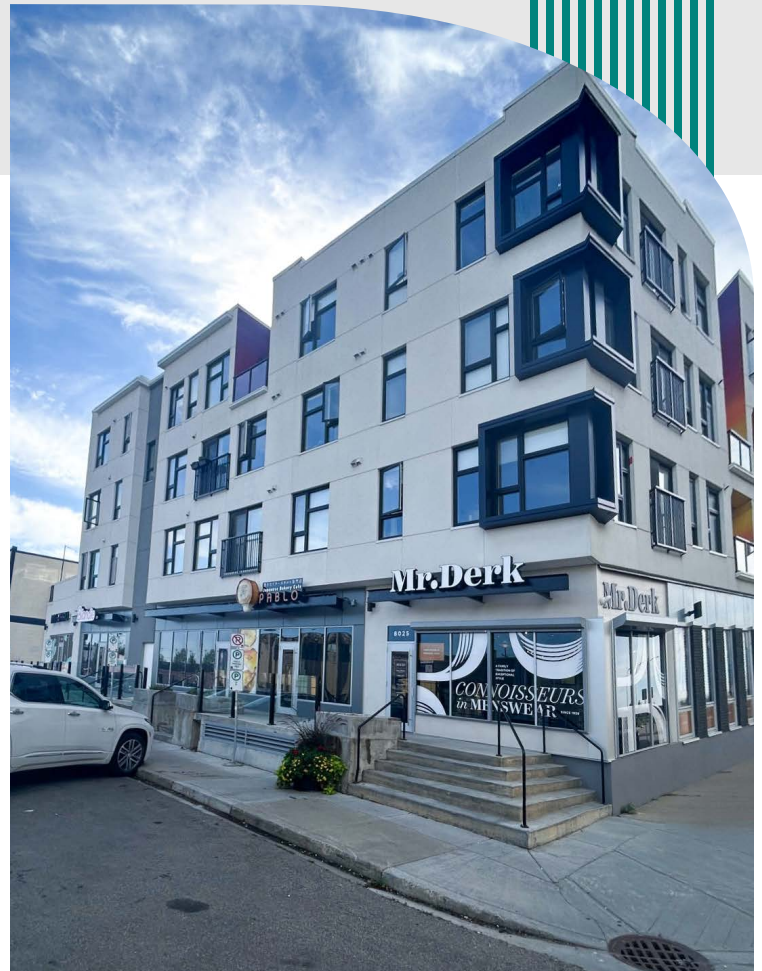
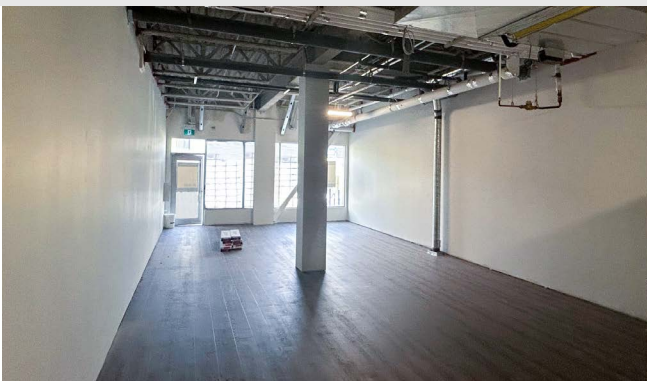


@81

8015 - 102 Street, Edmonton, AB

1,168 SF

RETAIL FOR LEASE



- Join Derk Menswear, Divethru, Blondie Hair Salon, and Pablo Bakery
- Free and convenient street front parking
- Unit has built out washroom

ERIC SLATTER
Partner
780.540.5322
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AVAILABLE IMMEDIATELY



JOIN REVITALIZING
RITCHIE NEIGHBORHOOD



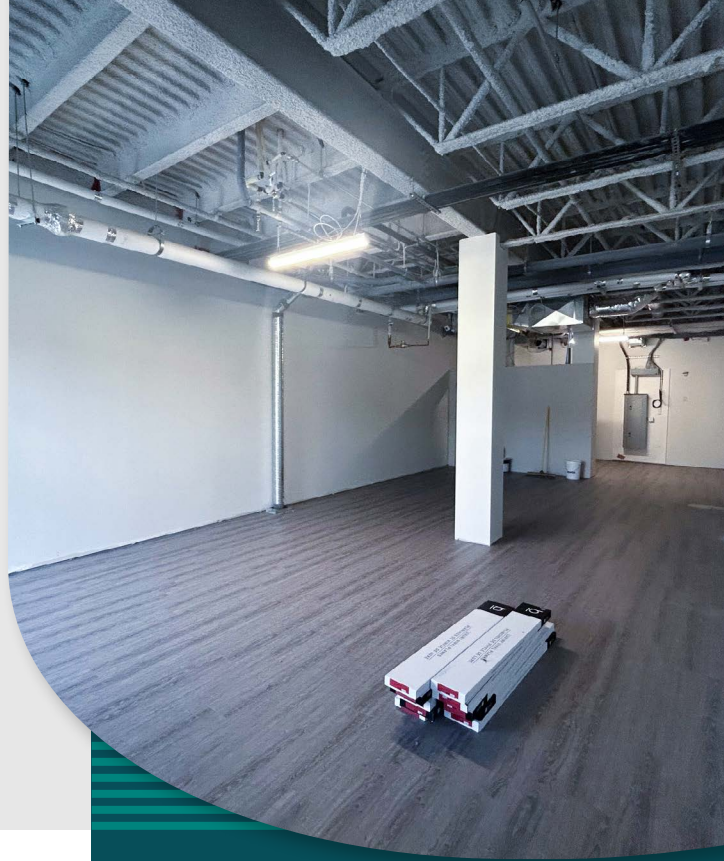
1 BLOCK FROM ICONIC
WHYTE AVENUE

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COMMERCIAL

PROPERTY FEATURES

Vacancy	1,168 SF
Available	Immediately
Municipal	8015 - 102 Street, Edmonton
Legal	Plan I, Block 51, Lots 1-3
Zoning	DC1 (19988)
Basic Rent	Negotiable
Op Costs	\$15.55 PSF (2024 est.)
Utilities	Separately metered
Parking	Free street front & limited underground



