

| HULBERT BLOCK |

10359 82 AVENUE NW | EDMONTON | AB

# RETAIL FOR LEASE



## FULLY-FIXTURED RETAIL SPACE IN THE HEART OF WHYTE AVE

- 1,532 sf fully-fixtured retail space available immediately
- Unique small bay opportunity along one of the most desirable blocks of Whyte Avenue
- Ample street parking in the area, and easily accessible by public transit or bike
- Full retrofit by Beljan Developments retained the charm of the historic building but now offers the practical convenience of modern amenities and building systems

**CHRIS KILLINGSWORTH**

Associate

780.232.6939

[chris.killingsworth@omada-cre.com](mailto:chris.killingsworth@omada-cre.com)

**GABRIEL LORIEAU**

Partner

780.540.5324

[gabriel.lorieau@omada-cre.com](mailto:gabriel.lorieau@omada-cre.com)

| OMADA-CRE.COM

| 780.540.5320

**Omada**  
COMMERCIAL

# PROPERTY FEATURES

10359 82 AVENUE | EDMONTON | AB

Vacancy	1,532 SF (Lower Level)
Available	Immediately
Municipal	10359 82 Avenue
Legal	Lot 14, Block, 61, Plan I
Access	Whyte Avenue & Calgary Trail
Zoning	<a href="#">DC1 (20476)</a>
Basic Rent	Negotiable
Op Costs	\$16.14 (2023 est.) including Utilities
Signage	Blade & facade
Access	Direct entrance from Whyte Avenue



