

| LYMBURN CENTRE |

# 7522 178 STREET | EDMONTON | AB RETAIL FOR LEASE



IDEAL FOR RESTAURANT USE



IDEAL FOR FITNESS USE



IDEAL FOR RETAIL USE



## EXPOSURE TO BUSY 178 STREET

- ±3,600 SF former daycare space (demisable) est. available April 1, 2023  
Exposure to busy 178 Street, easily accessible from Whitemud Drive
- Surrounded by the mature neighborhoods of Lymburn and Callingwood
- Located nearby amenities of Callingwood Arenas, Jamie Platz YMCA and the Lois Hole Public Library

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# RETAIL SPACE FEATURES

7522 178 STREET | EDMONTON | AB

<b>Vacancy</b>	±3,600 SF (demisable)	<b>Zoning</b>	CNC
<b>Available</b>	Est. April 1, 2023	<b>Basic Rent</b>	Negotiable
<b>Municipal</b>	7522 178 Street, Edmonton, AB	<b>Op Costs</b>	\$13.50 PSF (2022 est.)
<b>Legal</b>	Lot 8, Block 21, Plan 7621558	<b>Parking</b>	88 stalls shared surface stalls
<b>Access</b>	76 Avenue (2x all directional) 178 Street (1x right in right out)	<b>Signage</b>	Fascia & pylon



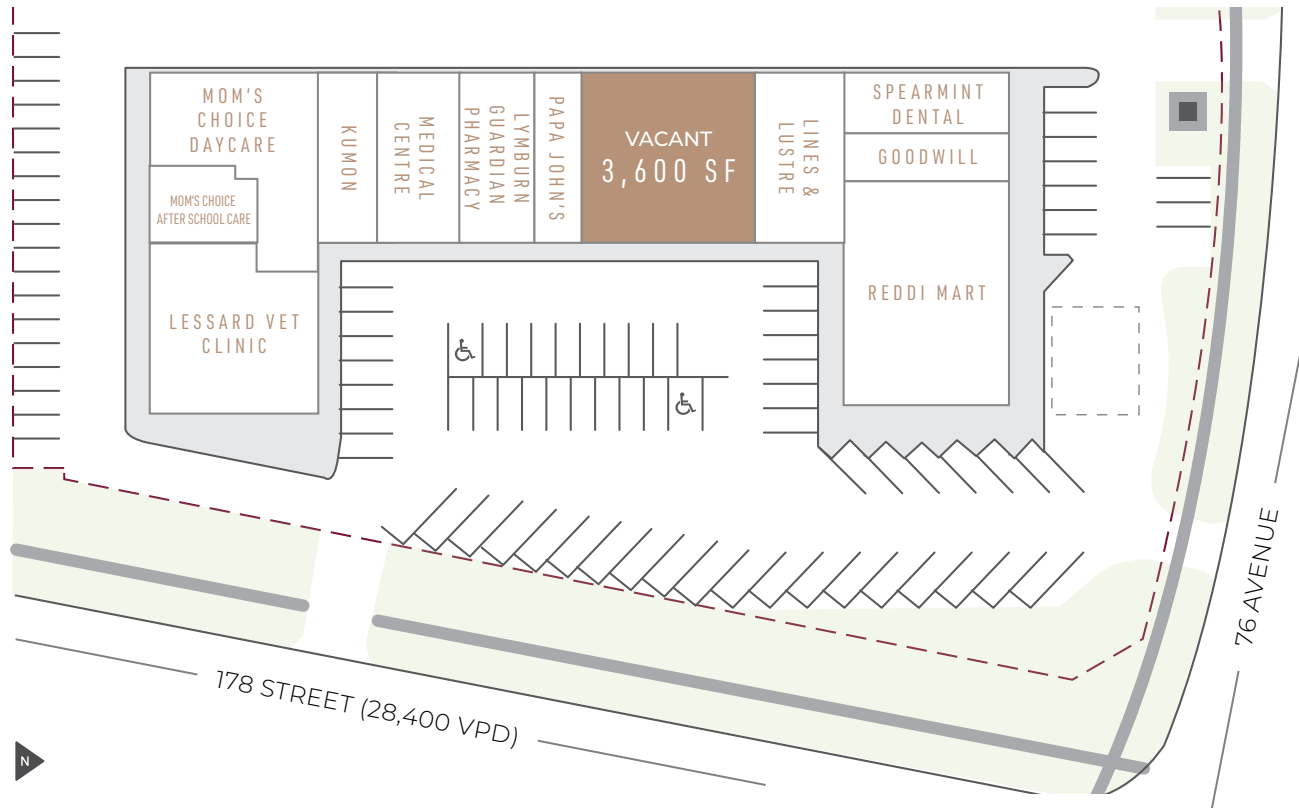
FIXTURED  
SPACE



HIGH DENSITY  
RESIDENTIAL AREA



88 SURFACE  
PARKING STALLS





# HIGH VOLUME OF TRAFFIC

BOUNDED BY MAJOR EDMONTON ARTERIALS OF THE ANTHONY HENDAY AND WHITEMUD, LYMBURN CENTRE IS STRATEGICALLY LOCATED ALONG 178 STREET, JUST SOUTH OF WHITEMUD DRIVE.

