

| PLAZA 124 |

10216 124 STREET | EDMONTON | AB  
RETAIL FOR LEASE



1,454 SF - INTERIOR



1,454 SF - INTERIOR



1,454 SF - INTERIOR



2 SMALL UNITS  
ON 124 STREET

- 1,006 SF & 1,454 SF available for lease
- Located on the intersection of 124 Street and 102 Avenue
- High exposure with more than 43,300 vehicles per day
- Join some of the city's finest restaurants, coffee shops, art galleries, boutiques, professional services and more

MAY CUAN

Partner

780.540.5333

may.cuan@omada-cre.com

| OMADA-CRE.COM

| 780.540.5320

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

Omada  
COMMERCIAL

# PROPERTY FEATURES

10216 124 STREET | EDMONTON | AB

Vacancy	±1,006 SF - shell ±1,454 SF - former fixtured Medi spa
Municipal	10216 124 Street, Edmonton, AB
Legal	Lot 11-16, Block 33, Plan RN22
Access	124 Street & 102 Avenue
Zoning	DC2 (I) (2) Site Specific Development Control Provision
Basic Rent	Negotiable
Op Costs	\$15.54 PSF (2022 est.) Utilities included
Signage	Pylon
Parking	Underground parkade Street parking and surface lots in the area

1,454 SF - EXTERIOR



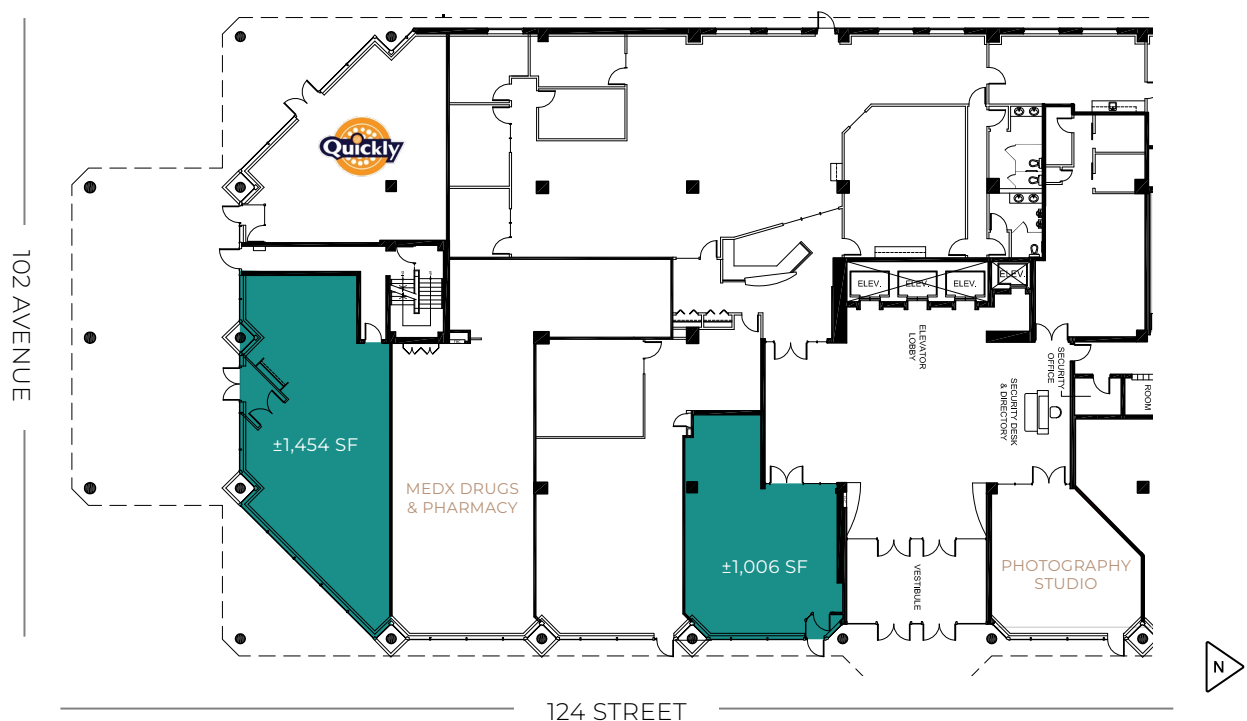
STRONG DAYTIME  
POPULATION



HIGH AND INCREASING  
RESIDENTIAL DENSITY



FLAGSHIP CORNER  
LOCATION





# JOIN EDMONTON'S CHARMING SHOPPING AREA ON 124 STREET

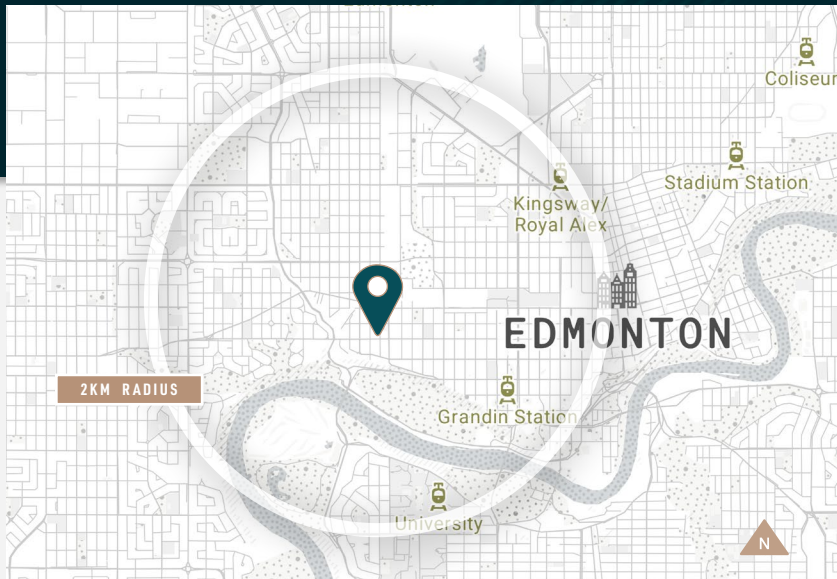
124 street is a premier destination in Edmonton and one of the city's main shopping districts, which features local independent restaurants, art galleries, boutiques, premium services and more.

The area is characterized by its charm, walkability and low to mid-rise urban form. New, upcoming developments add to the growth and excitement of this district with residential, commercial and mixed-use projects adding to the density and vibrancy of the area.



# IDEALLY SITUATED

10216 124 STREET | EDMONTON | AB



17,800 VPD ON 124 STREET

## [ POPULATION ]

46,804 residents

**43,253 daytime population**

8.8% growth (2017-2022)

12.8% projected growth (2022-2027)

## [ AGE ]

0-19 yrs = 11.1%

**20-39 yrs = 42.6%**

40-59 yrs = 23.6%

60+ yrs = 22.7%

## [ INCOME ]

Average household income of \$107,622

**33.4% of households earn more than \$100,000**

25.9% of households earn \$60,000 to \$100,000

## [ TRAFFIC ]

**17,800 VPD on 124 street**

15,900 VPD on 102 Ave

MAY CUAN

Partner

780.540.5333

may.cuan@omada-cre.com

OMADA-CRE.COM

780.540.5320

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

Omada  
COMMERCIAL