SITE PLAN



DEMOGRAPHICS

2 KM RADIUS

46,977

DAYTIME POPULATION

- 40,051 residents
- 5.2% growth (2018-2023)
- 14.2% projected growth (2023-2028)

\$100,807

AVERAGE HOUSEHOLD INCOME

- 23.9% earn \$60-100,000
- 35.2% earn \$100,000+

51.7%

20-39 YRS

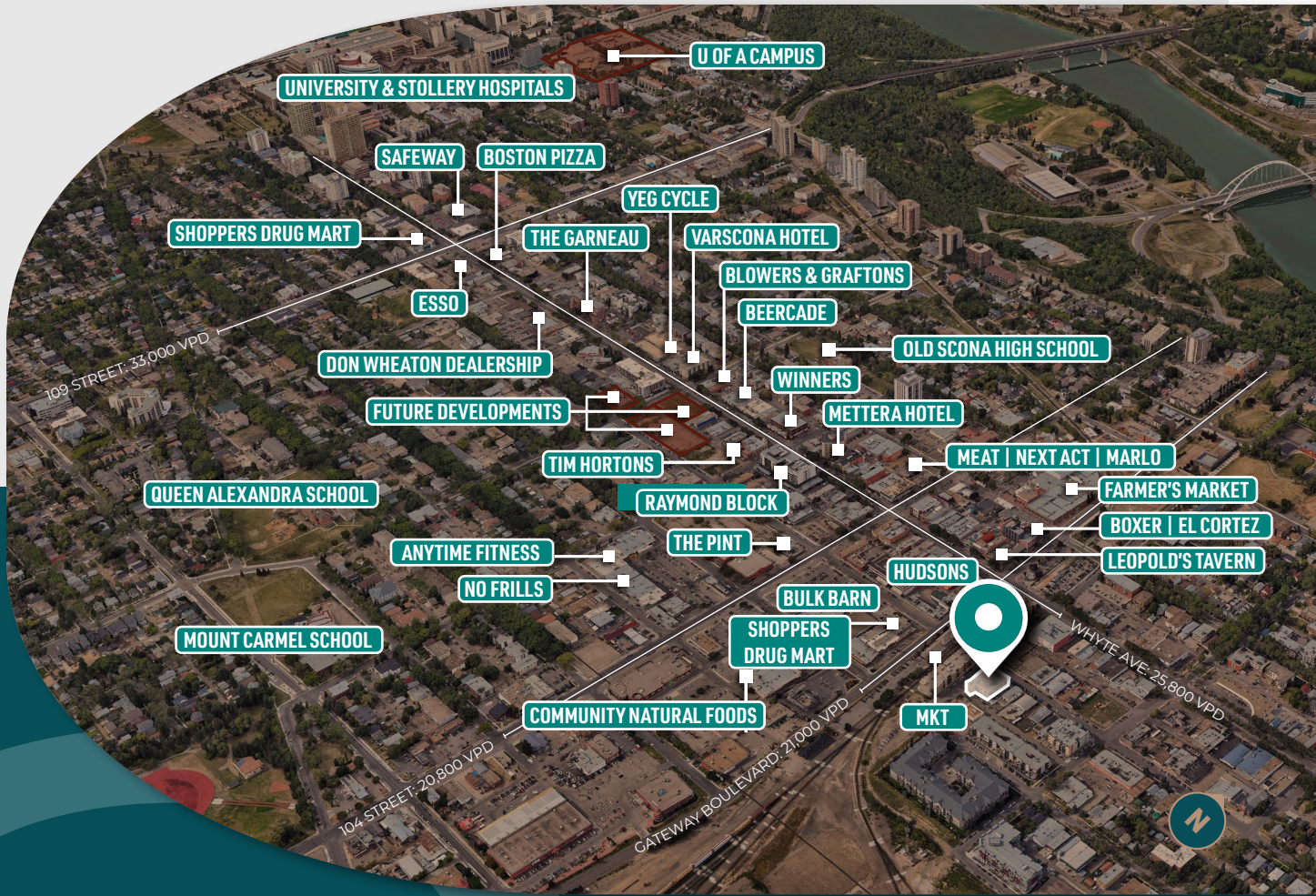
- 0-19 yrs = 11.2%
- 40-59 yrs = 19.7%
- 60+ yrs = 17.4%

25,800 VPD

ON WHYTE AVENUE

- 20,800 VPD on 104 Street
- 33,000 VPD ON 109 street
- 21,000 VPD on Gateway Boulevard

IDEALLY SITUATED



THE OPPORTUNITY

Join the existing retail and residential tenants at the newly completed @81 mixed use building. This recently redeveloped property is part of the burgeoning Ritchie neighborhood revitalization. This is our final commercial unit available, and it comes equipped with a washroom, flooring, and lighting already in place.

ERIC SLATTER

Partner

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This disclaimer shall apply to Omada Commercial; to include all employees and independent contractors ("Omada"). The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, Omada does not represent, warrant or guarantee the accuracy, correctness and completeness of the information. October 25, 2024

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