FULLY-FIXTURED

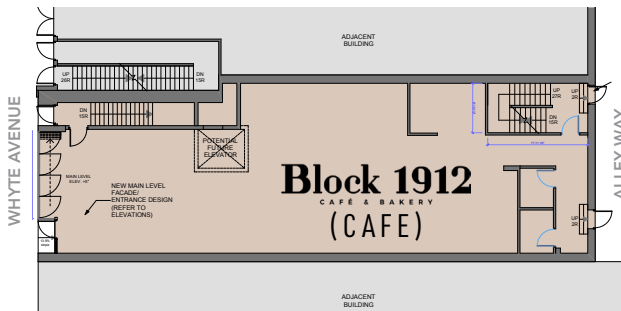


COMPLETED HISTORIC BUILDING RETROFIT

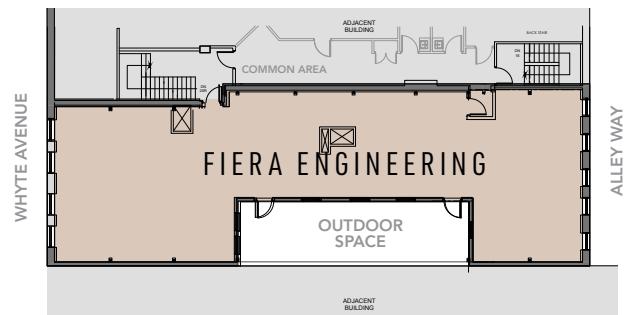


LOCATED IN EDMONTON'S PREMIERE SHOPPING DESTINATION

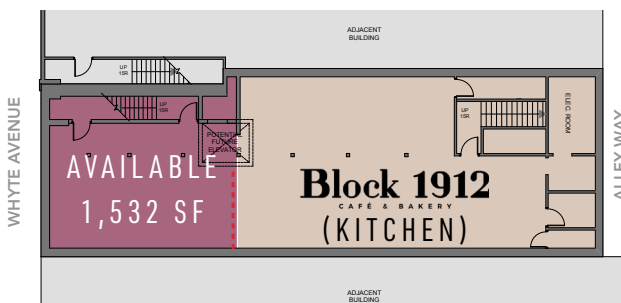
## MAIN FLOOR



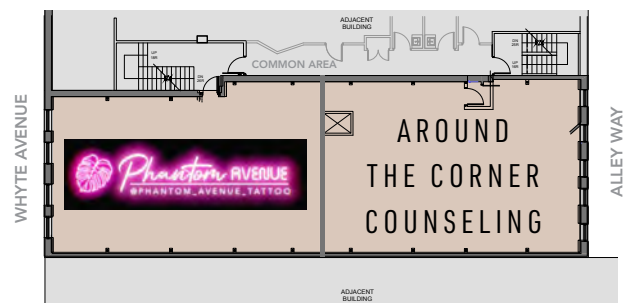
## THIRD FLOOR



## LOWER LEVEL



## SECOND FLOOR



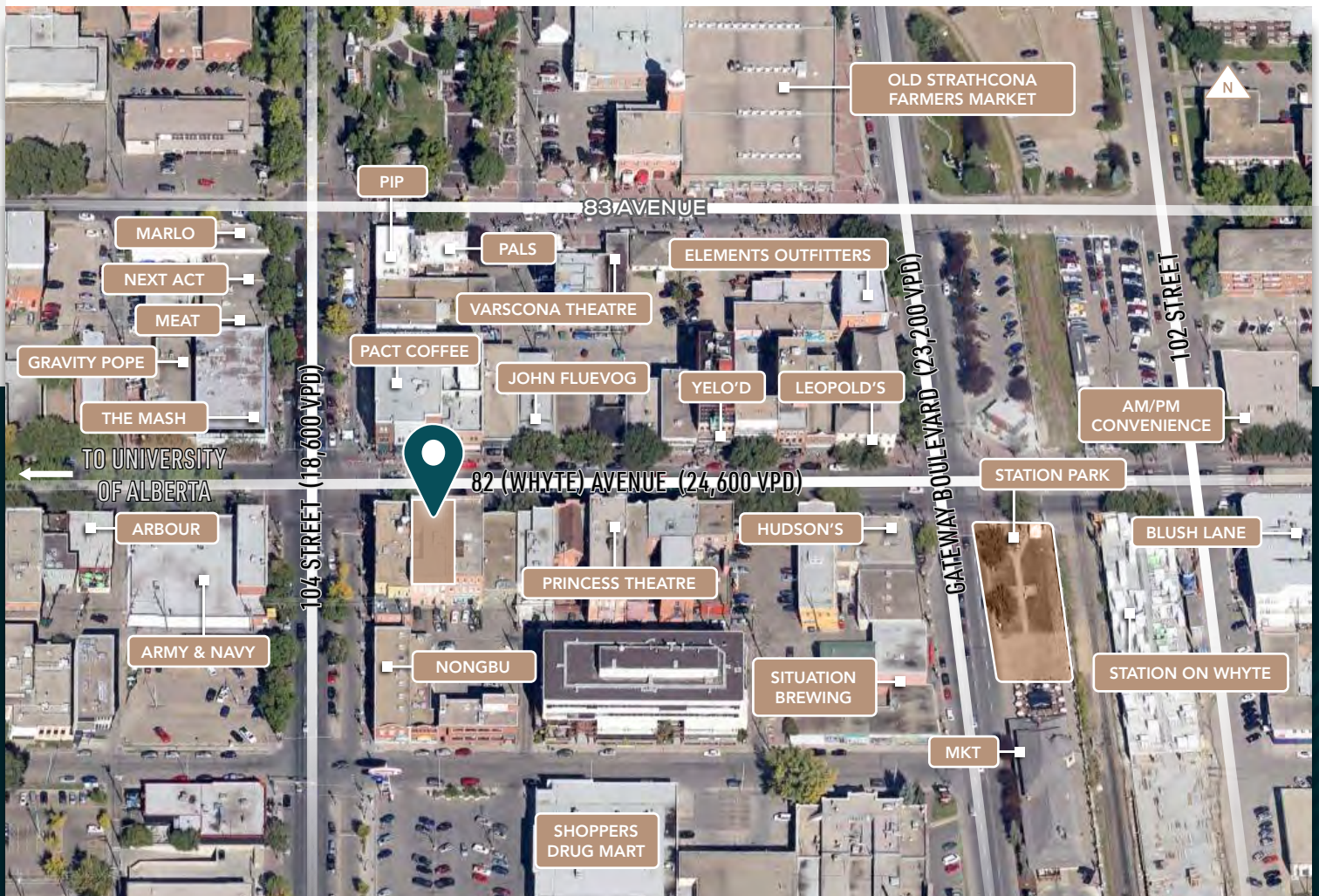


# OLD STRATHCONA HAS IT ALL

DEFINED BY ITS MIX OF HISTORIC BUILDINGS AND ACTIVE STREETS, THE AREA IS HOME TO EDMONTON'S LARGEST DENSITY OF INDEPENDENTLY-OWNED BUSINESSES, INTERSPERSED WITH NATIONAL RETAILERS.

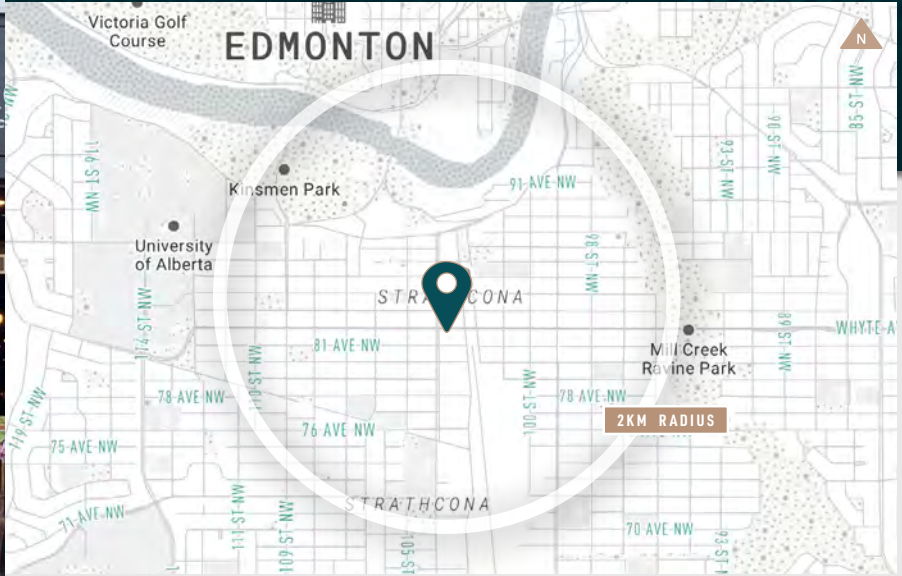
Old Strathcona is one of Edmonton's premiere shopping destinations offering a variety of retail choices including fashion, music shops, restaurants, salons and spas, books, home decor, sporting goods, health, professional services, arts and entertainment. The district is also supported by the surrounding densely-populated neighborhoods and the students and staff of the nearby University of Alberta.

