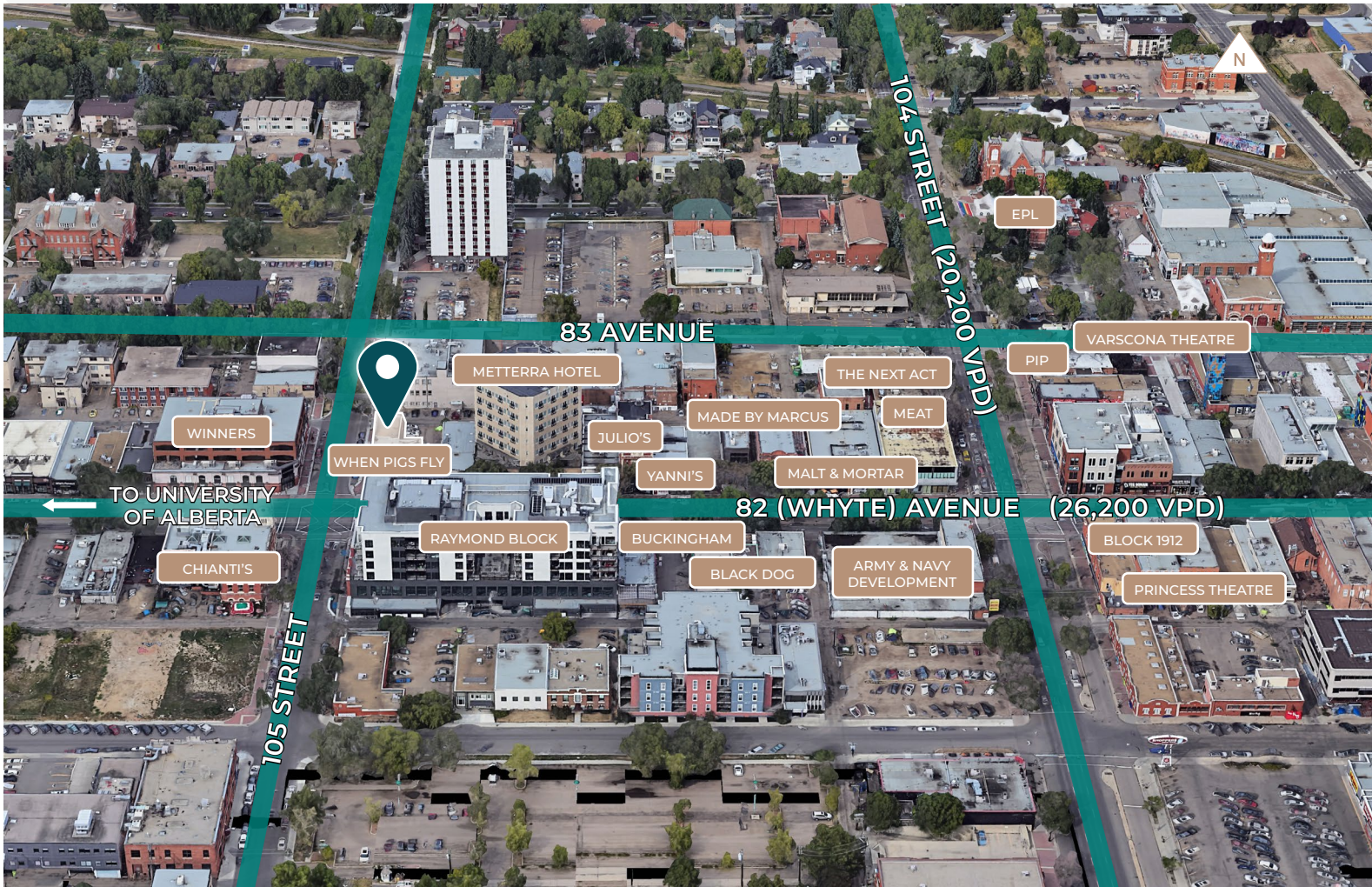


12-STOREY OFFICE TOWER WITH MAIN FLOOR RETAIL OPPORTUNITY

THE 105 STREET BUILDING IS COMMONLY KNOWN BY ITS ICONIC TENANTS, WHEN PIGS FLY AND BURLINGTON TOBACCONISTS.

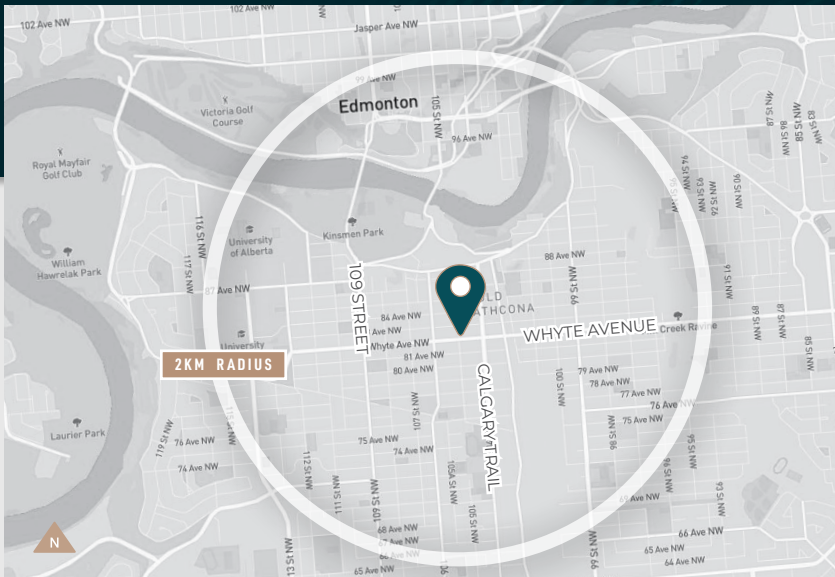
The site is situated along Whyte Avenue, one of Edmonton's busiest pedestrian streets attracting local, national and international tenants. Its character and long term tenancies have helped define this as a high profile corner on Whyte Avenue.

Whyte Avenue is Edmonton's main arts and entertainment district as well as shopping hub for visitors, area residents and students at the nearby University of Alberta. This high street is located in Strathcona, which is consistently voted one of Edmonton's best neighborhoods by Avenue Magazine and draws people of all ages and interests, making it a must visit destination for everyone.



IDEALLY SITUATED

8207 105 STREET | EDMONTON | AB



+ 20,500 VPD ON JASPER AVE

[POPULATION]

41,419 residents

45,633 Daytime Population

7.8 % growth (2017-2022)

13.9% projected growth (2022-2027)

[AGE]

0-19 yrs = 11.3%

20-39 yrs = 53.0%

40-59 yrs = 19.3%

60+ yrs = 16.5%

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[INCOME]

Average Household Income of \$100,985

23.7% of households earn \$60,000 to \$100,000

33.3% of households earn more than \$100,000

[TRAFFIC]

26,500 VPD on Whyte Avenue

20,800 VPD along 104 Street

21,000 VPD along Gateway Boulevard

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