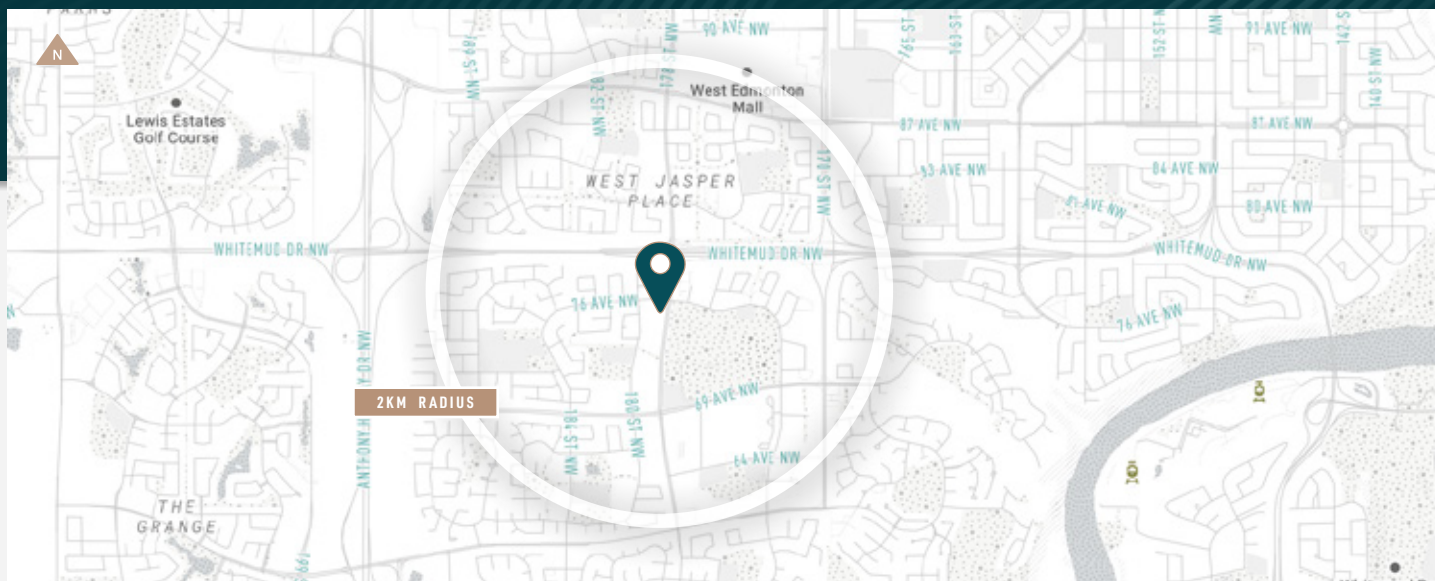
The current tenant mix is Kumon, quick serve pizza, daycare and afterschool care, and several medical professional uses. Easily accessible from 178 Street and 76 Avenue via three (3) access points, Lymburn Centre benefits from the high volume of traffic passing in front of the Property. (28,400 VPD on 178 Street)

Lymburn Centre is surrounded by the mature neighborhoods of Lymburn (pop. 6,281), Callingwood North (pop. 2,050) & South (pop. 4,257), and Ormsby Place (pop. 5,585). Located across from Callingwood Park, the Property enjoys close proximity to amenities such as Callingwood Arenas, Jamie Platz YMCA, Lois Hole Public Library and Oscar Romero High School.



# IDEALLY SITUATED

7522 178 STREET | EDMONTON | AB



**+ 28,400 VPD ON 178 STREET**

## [ POPULATION ]

40,256 residents

**26,248 daytime population**

1.5% growth (2014-2019)

3.8% projected growth (2019-2024)

## [ INCOME ]

Average household income of \$106,840

27.0% of households earn \$60,000 to \$100,000

**40.1% of households earn more than \$100,000**

## [ AGE ]

0-19 yrs = 23.0%

**20-39 yrs = 32.3%**

40-59 yrs = 25.3%

60+ yrs = 19.4%

## [ TRAFFIC ]

54,900 VPD on Whitemud Drive

**28,400 VPD on 178 Street**

### ALEX FU

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