

| 1,534 – 3,068 SF |

RETAIL FOR LEASE



WEST END STATION

9968 and 9970 170 Street, Edmonton, AB

- Newly demised space ready for possession
- Centrally located in West Edmonton retail corridor with exposure to over 80,000 vehicles per day
- High traffic location with incredible exposure to 170th Street North bound, 170th Street South bound and 100 Avenue
- Easily accessible from major thoroughfares
- Prominent signage available

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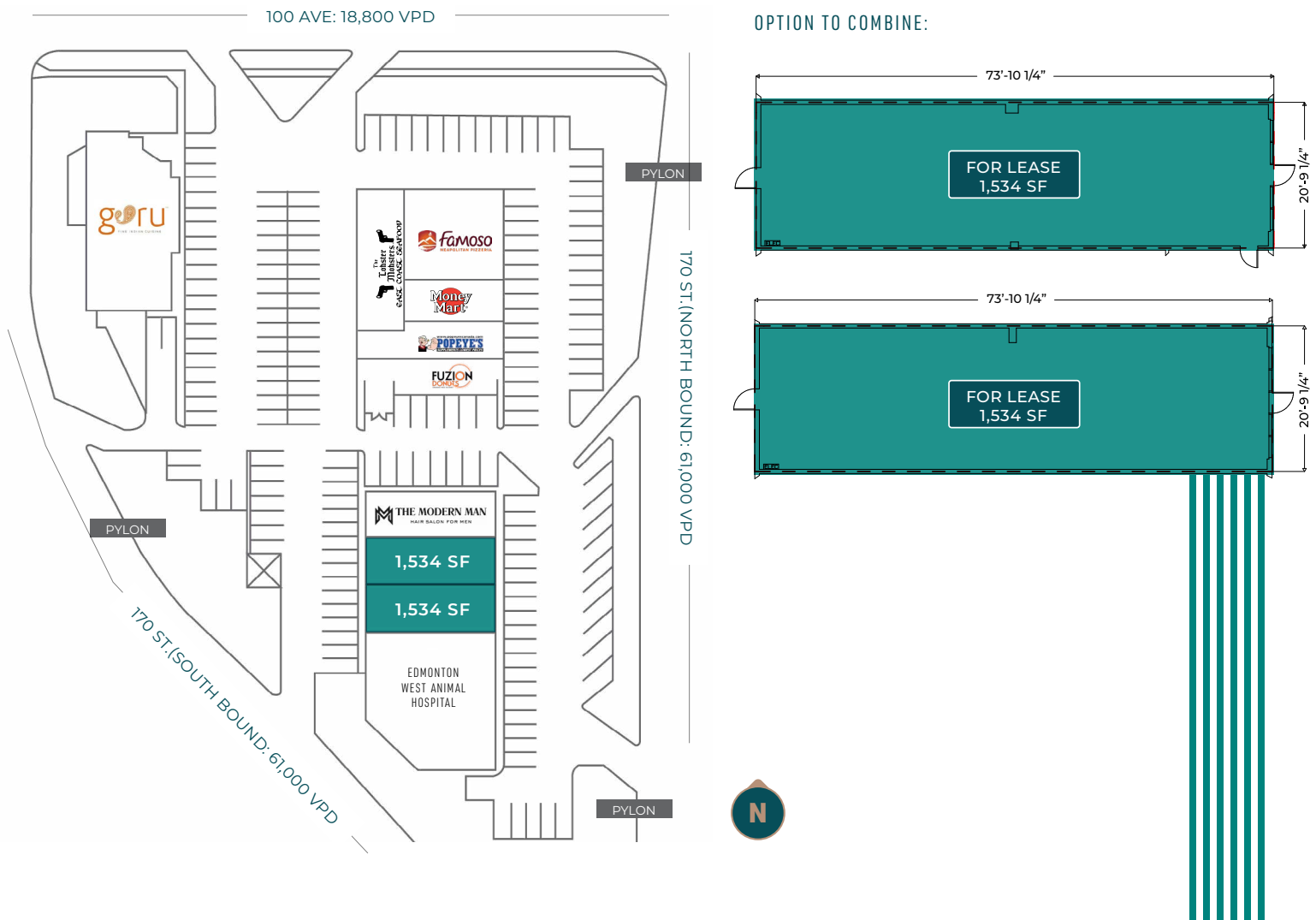
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PROPERTY FEATURES

Vacancy	1,534 SF - 3,068 SF	Basic Rent	Negotiable
Available	Immediately	Op Cost	\$19.68 PSF (2025)
Address	9968 170 Street; 9970 170 Street, Edmonton, AB	Signage	Fascia & pylon
Legal	Plan 8921956; Lot A	Parking	160 surface stalls
Access	170 Street (North & South Bound) 100 Avenue	Tenant Mix	Popeye's Supplements, Guru Indian Cuisine, Edmonton West Animal Hospital, Fuzion Donuts, Money Mart, Famoso Pizza, Modern Man Salon
Zoning	DC2 (Site Specific Development)		

SITE PLAN



THE OPPORTUNITY

DISCOVER PRIME COMMERCIAL OPPORTUNITIES AT WEST END STATION, LOCATED IN THE HEART OF WEST EDMONTON'S BUSIEST RETAIL CORRIDOR.

West End Station is situated in West Edmonton's busiest retail corridor. These high profile spaces enjoy exposure to over 80,000 vehicles per day along 170 Street and 100 Avenue. Located just south of busy Mayfield Common, these opportunities feature pylon signage, ample parking and are easily accessible from 100 Avenue, as well as 170 Street Northbound and Southbound. Perfect for restaurant, medical, furniture and various retail uses. West End Station's high traffic location and exposure will surely not go unnoticed.



HIGH EXPOSURE
ALONG 170 STREET



SEES OVER 61,000
VEHICLES PER DAY



EASY ACCESS FROM 170
STREET AND 100 AVENUE





+ 61,000 VPD ON 170 STREET

AREA DEMOGRAPHICS

2 KM RADIUS

49,655

DAYTIME POPULATION

30,471 residents
9.4% growth (2013-2018)
10.8% projected growth (2018-2023)

30.2%

20-39 YRS

0-19 yrs = 19.4%
40-59 yrs = 26.0%
60+ yrs = 24.5%

\$81,323

AVERAGE HOUSEHOLD INCOME

24.1% earn \$60-100,000
25.8% earn \$100,000+

61,000 VPD

ON 170 STREET (NORTHBOUND & SOUTHBOUND)

30,000 VPD on Stony Plain Road (Westbound)
18,800 VPD on 100 Avenue (Eastbound)

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