

WEST BLOCK

14055 West Block Drive NW | Edmonton | AB

RETAIL FOR LEASE

HIGH PROFILE 1,562 SF
& 1,000 SF FIXTURED
RETAIL SPACE AVAILABLE

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- Situated on the prominent corner of 142 Street and Stony Plain Road, offering exposure to commuter traffic of over 31,000 vehicles per day
- Designed around a central urban square, creating unique patios and public space with heated concrete encouraging outdoor use year-round
- Pedestrian and transit-oriented development serving as a hub for the surrounding affluent communities with the future Valley Line West LRT stopping right at the plaza
- Large growth forecast in the immediate area with two future residential towers set to add over 400 residential units to the existing 60 units on site

PROPERTY FEATURES

Vacancy	1,562 SF 1,000 SF
Available	Immediately
Municipal	130, 14055 West Block Drive NW, Edmonton, AB
Legal	Plan 1922312, Block 101, Lot 27
Zoning	Site Specific Development Control Provision (DC2 (1071))
Basic Rent	Negotiable
Op. Costs	\$20.00 PSF (2024 est.)
Utilities	Separately metered
Parking	226 underground stalls 130 surface level stalls



CONSISTENT DAYTIME TRAFFIC GENERATED BY MEDICAL AND PROFESSIONAL USER DENSITY ON-SITE



60 HIGH-END RESIDENTIAL CONDOS



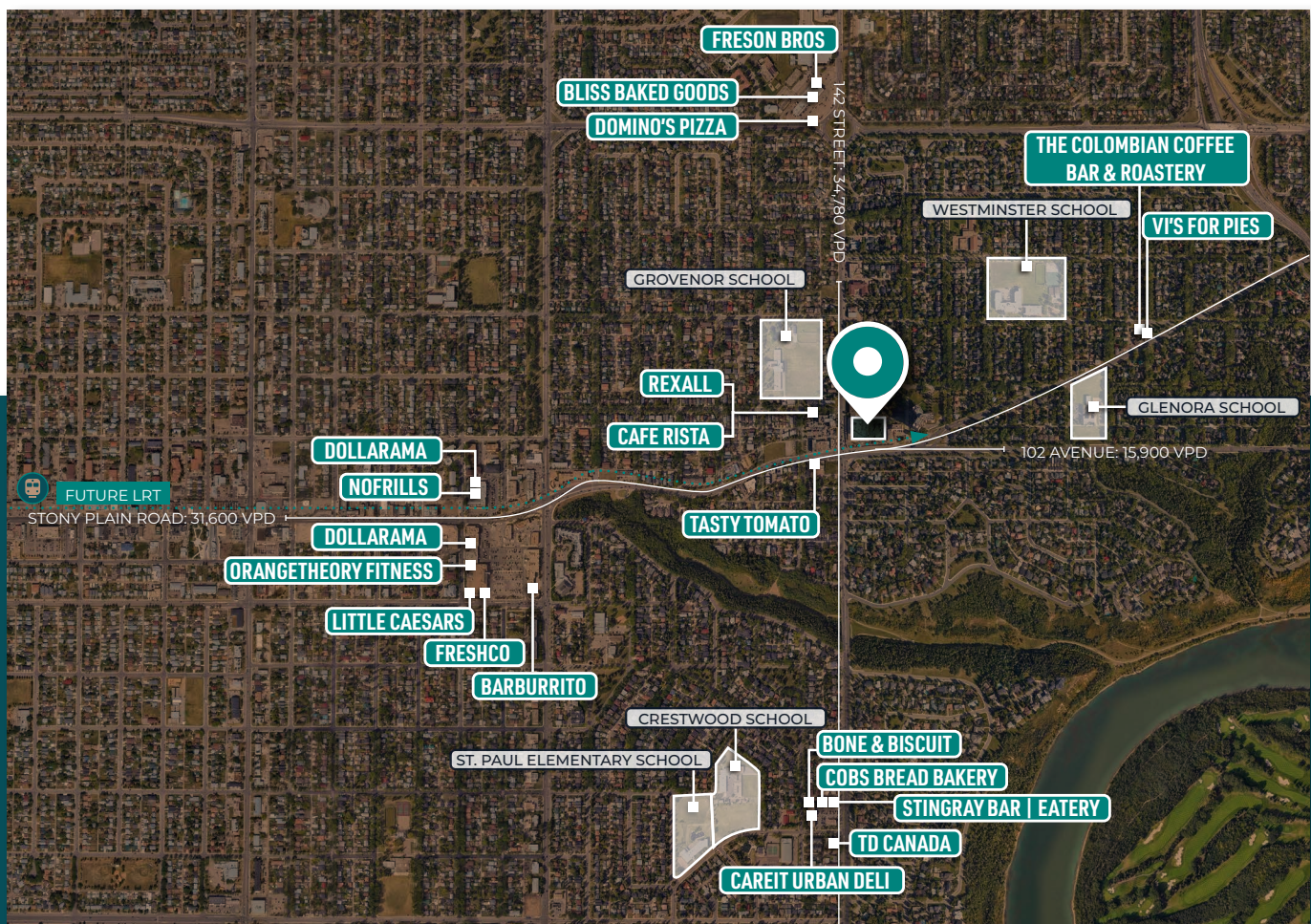
356 SURFACE AND UNDERGROUND STALLS



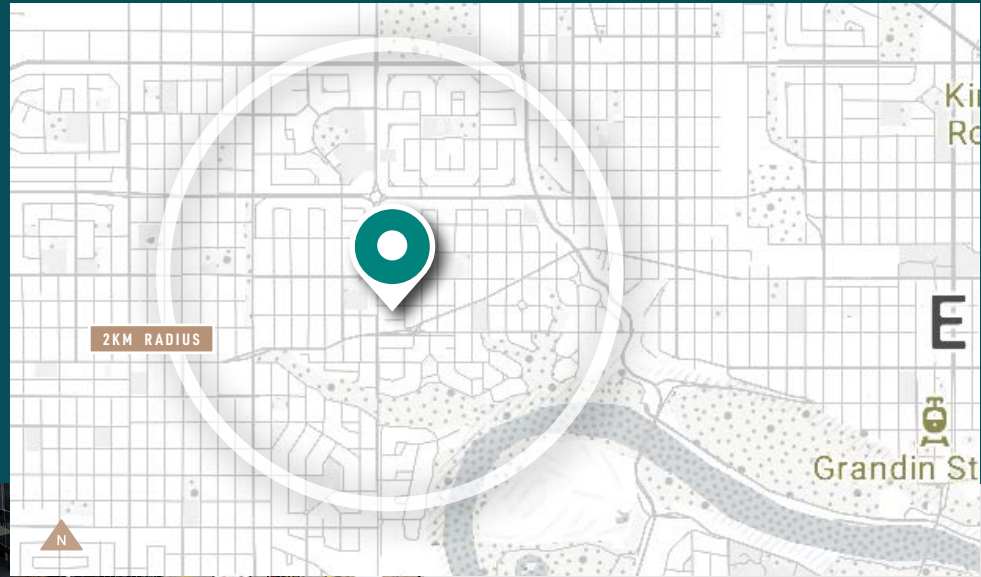
BOUTIQUE RETAIL FOR LEASE AT WEST BLOCK