Old Strathcona is home to some of the most renowned festivals in Edmonton such as The Fringe Festival, Ice on Whyte, Sand on Whyte, and many others. This diverse array of festivals drives nearly 1M festival goers to the area.



# IDEALLY SITUATED

10359 82 AVENUE NW | EDMONTON | AB



**+** 25,300 VPD ON WHYTE AVENUE

## [ INCOME ]

Average household income of \$ 100,956  
23.7% of households earn \$60,000 to \$100,000  
**33.3% of households earn more than \$100,000**

## [ POPULATION ]

41,570 residents  
45,521 daytime population  
**7.1% growth (2016-2022)**  
12.6 % projected growth (2022-2026)

## [ TRAFFIC ]

**25,300 VPD on Whyte Avenue**  
20,800 VPD on 104 Street

## [ AGE ]

0-19 yrs = 11.8%  
20-39 yrs = 52.1%  
40-59 yrs = 19.6%  
60+ yrs = 16.6%

### CHRIS KILLINGSWORTH

Associate  
780.232.6939  
chris.killingsworth@omada-cre.com

### GABRIEL LORIEAU

Partner  
780.540.5324  
gabriel.lorieau@omada-cre.com

OMADA-CRE.COM

780.540.5320

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

Omada  
COMMERCIAL