West Block represents the epitome of mixed-use lifestyle development in Edmonton, combining luxurious residences, cutting-edge office spaces, and charming street-front retail. Nestled in Glenora, this exceptional property grants affluent residents convenient pedestrian, cycling, and transit access. With limited retail options in the vicinity, West Block presents an enticing opportunity for tenants to serve an underserved market. Meticulous site planning, innovative building design, and quality materials create an atmosphere that is truly unique and inviting for customers.

Conveniently located just minutes away from downtown Edmonton, West Block thrives in one of the city's most desirable demographic areas. The primary trade zone boasts a population of over 24,000 individuals, with an impressive average household income exceeding \$150,000. The future Valley LRT line is planned along Stony Plain Road, which forms the southern boundary of this development. This upcoming transportation link will provide direct access to downtown Edmonton, while also fostering further high-density development in the surrounding area.



IDEALLY SITUATED



FUTURE LRT STOP



25,383

DAYTIME POPULATION

30,252 residents
6.4% growth (2017-2022)
5.7% projected growth (2022-2027)

28.8%

20-39 YRS

0-19 yrs = 19.9%
40-59 yrs = 27.8%
60+ yrs = 23.5%

\$136,619

AVERAGE HOUSEHOLD INCOME

21.8% of households earn \$60,000 to \$100,000
42.6% of households earn more than \$100,000

31,600

VPD ON STONY PLAIN ROAD

13,600 VPD on 142 Street

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